

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

<b>Address</b>	1123 Delaware Avenue, West Sacramento, CALIFORNIA 95691	<b>Order ID</b>	7741047	<b>Property ID</b>	31594017
<b>Inspection Date</b>	11/12/2021	<b>Date of Report</b>	11/13/2021		
<b>Loan Number</b>	46864	<b>APN</b>	058042010000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Yolo		
<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	1112BPO	<b>Tracking ID 1</b>	1112BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	DANIEL W DAVIS	<b>Condition Comments</b>
<b>R. E. Taxes</b>	\$4,114	The subject property is in average visible condition, no visible damages.
<b>Assessed Value</b>	\$355,000	
<b>Zoning Classification</b>	Residential R-1	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

## Neighborhood & Market Data

<b>Location Type</b>	Urban	<b>Neighborhood Comments</b>
<b>Local Economy</b>	Stable	The subject property is located in well established neighborhood. Price has been going up due to improved economy and limited availability of listings on the market.
<b>Sales Prices in this Neighborhood</b>	Low: \$390,000 High: \$575,000	
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	1123 Delaware Avenue	900 Park Blvd	1119 Meadow Rd	1511 Park Blvd
<b>City, State</b>	West Sacramento, CALIFORNIA	West Sacramento, CA	West Sacramento, CA	West Sacramento, CA
<b>Zip Code</b>	95691	95691	95691	95691
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.28 <sup>1</sup>	0.13 <sup>1</sup>	0.22 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$420,000	\$425,000	\$415,000
<b>List Price \$</b>	--	\$420,000	\$425,000	\$415,000
<b>Original List Date</b>		10/07/2021	10/13/2021	10/20/2021
<b>DOM · Cumulative DOM</b>	-- · --	21 · 37	3 · 31	3 · 24
<b>Age (# of years)</b>	75	68	68	80
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,035	1,178	914	850
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 2	2 · 1	2 · 1
<b>Total Room #</b>	6	6	5	5
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.14 acres	0.1531 acres	0.1377 acres	0.1515 acres
<b>Other</b>	None	None	None	None

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Current Listings - Cont.

**Listing Comments** Why the comparable listing is superior or inferior to the subject.

- Listing 1** This is a nice 3 Bedroom 2 Bath Home with 2 car garage. Home has had many upgrades in last couple of years. Nice Laminate Flooring and tile through out home. Kitchen and bathrooms have been updated. Large oversized lot.
- Listing 2** Welcome Home to Charming Westmore Oaks! This Mid-Century property features newly renovated, Retro-Esque Kitchen & Bathroom, Recessed LED Lighting, Tasteful Interior & Exterior Paint, Original Oak Flooring still intact & a Brand-New Three-Dimensional Composition Roof. With HVAC & Main Sewer Line to Street only 6 Years Old, this home sits pretty solid. Located minutes from Downtown, DOCO, Golden 1 Arena, Sacramento International Airport, UC Davis, all freeways, the Delta, and Sutter Health Baseball Park. Easy bike to Downtown and nearby Restaurants/Pubs. Spacious Lot has timed sprinkler system in backyard, mature trees, and covered patios. You'll love the neighborly feel of your new home!
- Listing 3** Don't miss this front-row-seating kind of living opportunity! This State Street gem of a home is just that! Minutes close to Downtown, the Golden One Center, Sutter Health Baseball Park, Sacramento Int'l Airport, Hospitals, All freeways, and local hot spots within walking distance! (Bike Dog, Campus Brewery, Chando's Taco's, Whitey's and Drakes!) Inside, enjoy living in the sweet simplicity of yester-year. This never-out-of-fashion home offers simple, sustainable, ageless beauty, function and elegance. Boasting original 1941 hardwood floors, fireplace, and high quality craftsmanship of times long past. Outside, enjoy this unique and spacious corner lot (note the large private partitioned area for RV/Boat parking that creates two private separate back yards; one with fruit trees, garden areas, and one with private RV/boat parking, enclosed garden area, tool shed, and spot for fish cleaning sink/gardening. Home virtually staged.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	1123 Delaware Avenue	300 Alameda Blvd	1027 Meadow Rd	1921 Buckeye Dr
<b>City, State</b>	West Sacramento, CALIFORNIA	West Sacramento, CA	West Sacramento, CA	West Sacramento, CA
<b>Zip Code</b>	95691	95691	95691	95691
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.18 <sup>1</sup>	0.17 <sup>1</sup>	0.47 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$389,000	\$389,000	\$421,900
<b>List Price \$</b>	--	\$389,000	\$389,000	\$421,900
<b>Sale Price \$</b>	--	\$395,000	\$425,000	\$421,900
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	07/14/2021	07/20/2021	09/09/2021
<b>DOM · Cumulative DOM</b>	-- · --	7 · 36	7 · 40	37 · 72
<b>Age (# of years)</b>	75	80	68	62
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,035	888	1,071	1,158
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	2 · 1	3 · 1	3 · 2
<b>Total Room #</b>	6	5	6	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.14 acres	0.0884 acres	0.1377 acres	0.1348 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	\$0	\$0	\$0
<b>Adjusted Price</b>	--	\$395,000	\$425,000	\$421,900

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Recent Sales - Cont.

**Reasons for Adjustments** Why the comparable sale is superior or inferior to the subject.

- Sold 1** Stunning home situated in the highly desired and well-established State Streets neighborhood. Appointed with a spacious open floor plan, an abundance of natural light, and a perfect location!!! This home features a huge updated kitchen perfect for the culinary enthusiast including stainless steel appliances, tons of cabinet space, and a beautiful backsplash and counter combo. Enjoy a multitude of additional upgrades which include recently installed windows, whole house fan, recently replaced AC, recessed lighting throughout, a gorgeous updated bathroom, and so much more!!! A great backyard layout with detached garage and a fenced in mini backyard for all your gardening projects. Finally, the location is incredible, minutes away from downtown Sacramento, shopping, great restaurants and shopping, and great freeway access!!!
- Sold 2** Tucked away in a quiet West Sacramento neighborhood, this recently renovated and meticulously maintained mid-century ranch house with 3 beds/1 bath is the perfect place to plant some roots. Conveniently located to the 50 fwy, gives you quick access to downtown/midtown Sacramento. Also biking distance to breweries, restaurants and Sutter Field. Enjoy a beer at The Barn by Drakes and then walk over to a River Cats game. When you in the mood to stay home enjoy the expansive entertainers delight of a back yard with a hot tub. Home has a newer roof, 3yr old HVAC system, whole house fan, updated electrical and a low maintenance back yard with citrus trees and a drip irrigation system.
- Sold 3** Beautiful 3 bedroom, 2 bathroom in West Sacramento. This house has a spacious front yard. Dining area has patio doors leading to the covered patio area in the back yard. Living room has a nice fireplace. Clean kitchen with nice countertops. Come and take a look at this clean and well laid out home.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Not listed in Last 12 Months.				
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$420,000	\$420,000
<b>Sales Price</b>	\$410,000	\$410,000
<b>30 Day Price</b>	\$395,000	--
<b>Comments Regarding Pricing Strategy</b>		
Value is based on closest and most comparable comps in the area. Due to limited availability of comparable comps I was forced to use superior/inferior comps and do price adjustments for the difference.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.
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## Subject Photos



Front



Address Verification



Side



Side



Street



Street

## Subject Photos



Street



Street



Other



## Listing Photos

**L1** 900 Park Blvd  
West Sacramento, CA 95691



Front

**L2** 1119 Meadow Rd  
West Sacramento, CA 95691



Front

**L3** 1511 Park Blvd  
West Sacramento, CA 95691



Front

## Sales Photos

**S1** 300 Alameda Blvd  
West Sacramento, CA 95691



Front

**S2** 1027 Meadow Rd  
West Sacramento, CA 95691



Front

**S3** 1921 Buckeye Dr  
West Sacramento, CA 95691



Front

## ClearMaps Addendum

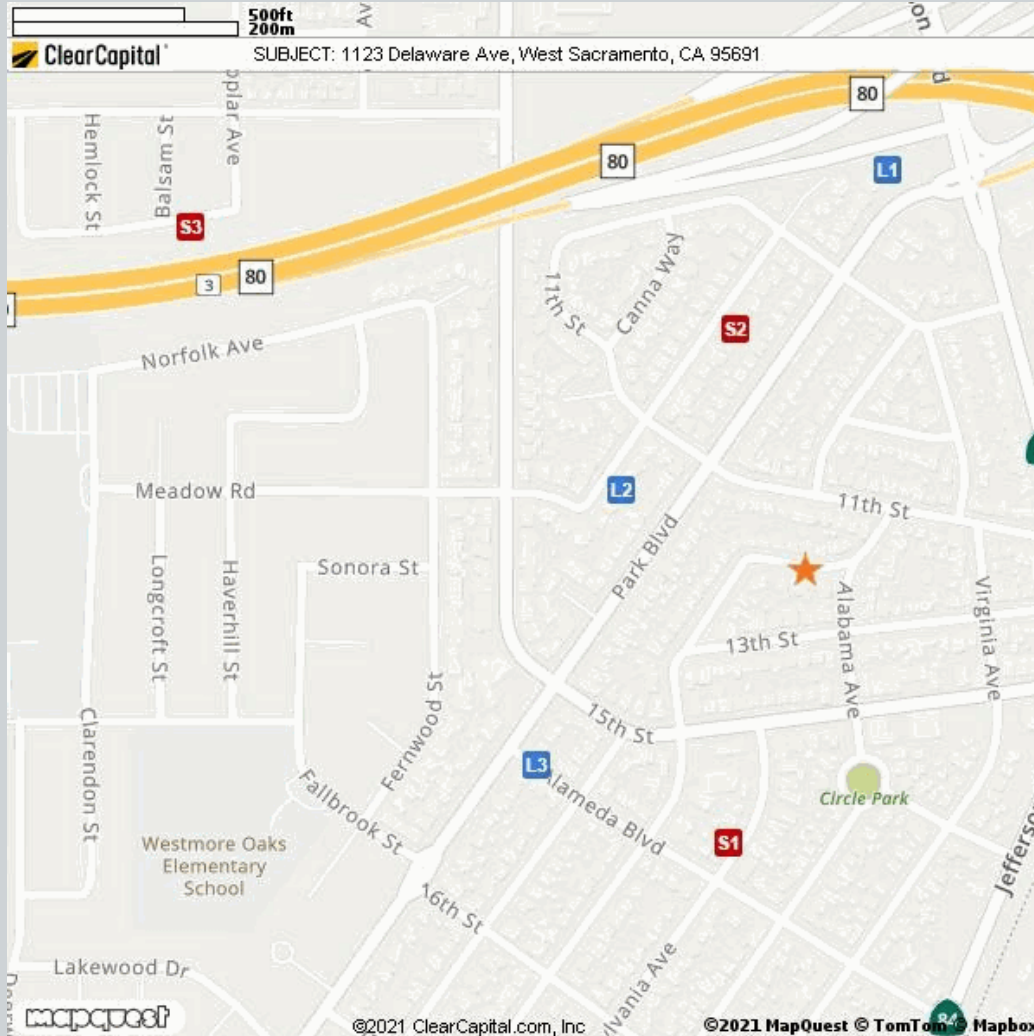
**Address** ★ 1123 Delaware Avenue, West Sacramento, CALIFORNIA 95691

**Loan Number** 46864

**Suggested List** \$420,000

**Suggested Repaired** \$420,000

**Sale** \$410,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1123 Delaware Avenue, West Sacramento, California 95691	--	Parcel Match
L1 Listing 1	900 Park Blvd, West Sacramento, CA 95691	0.28 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1119 Meadow Rd, West Sacramento, CA 95691	0.13 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1511 Park Blvd, West Sacramento, CA 95691	0.22 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	300 Alameda Blvd, West Sacramento, CA 95691	0.18 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1027 Meadow Rd, West Sacramento, CA 95691	0.17 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1921 Buckeye Dr, West Sacramento, CA 95691	0.47 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

## Addendum: Report Purpose

### Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

## Addendum: Report Purpose - cont.

**Report Instructions**

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

\*\*If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible\*\*

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

## Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

## Broker Information

<b>Broker Name</b>	Alina Pustynovich	<b>Company/Brokerage</b>	Usko Realty Inc.
<b>License No</b>	01904396	<b>Address</b>	5245 Harston Way Antelope CA 95843
<b>License Expiration</b>	04/03/2024	<b>License State</b>	CA
<b>Phone</b>	9168066386	<b>Email</b>	bpoalina@gmail.com
<b>Broker Distance to Subject</b>	13.79 miles	<b>Date Signed</b>	11/12/2021

*By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.*

## Disclaimer

**This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.**

### **Unless otherwise specifically agreed to in writing:**

**The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.**