

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	10421 Blackburn Way, Rancho Cordova, CA 95670	Order ID	7760401	Property ID	31669447
Inspection Date	11/19/2021	Date of Report	11/20/2021		
Loan Number	47034	APN	07700640170000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs

Order Tracking ID	1119BPO	Tracking ID 1	1119BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	RONALD B GREEN	Condition Comments The subject property is in average visible condition, no visible damages.
R. E. Taxes	\$1,938	
Assessed Value	\$156,401	
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: \$327,000 High: \$510,000	
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	10421 Blackburn Way	10361 Cardiff Way	2929 Hunt Dr	10416 White Rock Rd
City, State	Rancho Cordova, CA	Rancho Cordova, CA	Rancho Cordova, CA	Rancho Cordova, CA
Zip Code	95670	95670	95670	95670
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.70 ¹	0.12 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$399,900	\$425,000	\$469,000
List Price \$	--	\$399,900	\$425,000	\$469,000
Original List Date		07/28/2021	11/14/2021	11/17/2021
DOM · Cumulative DOM	-- · --	34 · 115	4 · 6	2 · 3
Age (# of years)	62	61	64	62
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,390	1,440	1,458	1,390
Bdrm · Bths · ½ Bths	3 · 2	5 · 2	3 · 2	4 · 2
Total Room #	6	8	6	7
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	0.20 acres	0.19 acres	0.15 acres	0.14 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** Charming 5 bedroom, 2 bathroom home in Rancho Cordova with a bonus room and a sun room. This perfect starter home is nestled in a quiet cul-de-sac and sitting on 0.19 acre corner lot. Walk into the inviting living room with carpet and plenty of natural sun light. Make your way to the open kitchen with stainless steel appliances and a spacious dining area. The primary suite offers a spacious closet and sliding doors leading to the serene covered patio. The bright sun room can be transformed to the perfect entertaining area for gatherings. The bonus room can also be transformed to a fitness or an office space. Enjoy the low maintenance back yard featuring a covered patio, great for BBQ with friends and family.
- Listing 2** Turn-key, gorgeously remodeled 3 bedroom 2 bath home in Rancho Cordova! Bright & airy kitchen opens to the living room. Stainless steel appliances, fresh white soft-close shaker cabinets, and granite counters complete a thoughtful and useful space. Ample storage with an island and lighted pantry closet. Updated fixtures include sharp pendant lighting over the island, a statement dining room light, and bright recessed lighting throughout. Huge family room with dual access to the backyard. Enjoy a wood-burning fireplace in the living room and laminate flooring throughout. Carpet and ceiling fans in the bedrooms. Both bathrooms are updated white vanities, granite counters with impressive tile & mosaic surrounds. Newer LowE windows & newer roof. RV storage w/ 30 AMP outlet. Excellent location on a quiet street, close to Hwy 50, shopping & restaurants.
- Listing 3** Welcome home! No expense spared on this stunning remodel. Featuring a new Kitchen with KZ Shaker Cabinets and new Stainless steel appliances. The Quartz counters and high end backsplash are sure to impress. Completely remodeled bathrooms. New Luxury Vinyl Plank floors. New Lighting throughout. Wifi controlled ceiling fans from Fanimation. Brand New Permitted Roof just completed. Home has Central Air as well as whole house fan. Freshly painted inside and out! Must see in person to fully appreciate.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	10421 Blackburn Way	3204 E Laurelhurst Dr	10385 Birmingham Way	2951 Shawn Way
City, State	Rancho Cordova, CA	Rancho Cordova, CA	Rancho Cordova, CA	Rancho Cordova, CA
Zip Code	95670	95670	95670	95670
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.34 ¹	0.08 ¹	0.39 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$410,000	\$449,000	\$399,900
List Price \$	--	\$410,000	\$449,000	\$399,900
Sale Price \$	--	\$445,000	\$455,000	\$407,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/04/2021	10/07/2021	10/27/2021
DOM · Cumulative DOM	-- · --	9 · 20	8 · 42	4 · 48
Age (# of years)	62	43	62	57
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,390	1,578	1,390	1,234
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 2	3 · 2
Total Room #	6	7	7	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	--	--	Pool - Yes	--
Lot Size	0.20 acres	0.157 acres	0.25 acres	0.15 acres
Other	None	None	None	None
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$445,000	\$455,000	\$407,000

* 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** Nice large home with new carpet and fresh paint inside and out. Separate living room and family/dining room Granite counter tops. Covered rear patio. Near shopping and public transportation.
- Sold 2** Don't miss out on this hidden GEM! On a large 1/4 acre corner lot with exterior stone retaining wall, this 4 bed/ 2 bath beautiful home! Be sure to schedule a tour ASAP because this one will go fast! Visit our Virtual 3D Tour
- Sold 3** Welcome home to this adorable 3 bedroom, 2 bathroom house in a great neighborhood. Bright and open kitchen with large nook that leads out to the large low-maintenance backyard with fruit producing peach, plum, nectarine hybrid tree. Walking distance to school and water park. Well maintained and ready for move-in. Roof, gutters, stucco and windows 4 years old. New electrical panel 2015.

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	\$450,000	\$450,000
Sales Price	\$430,000	\$430,000
30 Day Price	\$420,000	--
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



Address Verification



Side



Side



Street



Street

Subject Photos



Street



Street



Other



Other

Listing Photos

L1 10361 Cardiff Way
Rancho Cordova, CA 95670



Front

L2 2929 Hunt Dr
Rancho Cordova, CA 95670



Front

L3 10416 White Rock Rd
Rancho Cordova, CA 95670



Front

Sales Photos

S1 3204 E Laurelhurst Dr
Rancho Cordova, CA 95670



Front

S2 10385 Birmingham Way
Rancho Cordova, CA 95670



Front

S3 2951 Shawn Way
Rancho Cordova, CA 95670



Front

ClearMaps Addendum

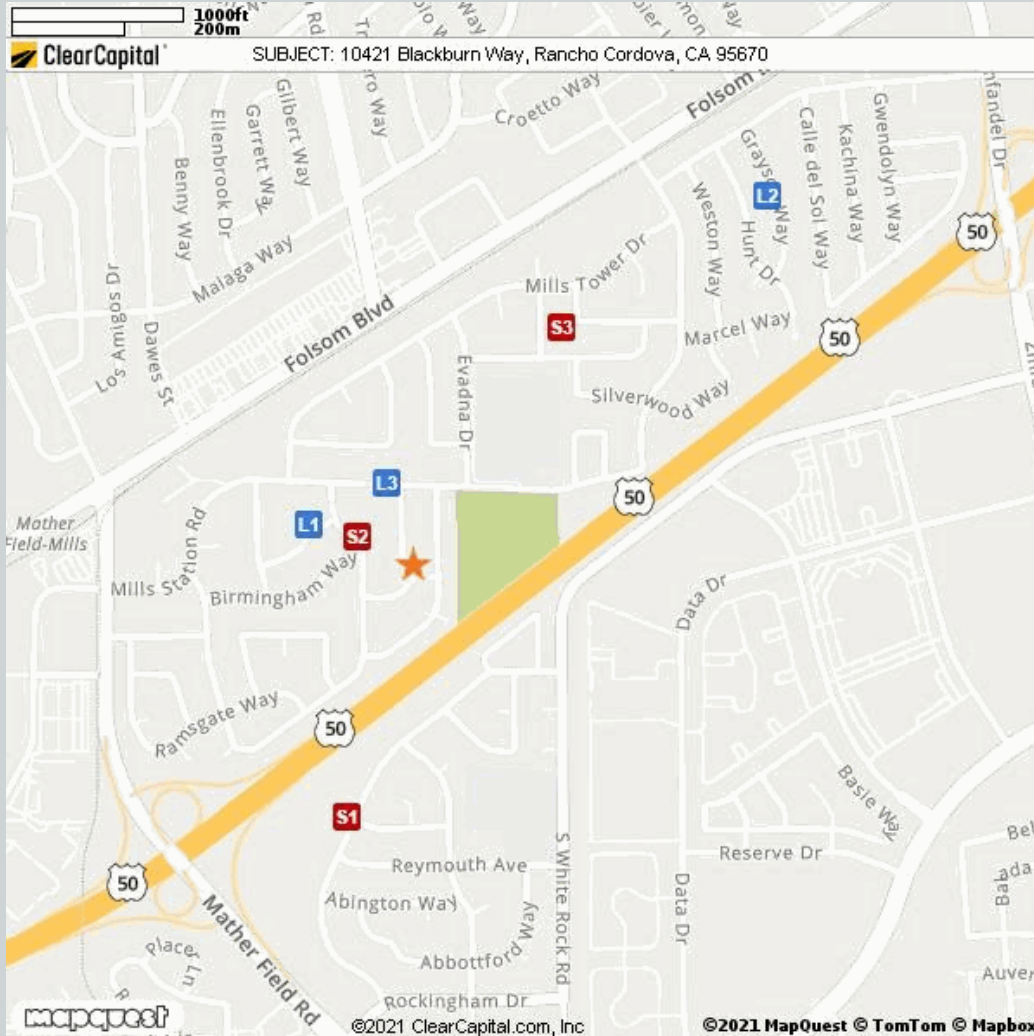
Address ★ 10421 Blackburn Way, Rancho Cordova, CA 95670

Loan Number 47034

Suggested List \$450,000

Suggested Repaired \$450,000

Sale \$430,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10421 Blackburn Way, Rancho Cordova, Ca 95670	--	Parcel Match
L1 Listing 1	10361 Cardiff Way, Rancho Cordova, CA 95670	0.14 Miles ¹	Parcel Match
L2 Listing 2	2929 Hunt Dr, Rancho Cordova, CA 95670	0.70 Miles ¹	Parcel Match
L3 Listing 3	10416 White Rock Rd, Rancho Cordova, CA 95670	0.12 Miles ¹	Parcel Match
S1 Sold 1	3204 E Laurelhurst Dr, Rancho Cordova, CA 95670	0.34 Miles ¹	Parcel Match
S2 Sold 2	10385 Birmingham Way, Rancho Cordova, CA 95670	0.08 Miles ¹	Parcel Match
S3 Sold 3	2951 Shawn Way, Rancho Cordova, CA 95670	0.39 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	8.91 miles	Date Signed	11/19/2021

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.