

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	4128 Naturewood Court, Fair Oaks, CALIFORNIA 95628	Order ID	7723600	Property ID	31552233
Inspection Date	11/06/2021	Date of Report	11/08/2021		
Loan Number	46941	APN	24802700240000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs

Order Tracking ID	1105BPO	Tracking ID 1	BPF2
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	RICHARD PERRY	Condition Comments The subject property is in average visible condition, no visible damages.
R. E. Taxes	\$6,845	
Assessed Value	\$482,266	
Zoning Classification	Residential RD-3	
Property Type	PUD	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Unknown 9163211234	
Association Fees	\$477 / Month (Pool,Landscaping,Insurance)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Urban	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: \$405,000 High: \$1,310,000	
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	4128 Naturewood Court	11512 Gold Country Blvd	4144 Quiet Meadow Ct	11484 Coloma Rd
City, State	Fair Oaks, CALIFORNIA	Gold River, CA	Fair Oaks, CA	Gold River, CA
Zip Code	95628	95670	95628	95670
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.79 ¹	0.09 ¹	1.92 ¹
Property Type	PUD	PUD	PUD	PUD
Original List Price \$	\$	\$485,000	\$469,900	\$525,000
List Price \$	--	\$485,000	\$469,900	\$525,000
Original List Date		10/26/2021	10/28/2021	11/03/2021
DOM · Cumulative DOM	-- · --	10 · 13	9 · 11	2 · 5
Age (# of years)	40	32	35	31
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	2 Stories PUD	1 Story PUD	1 Story PUD	1 Story PUD
# Units	1	1	1	1
Living Sq. Feet	1,725	1,441	1,412	2,044
Bdrm · Bths · ½ Bths	2 · 2 · 1	2 · 2	2 · 2	3 · 2 · 1
Total Room #	5	5	5	6
Garage (Style/Stalls)	Attached 2 Car(s)	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	0.05 acres	0.0669 acres	0.05 acres	0.0556 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** Welcome to this 2 bedroom, 2 bathroom condominium for sale in Gold River. The entrance of the home offers a separate dining room and living room. They both offer carpet floors and the living room includes a fireplace. Through the dining room is the updated kitchen. This kitchen offers stainless steel appliances, laminate floors, and breakfast nook area. Through the hallway are the bedrooms and bathrooms. The primary bedroom is the larger bedroom and includes an en suite bathroom. The bathroom offers a private toilet and shower stall.
- Listing 2** Remodeled single story 2/2 (dual masters) home nestled on quiet cul-de-sac in The Ridge." Over 1400 sq ft of dramatic soaring ceilings
- Listing 3** *Stunning Gold River Manor Home over 2000 sq ft, fabulous open floorplan. 3 bedrooms 2 bathrooms upstairs and a guest half bath downstairs. Formal dining room, spacious living room with vaulted ceiling & gas fireplace. Breakfast nook is open to the gourmet kitchen that has a built-in refrigerator, plenty of granite counter tops, & lots of cabinets. Dining bar overlooks family room, perfect for entertaining with outdoor access to a large peaceful low maintenance patio & 2 car garage. Many windows with wood shutters in this gorgeous end unit. This is a true decorators dream. HOA provides roaming security, front yard landscape maintenance, exterior paint and roofing for a low price. Primo location. The highway 50 commute is convenient. Plus, walking distance to American River, walking/bike trails, parks, nearby elementary school, shopping and much more!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4128 Naturewood Court	11504 Coloma Rd	11357 Gold Country Blvd	11359 Gold Country Blvd
City, State	Fair Oaks, CALIFORNIA	Gold River, CA	Gold River, CA	Gold River, CA
Zip Code	95628	95670	95670	95670
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.89 ¹	1.98 ¹	1.97 ¹
Property Type	PUD	PUD	PUD	PUD
Original List Price \$	--	\$475,000	\$539,000	\$499,000
List Price \$	--	\$475,000	\$539,000	\$499,000
Sale Price \$	--	\$510,000	\$539,000	\$495,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/08/2021	10/07/2021	10/08/2021
DOM · Cumulative DOM	-- · --	11 · 27	29 · 86	7 · 23
Age (# of years)	40	31	33	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	2 Stories PUD	1 Story PUD	1 Story PUD	1 Story PUD
# Units	1	1	1	1
Living Sq. Feet	1,725	1,441	2,044	1,570
Bdrm · Bths · ½ Bths	2 · 2 · 1	2 · 2	3 · 2 · 1	2 · 2
Total Room #	5	5	6	5
Garage (Style/Stalls)	Attached 2 Car(s)	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	0.05 acres	0.0669 acres	0.0541 acres	0.0715 acres
Other	None	None	None	None
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$510,000	\$539,000	\$495,000

* 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** Welcome to Gold River! Beautiful single level(end unit) Manor Home that features 2 bedroom, 2 bathrooms, spacious room sizes, cathedral ceilings and living room fireplace. You'll enjoy the large kitchen/breakfast nook area and doors that lead to an expansive patio area that's great for relaxing or entertaining. Two car attached garage. Conveniently located to American River, walking/bike trails, parks, shopping and much more!
- Sold 2** Remodeled Gold River Gem! Home features an open concept with fully remodeled kitchen which includes new soft close cabinets, quartz countertops, gas stove, kitchen island, and new vinyl plank floors throughout. All bathrooms have been updated. Back patio has been plumbed for natural gas. Great location near bike trail, shopping, freeway and restaurants.
- Sold 3** SINGLE LEVEL 2 bedroom + Den Manor Home. Expansive use of simulated Wood flooring (LVT), Plantation Shutters. Bright kitchen with granite counters & stainless appliances offers views of the inviting patio area. Spacious master suite with a walk-in closet, large shower. Both baths have been updated with new cabinetry and granite. The Den and second bedroom share an outdoor atrium. Three sliders provide great natural lighting in the hallway. HVAC & water heater is approx 8 yrs old, The HOA will install a NEW ROOF in October. HOA dues include fire insurance, roof, exterior painting & landscape maintenance, security. Short walk to the shopping center and walking trails.

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	\$505,000	\$505,000
Sales Price	\$495,000	\$495,000
30 Day Price	\$475,000	--
Comments Regarding Pricing Strategy		
Value is based on closest and most comparable comps in the area. Forced to increase radius to find comparable comps, not enough comparable comps in 2 miles radius.		

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



Address Verification



Side



Side



Side

Subject Photos



Street



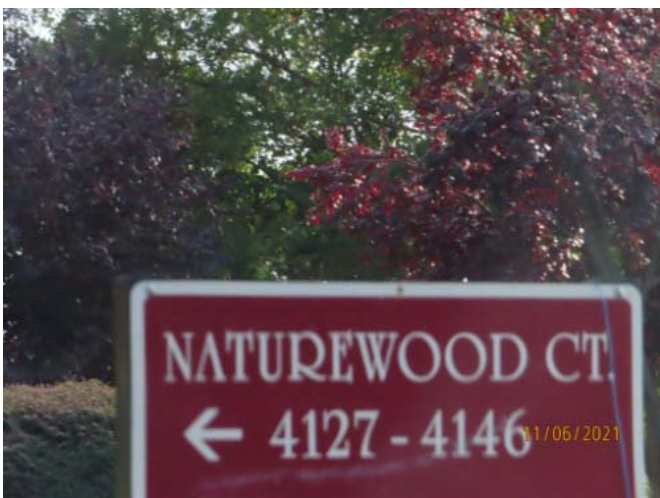
Street



Street



Other



Other

Listing Photos

L1 11512 Gold Country Blvd
Gold River, CA 95670



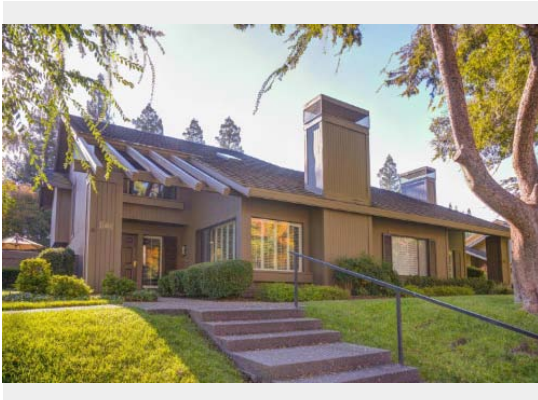
Front

L2 4144 Quiet Meadow Ct
Fair Oaks, CA 95628



Front

L3 11484 Coloma Rd
Gold River, CA 95670



Front

Sales Photos

S1 11504 Coloma Rd
Gold River, CA 95670



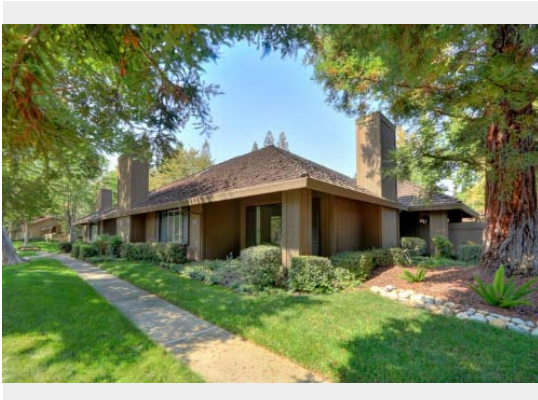
Front

S2 11357 Gold Country Blvd
Gold River, CA 95670



Front

S3 11359 Gold Country Blvd
Gold River, CA 95670



Front

ClearMaps Addendum

Address ★ 4128 Naturewood Court, Fair Oaks, CALIFORNIA 95628

Loan Number 46941

Suggested List \$505,000

Suggested Repaired \$505,000

Sale \$495,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4128 Naturewood Court, Fair Oaks, California 95628	--	Parcel Match
L1 Listing 1	11512 Gold Country Blvd, Rancho Cordova, CA 95670	1.79 Miles ¹	Parcel Match
L2 Listing 2	4144 Quiet Meadow Ct, Fair Oaks, CA 95628	0.09 Miles ¹	Parcel Match
L3 Listing 3	11484 Coloma Rd, Rancho Cordova, CA 95670	1.92 Miles ¹	Parcel Match
S1 Sold 1	11504 Coloma Rd, Rancho Cordova, CA 95670	1.89 Miles ¹	Parcel Match
S2 Sold 2	11357 Gold Country Blvd, Rancho Cordova, CA 95670	1.98 Miles ¹	Parcel Match
S3 Sold 3	11359 Gold Country Blvd, Rancho Cordova, CA 95670	1.97 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.

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

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	7.90 miles	Date Signed	11/06/2021

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.