

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	1015 Sonoma Avenue, Sacramento, CALIFORNIA 95815	Order ID	7753574	Property ID	31651027
Inspection Date	11/17/2021	Date of Report	11/18/2021		
Loan Number	47054	APN	26500210340000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs

Order Tracking ID	1117BPO	Tracking ID 1	BPF2
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	NICK C MORTON	Condition Comments The subject property is in average visible condition, no visible damages.
R. E. Taxes	\$3,869	
Assessed Value	\$189,209	
Zoning Classification	Residential R-1	
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	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: \$240,000 High: \$410,000	
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	1015 Sonoma Avenue	1212 Opal Ln	960 Opal Ln	3071 Clay St
City, State	Sacramento, CALIFORNIA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95815	95815	95815	95815
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.29 ¹	0.07 ¹	0.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$325,000	\$299,999	\$289,900
List Price \$	--	\$325,000	\$299,999	\$289,900
Original List Date		08/04/2021	10/06/2021	10/19/2021
DOM · Cumulative DOM	-- · --	17 · 106	4 · 43	30 · 30
Age (# of years)	111	71	56	75
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	900	792	897	891
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	3 · 1	2 · 1
Total Room #	4	4	5	4
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.14 acres	0.16 acres	0.15 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** WHY IS IT CALLED THE POPPY HOUSE? This storybook cottage home awaits its next owner! Tucked away in an established neighborhood on a frontage road. Step inside to a functional floor plan with two bedrooms and one bathroom. Highlights include a remodeled kitchen, light-filled living areas, an inside laundry room, and a cozy family room. Entertain outdoors on a large .14 acre lot. Great location just minutes away from excellent schools, shopping and eateries. Must see!The front door, french doors & rear yard doors are painted California Poppy Yellow. Add your furniture and personal touches to make it your garden home. All that's needed is your family & a turkey roasting in the oven! Call your agent to see this beautifully updated cottage right away
- Listing 2** This delightful home has it all! Great curb appeal, beautifully landscaped, bright and airy living space with great flow featuring granite counters in kitchen, gas stove, built-in microwave, crown molding throughout, central heat & air, dual pane windows, and RV access with a huge backyard. You will love the spring and summer days in the gorgeous outdoors which boast a gazebo and fire pit with a sitting area for the entire family to enjoy! Located on a quiet street with only 3 other homes.
- Listing 3** This lovely home is rented for \$1,140.00 per month. Tenant would like to stay. This has great curb appeal with two large trees. A little TLC and it will be a fabulous home. Offer Today..

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1015 Sonoma Avenue	3100 Clay St	1040 Arcade Blvd	2927 Belden St
City, State	Sacramento, CALIFORNIA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95815	95815	95815	95815
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.24 ¹	0.11 ¹	0.24 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$299,900	\$280,000	\$293,000
List Price \$	--	\$299,900	\$280,000	\$293,000
Sale Price \$	--	\$315,000	\$310,000	\$300,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/21/2021	07/14/2021	10/18/2021
DOM · Cumulative DOM	-- · --	7 · 26	12 · 34	7 · 34
Age (# of years)	111	67	101	79
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	900	832	960	928
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	4	4	4	4
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.13 acres	0.15 acres	0.12 acres
Other	None	None	None	None
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$315,000	\$310,000	\$300,000

* 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** Move In Ready! This darling gem features central heat and air, dual pane windows, bright and spacious rooms, laminate and tile flooring, gas stove, oversized 2 car garage, and a large backyard with a covered patio and storage unit! Great opportunity for one lucky Buyer!
- Sold 2** Cozy and charming bungalow built in the 1920s with a large lot. Plenty of space for an RV or boat storage. Detached workshop or storage. Ready for your own special touches with tons of potential. Hardwood floors throughout. Covered archway porch to relax. Close to shopping and restaurants and less than 5 miles from Downtown Sacramento. Come by and take a look!
- Sold 3** Charming and well-cared for 2 bedroom / 1 bath home is now available with carpet and newer laminate flooring, stucco exterior, inside laundry room, attached garage and a sizeable backyard. Home is located not far from the American River, Arden Fair Mall, with easy access to Downtown Sacramento.

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	\$315,000	\$315,000
Sales Price	\$305,000	\$305,000
30 Day Price	\$295,000	--
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. Subject Property does not have visible house number, therefore I took a picture of the house number next to the subject property, and verified by tax records.		

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.

Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

Subject Photos



Street



Street



Other



Other

Listing Photos

L1 1212 Opal Ln
Sacramento, CA 95815



Front

L2 960 Opal Ln
Sacramento, CA 95815



Front

L3 3071 Clay St
Sacramento, CA 95815



Front

Sales Photos

S1 3100 Clay St
Sacramento, CA 95815



Front

S2 1040 Arcade Blvd
Sacramento, CA 95815



Front

S3 2927 Belden St
Sacramento, CA 95815



Front

ClearMaps Addendum

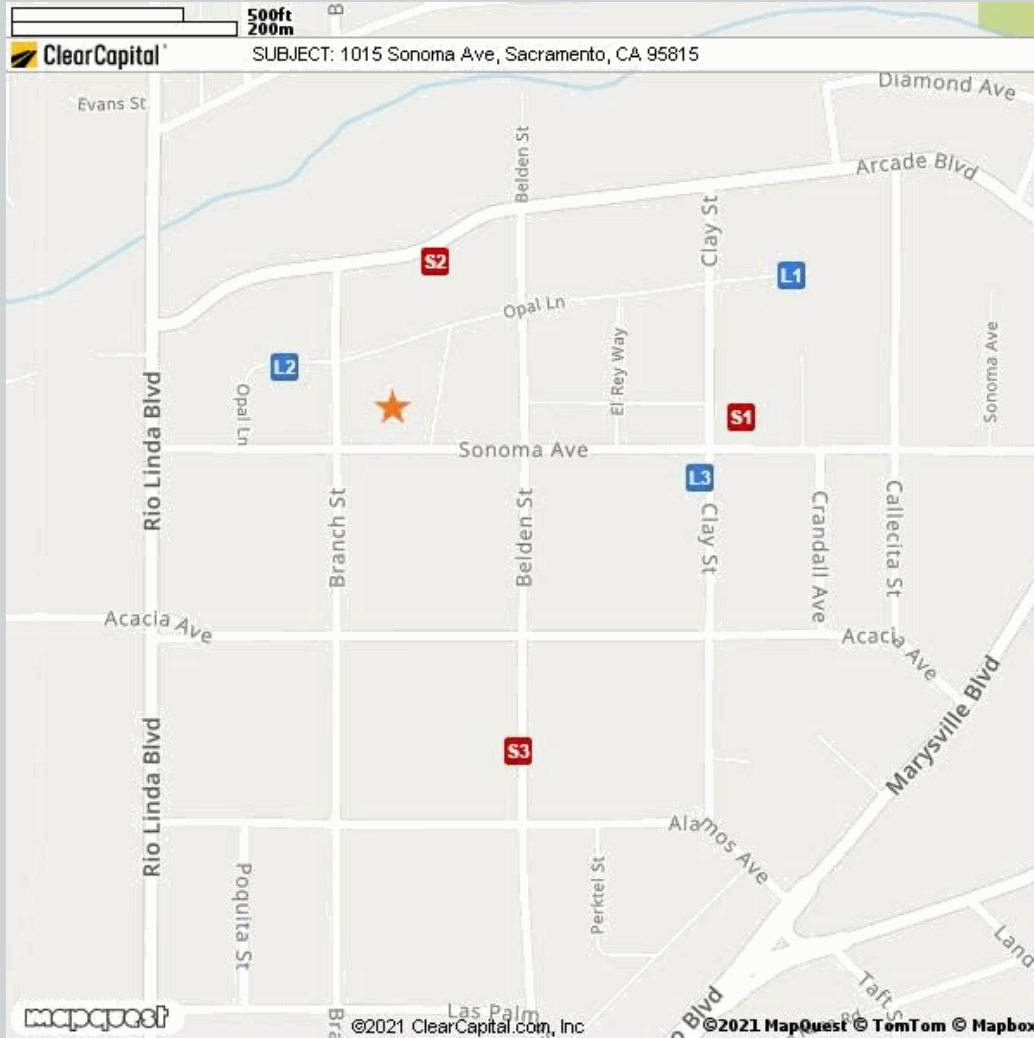
Address ★ 1015 Sonoma Avenue, Sacramento, CALIFORNIA 95815

Loan Number 47054

Suggested List \$315,000

Suggested Repaired \$315,000

Sale \$305,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1015 Sonoma Avenue, Sacramento, California 95815	--	Parcel Match
L1 Listing 1	1212 Opal Ln, Sacramento, CA 95815	0.29 Miles ¹	Parcel Match
L2 Listing 2	960 Opal Ln, Sacramento, CA 95815	0.07 Miles ¹	Parcel Match
L3 Listing 3	3071 Clay St, Sacramento, CA 95815	0.22 Miles ¹	Parcel Match
S1 Sold 1	3100 Clay St, Sacramento, CA 95815	0.24 Miles ¹	Parcel Match
S2 Sold 2	1040 Arcade Blvd, Sacramento, CA 95815	0.11 Miles ¹	Parcel Match
S3 Sold 3	2927 Belden St, Sacramento, CA 95815	0.24 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	8.06 miles	Date Signed	11/18/2021

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.