

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.

Address	6547 Rio Linda Boulevard, Rio Linda, CALIFORNIA 95673	Order ID	7717075	Property ID	31535401
Inspection Date	11/04/2021	Date of Report	11/04/2021		
Loan Number	46906	APN	21402730120000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs

Order Tracking ID	1103BPO	Tracking ID 1	BPF2
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	ERLINDA C MALAY	Condition Comments The subject property is in average visible condition, no visible damages.
R. E. Taxes	\$6,733	
Assessed Value	\$221,184	
Zoning Classification	Residential RD-5	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments 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.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$300,000 High: \$649,000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	6547 Rio Linda Boulevard	511 Silver Tree	6559 6th St	7030 5th Ave
City, State	Rio Linda, CALIFORNIA	Rio Linda, CA	Rio Linda, CA	Rio Linda, CA
Zip Code	95673	95673	95673	95673
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.64 ¹	0.26 ¹	0.64 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$369,900	\$410,000	\$389,900
List Price \$	--	\$369,900	\$410,000	\$389,900
Original List Date		08/23/2021	09/09/2021	10/12/2021
DOM · Cumulative DOM	-- · --	18 · 73	9 · 56	7 · 23
Age (# of years)	91	33	64	33
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Other	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,512	1,625	1,296	1,614
Bdrm · Bths · ½ Bths	5 · 2	3 · 2	3 · 2	4 · 2
Total Room #	8	6	6	7
Garage (Style/Stalls)	None	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.32 acres	0.21 acres	0.2 acres	0.22 acres
Other	None	None	None	None

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

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ 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** (Back On the Market as of 10/22, buyer couldn't perform. Hurry while the property this Active)A classic starter home with great bones. This 3 bedroom, 2 bath offers inspiring spaces and an exceptional amount of outdoor space. The gigantic master bedroom features cathedral ceilings and tons of beautiful sunlight. Relax in the extended family room and enjoy the peace and serenity of the quite neighborhood. Please act now! Give me a call to setup a showing while the property is still active. This is the property you want.
- Listing 2** Picture Perfect Picket Fenced Corner Lot!Fresh Gray Stucco*Low E glazed windows and White Trim give the exterior a clean crisp look*Double Wide Driveway with Double Gate for RV,Trucks,and Toys to be stored behind fence and in front of the BRAND NEW DETACHED 2 CAR GARAGE.There is also access from K St with another double gate to get to the back. Property is zoned RD-5 so you could easily fit a Granny Unit off that K St access gate. Completely remodeled Kitchen with Quartz counters are complimented with a glass backsplash to add just a little sparkle. Stainless Steel appliances and stainless double sink finish off the Kitchen. The EXTRA Large Master Bath is a show stopper! Creamy White Cabinets are topped with a Gray and Cream Granite Counter*Large Shower Stall,Ceramic Wood Tile Floor and outside access door from bath top off this Master Bath. There are So many other things the Contractor/Owner did to the house you will be totally impressed.Buyer to verify sq ft zoning and permits
- Listing 3** Opportunity awaits!! Come check out this 4 bedroom, 2 bathroom home located on a large lot with fully paved RV access and a RV carport! Huge backyard with a blank canvas and is waiting for your finishing touches! Don't miss out on this one!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	6547 Rio Linda Boulevard	6628 Rio Linda Blvd	6607 5th Ave	6832 5th Ave
City, State	Rio Linda, CALIFORNIA	Rio Linda, CA	Rio Linda, CA	Rio Linda, CA
Zip Code	95673	95673	95673	95673
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 ¹	0.20 ¹	0.43 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$399,000	\$389,000	\$375,000
List Price \$	--	\$399,000	\$389,000	\$375,000
Sale Price \$	--	\$405,000	\$390,000	\$380,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	10/22/2021	09/30/2021	11/01/2021
DOM · Cumulative DOM	-- · --	30 · 114	24 · 66	13 · 61
Age (# of years)	91	86	62	61
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Other	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,512	1,706	1,288	1,388
Bdrm · Bths · ½ Bths	5 · 2	3 · 2	3 · 2	3 · 1
Total Room #	8	6	6	6
Garage (Style/Stalls)	None	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	Pool - Yes	--
Lot Size	0.32 acres	0.244 acres	0.17 acres	0.24 acres
Other	None	None	None	None
Net Adjustment	--	+\$1,840	+\$4,360	+\$7,960
Adjusted Price	--	\$406,840	\$394,360	\$387,960

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

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ 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** Price adjusted for bedroom +\$6000, SqFT -\$7760, garage -\$4000, lot size +\$7600. Here is your second chance to make this wonderful home yours!! This cute and cozy 3 bedroom home with a quarter-acre lot is sure to please! Lots of room for the kids and animals to play. Close to downtown and only minutes from shopping. This beauty offers granite countertops, white kitchen cabinets, hardwood floors, a fireplace, and an additional enclosed room behind the garage, great for an office, craft room, or workshop! Newer HVAC, water heater, and with the leased solar, you're sure to save money on the electricity.
- Sold 2** Price adjusted for bedroom +\$6000, SqFT +\$8960, age -\$11600, garage -\$4000, lot size +\$15000, pool -\$10000. HIGHLY MOTIVATED SELLER!! BRING ALL OFFERS!! 3 bedroom, 2 bath home located on a quiet street. Home has a fully fenced front yard and over sized back yard with above ground pool and deck. Tuff shed is included with sale. Living room has a large bonus area perfect for a home office. Kitchen has granite countertops. There is a spacious sitting area with French doors leading to the back yard. The covered patio is perfect for relaxing or entertaining. Home also has solar system. Located within walking distanced to town & parks. Ideal for any family!!
- Sold 3** Price adjusted for bedroom +\$6000, bathroom +\$3000, SqFt +\$4960, age -\$12000, garage -\$2000, lot size +\$8000. 3 bedroom 1 bath home sitting on .24 acre, Detached garage, RV/Boat Storage. dual pane windows, HUGE backyard with large wrap around patio. Bring your offers.

Subject Sales & Listing History

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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$400,000	\$400,000
Sales Price	\$390,000	\$390,000
30 Day Price	\$375,000	--
Comments Regarding Pricing Strategy		
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

Reviewer's Notes	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



Front



Front



Address Verification



Side



Side

DRIVE-BY BPO

by ClearCapital

6547 RIO LINDA BOULEVARD
RIO LINDA, CALIFORNIA 95673

46906
Loan Number

\$390,000
● As-Is Value

Subject Photos



Street



Street



Street



Other



Other

Listing Photos

L1 511 Silver Tree
Rio Linda, CA 95673



Front

L2 6559 6th St
Rio Linda, CA 95673



Front

L3 7030 5th Ave
Rio Linda, CA 95673



Front

Sales Photos

S1 6628 Rio Linda Blvd
Rio Linda, CA 95673



Front

S2 6607 5th Ave
Rio Linda, CA 95673



Front

S3 6832 5th Ave
Rio Linda, CA 95673



Front

ClearMaps Addendum

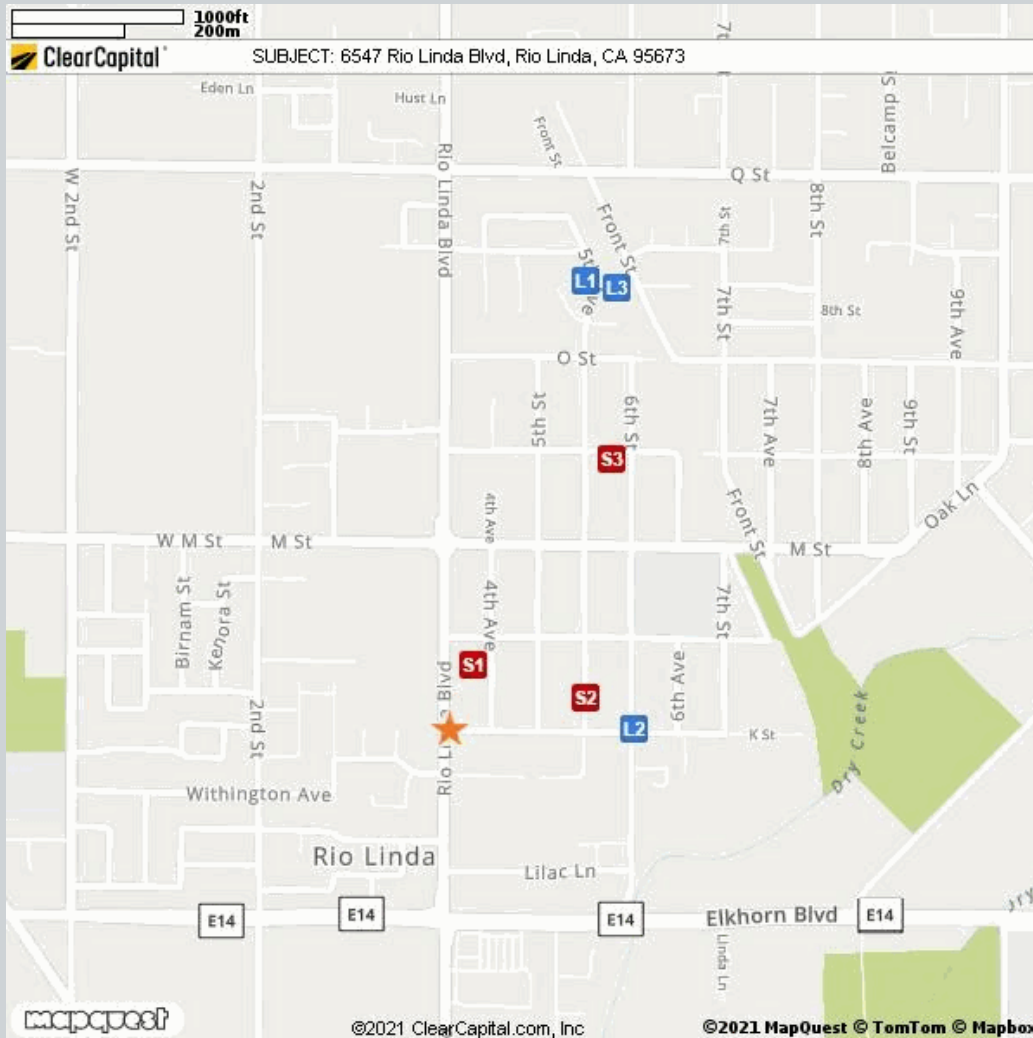
Address ★ 6547 Rio Linda Boulevard, Rio Linda, CALIFORNIA 95673

Loan Number 46906

Suggested List \$400,000

Suggested Repaired \$400,000

Sale \$390,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6547 Rio Linda Boulevard, Rio Linda, California 95673	--	Parcel Match
L1 Listing 1	511 Silver Tree, Rio Linda, CA 95673	0.64 Miles ¹	Parcel Match
L2 Listing 2	6559 6th St, Rio Linda, CA 95673	0.26 Miles ¹	Parcel Match
L3 Listing 3	7030 5th Ave, Rio Linda, CA 95673	0.64 Miles ¹	Parcel Match
S1 Sold 1	6628 Rio Linda Blvd, Rio Linda, CA 95673	0.10 Miles ¹	Parcel Match
S2 Sold 2	6607 5th Ave, Rio Linda, CA 95673	0.20 Miles ¹	Parcel Match
S3 Sold 3	6832 5th Ave, Rio Linda, CA 95673	0.43 Miles ¹	Parcel Match

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

² 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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

Broker Name	Alina Pustynovich	Company/Brokerage	Usko Realty Inc.
License No	01904396	Address	5245 Harston Way Antelope CA 95843
License Expiration	04/03/2024	License State	CA
Phone	9168066386	Email	bpoalina@gmail.com
Broker Distance to Subject	6.44 miles	Date Signed	11/04/2021

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.