

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	7879 Manorside Drive, Sacramento, CA 95832	Order ID	8103945	Property ID	32488781
Inspection Date	04/05/2022	Date of Report	04/06/2022		
Loan Number	47224	APN	052-0230-054-0000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs					
Order Tracking ID	04.05.22 BPO p2	Tracking ID 1	04.05.22 BPO p2		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Martinez Velez Damien J & Velez Priscilla	Condition Comments	
R. E. Taxes	\$6,256		What is visible appears well maintained with no repairs required.
Assessed Value	\$285,396		
Zoning Classification	R-1A		
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	Partially Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving		The subject neighborhood is a popular area of south Sacramento county
Sales Prices in this Neighborhood	Low: \$552,000 High: \$779,888		
Market for this type of property	Increased 10 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	7879 Manorside Drive	7034 Cromwell	6700 Swenson	7589 Pocket
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95832	95822	95831	95831
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.66 ¹	2.38 ¹	2.94 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$598,000	\$599,000	\$629,000
List Price \$	--	\$598,000	\$599,000	\$700,000
Original List Date		03/31/2022	03/23/2022	02/25/2022
DOM · Cumulative DOM	-- · --	6 · 6	7 · 14	6 · 40
Age (# of years)	18	60	57	35
Condition	Average	Good	Average	Good
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 Contemporary	1 Story Ranch	1 Story Ranch	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,333	2,262	2,169	2,228
Bdrm · Bths · ½ Bths	4 · 3	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	9	9	9	9
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	0.13 acres	0.19 acres	0.21 acres	0.18 acres
Other	--	--	--	--

* Listing 3 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** According to the MLS: Newly Renovated home on a quiet and established street. There is new interior and exterior paint throughout with brand new laminate flooring and carpet. Kitchen has brand new appliances and cabinets with a huge island, perfect for entertaining.
- Listing 2** According to the MLS: South Land Park charming mid-century home with a lot of original flare. Dual Brick fireplaces in living room and family room. Large updated dual pane windows give great views of the backyard and pool. Great for entertaining!
- Listing 3** According to the MLS: Beautiful home in a great area! Nestled between trees you will find a house to call home. This home has recently been updated and features 2 fireplaces, a 3 car garage and a beautiful interior. Updated LED lighting along with a fresh coat of paint this home is move in ready.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	7879 Manorside Drive	943 Sunwood	7171 Westmoreland	7368 Flowerwood
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95832	95831	95831	95831
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.16 ¹	2.26 ¹	2.47 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$599,999	\$600,000	\$689,000
List Price \$	--	\$599,999	\$600,000	\$649,900
Sale Price \$	--	\$552,500	\$600,000	\$640,000
Type of Financing	--	Cash	Cash	Conventional
Date of Sale	--	10/18/2021	12/29/2021	12/03/2021
DOM · Cumulative DOM	-- · --	13 · 31	10 · 26	38 · 71
Age (# of years)	18	39	55	38
Condition	Average	Average	Average	Good
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 Contemporary	2 Stories Contemporary	1 Story Ranch	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,333	2,143	2,375	2,235
Bdrm · Bths · ½ Bths	4 · 3	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	9	9	9	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	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	0.13 acres	0.14 acres	0.28 acres	0.217 acres
Other	--	--	--	--
Net Adjustment	--	+\$21,000	-\$11,000	-\$23,000
Adjusted Price	--	\$573,500	\$589,000	\$617,000

* Sold 1 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** According to the MLS: Check out this Great home in the Pocket! This wonderful 4 bedroom 2.5 bath has a ton of potential and is waiting on the next owner to make it their own! Property features include a formal living and dining room, spacious kitchen and more! The adjustments are 6000 for the age difference and 15000 for the 3rd 1/2 bathroom
- Sold 2** According to the MLS: Are you looking for a great 4 bedroom and 2 bath home in the Pocket area? Remodeled master bath! Pool! Beautiful back yard! The adjustments are 14000 for the age difference and 15000 for the 3rd 1/2 bathroom, 15000 for the missing garage space, -35000 for the swimming pool and -20000 for the larger lot.
- Sold 3** According to the MLS: Extensively remodeled, this warm and inviting home is ready for a new family to enjoy! Offering three bedrooms with a large sitting room off of the primary bedroom (could easily be a fourth bedroom, office, nursery, gym, or a dressing room!) two and a half bathrooms, large laundry room with cabinetry, and a traditional floor plan perfect for entertaining. The adjustments are 6000 for the age difference and 15000 for the 3rd 1/2 bathroom and -50000 for the remodeled condition.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Tax records indicate the subject has not been listed/sold since 2008.			
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	\$590,000	\$590,000
Sales Price	\$585,000	\$585,000
30 Day Price	\$585,000	--
Comments Regarding Pricing Strategy		
The suggested value is bracketed by the adjusted sold comps. PLEASE NOTE: According to my MLS there are no viable comps located closer to the subject property.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	Due to a lack of more similar comps available, these search parameters were expanded in order to provide comps from the subject's competitive market area that reflect current market conditions.
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Subject Photos



Front



Address Verification



Street

Listing Photos

L1 7034 Cromwell
Sacramento, CA 95822



Front

L2 6700 Swenson
Sacramento, CA 95831



Front

L3 7589 Pocket
Sacramento, CA 95831



Front

Sales Photos

S1 943 Sunwood
Sacramento, CA 95831



Front

S2 7171 Westmoreland
Sacramento, CA 95831



Front

S3 7368 Flowerwood
Sacramento, CA 95831



Front

ClearMaps Addendum

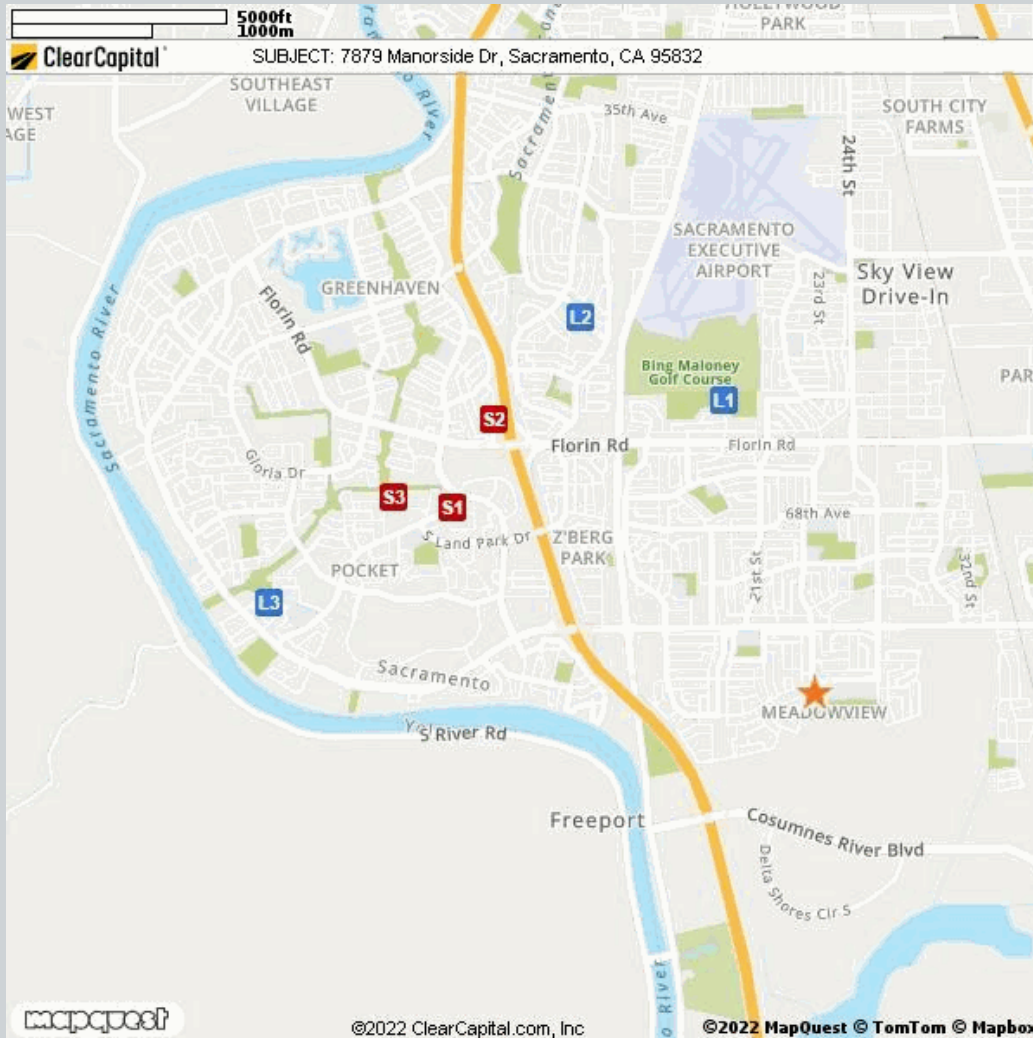
Address ★ 7879 Manorside Drive, Sacramento, CA 95832

Loan Number 47224

Suggested List \$590,000

Suggested Repaired \$590,000

Sale \$585,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7879 Manorside Drive, Sacramento, CA 95832	--	Parcel Match
L1 Listing 1	7034 Cromwell, Sacramento, CA 95822	1.66 Miles ¹	Parcel Match
L2 Listing 2	6700 Swenson, Sacramento, CA 95831	2.38 Miles ¹	Parcel Match
L3 Listing 3	7589 Pocket, Sacramento, CA 95831	2.94 Miles ¹	Parcel Match
S1 Sold 1	943 Sunwood, Sacramento, CA 95831	2.16 Miles ¹	Parcel Match
S2 Sold 2	7171 Westmoreland, Sacramento, CA 95831	2.26 Miles ¹	Parcel Match
S3 Sold 3	7368 Flowerwood, Sacramento, CA 95831	2.47 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

Report Instructions - cont.

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.

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	Steven Brock	Company/Brokerage	Elite REO Services
License No	00425910	Address	8643 Beauxart Cir Sacramento CA 95828
License Expiration	09/25/2024	License State	CA
Phone	9162959446	Email	steve.brock@elitereo.com
Broker Distance to Subject	5.85 miles	Date Signed	04/06/2022

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.