

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	2316 Mogan Avenue, Sacramento, CA 95838	Order ID	7822224	Property ID	31803250
Inspection Date	12/17/2021	Date of Report	12/17/2021		
Loan Number	47391	APN	238-0202-005-0000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs					
Order Tracking ID	12.15.21_BPOs	Tracking ID 1	12.15.21_BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	ERIC L DAVIS	Condition Comments	
R. E. Taxes	\$2,239	No defects noted during today's inspection of property	
Assessed Value	\$169,511		
Zoning Classification	Residential R-1A-SPD		
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	
Local Economy	Improving	Subject property is located in a suburban neighborhood and is within about ½ mile in proximity from local commerce.	
Sales Prices in this Neighborhood	Low: \$250,000 High: \$380,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2316 Mogan Avenue	104 Nimitz	1830 North	2372 North
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95838	95838	95811	95838
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.70 ¹	6.08 ¹	5.97 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$265,000	\$299,000	\$379,000
List Price \$	--	\$265,000	\$299,000	\$379,000
Original List Date		09/17/2021	08/16/2021	10/20/2021
DOM · Cumulative DOM	-- · --	73 · 91	83 · 123	56 · 58
Age (# of years)	84	79	81	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 Other	1 Story Other	1 Story Other	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	840	877	828	1,202
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	2 · 1	3 · 2
Total Room #	5	4	4	6
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	0.17 acres	.10 acres	.11 acres	.16 acres
Other	--	--	--	--

* 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.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 More cars and related traffic in neighborhood. Some deferred maintenance needed on neighboring properties of subject property

Listing 2 No repairs needed as property upkeep has been consistent. Much like street traffic and related noise for cars. Local commerce is within much like vicinity

Listing 3 Lesser traffic and fewer parked cars on the street. Property shows a greater degree of general upkeep and maintenance to neighboring properties.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2316 Mogan Avenue	2139 Roanoke	3717 Schutt	4229 Barbara
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95838	95838	95838	95838
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.46 ¹	0.47 ¹	0.39 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$315,000	\$315,990	\$340,000
List Price \$	--	\$315,000	\$315,990	\$340,000
Sale Price \$	--	\$320,000	\$327,500	\$340,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	10/22/2021	11/09/2021	12/07/2021
DOM · Cumulative DOM	-- · --	22 · 77	7 · 33	52 · 102
Age (# of years)	84	74	72	71
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 Other	1 Story Other	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	840	1,131	940	833
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	2 · 1	2 · 1
Total Room #	5	5	4	4
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	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	--	--	--	--
Lot Size	0.17 acres	.13 acres	.17 acres	.24 acres
Other	--	--	--	--
Net Adjustment	--	-\$14,550	-\$5,000	+\$350
Adjusted Price	--	\$305,450	\$322,500	\$340,350

* 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** Adjusted -14550 for GLA. Somewhat greater flow of traffic is present and with it there is more noise from traffic. Wear and tear seems to appear more apparent to the property with some maintenance advised
- Sold 2** Adjusted -5000 for GLA. General property maintenance is consistent with the neighborhood with average to normal wear and tear. Traffic and noise from traffic is minimal.
- Sold 3** Adjusted +350 for GLA. Neighborhood is noticeably quieter than surrounding area with fewer cars and foot traffic. Greater care and attention to detail to property maintenance is evident

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No prior listing history found going back three years using local MLS and Zillow search			
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	\$339,000	\$339,000
Sales Price	\$335,000	\$335,000
30 Day Price	\$325,000	--
Comments Regarding Pricing Strategy		
<p>Final value brackets smoothly between mid and high sold comps. General area and neighborhood typically is superior to surrounding area(s) in that most properties have been upgraded with hardwood flooring, softer interior paint, premium kitchen features as opposed to standard builder features to name a few. I have yet been able to find from a public records or an MLS search a listing describing a property as average condition or average features. To summarize, the condition of the interior of the improvements being valued is the same as the exterior condition of the property unless specified in the report. This being said, upgrades with neighboring properties in average condition are presumed similar to the subject property and viceversa. The preparer assumes that the condition of the interior of the improvements being valued is the same as the exterior condition of the property unless otherwise noted in the report. CONT. This being said, upgrades with neighboring properties in average condition are presumed similar to the subject property and vice versa. This report was performed following public awareness that COVID-19 was affecting residents in the United States. At the time of the report, COVID-19 was having widespread health and economic impacts. The effects of COVID-19 on the real estate market in the area of the subject property were not yet measurable based on reliable data. The analyses and value opinion in this report are based on the data available at the time of the assignment and apply only as of the effective date indicated. No analyses or opinions contained in this report should be construed as predictions of future market conditions or value. Covid 19 is having a direct impact on subject's market area in values and days on markets. For this reason, most current comps are used in report as opposed to those which are not.</p>		

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 104 Nimitz
Sacramento, CA 95838



Front

L2 1830 North
Sacramento, CA 95811



Front

L3 2372 North
Sacramento, CA 95838



Front

Sales Photos

S1 2139 Roanoke
Sacramento, CA 95838



Front

S2 3717 Schutt
Sacramento, CA 95838



Front

S3 4229 Barbara
Sacramento, CA 95838



Front

ClearMaps Addendum

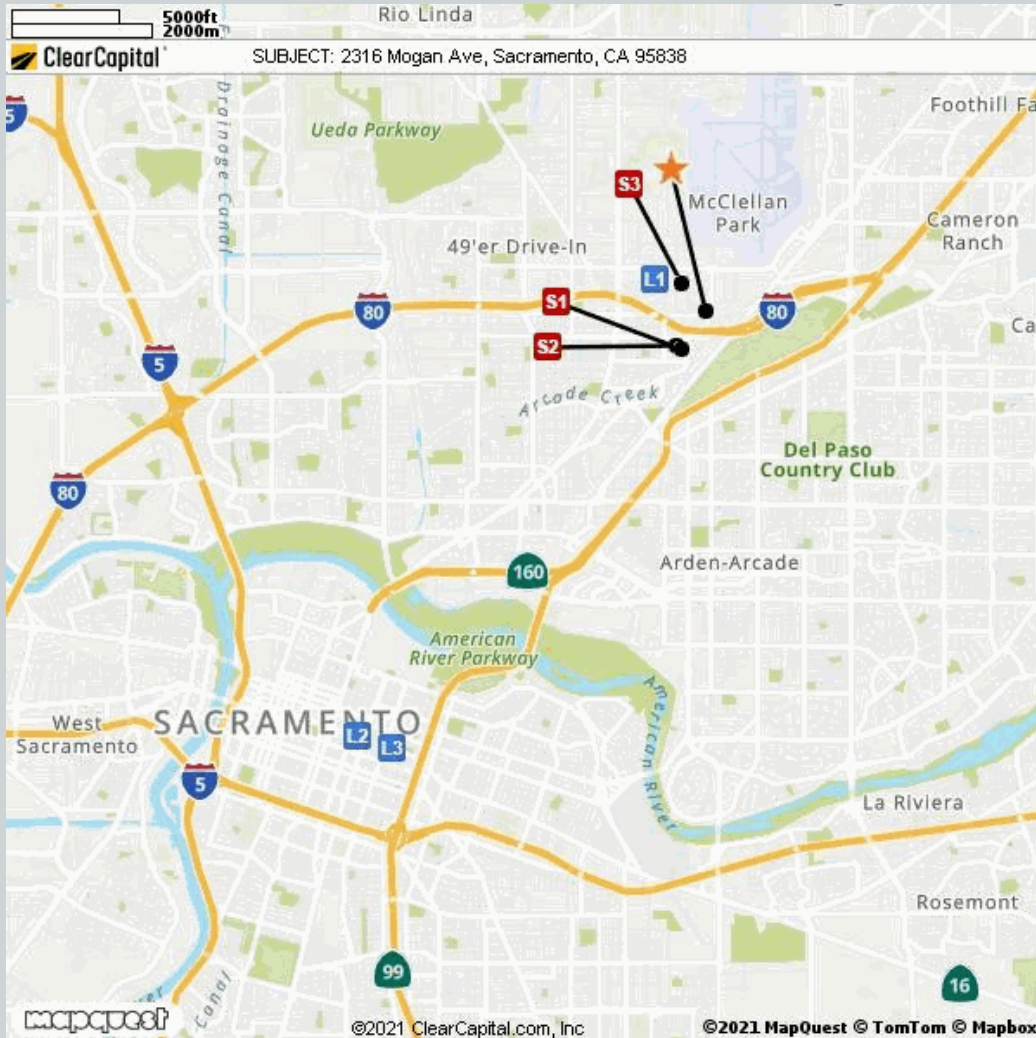
Address ★ 2316 Mogan Avenue, Sacramento, CA 95838

Loan Number 47391

Suggested List \$339,000

Suggested Repaired \$339,000

Sale \$335,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2316 Mogan Avenue, Sacramento, CA 95838	--	Parcel Match
L1 Listing 1	104 Nimitz, Sacramento, CA 95838	0.70 Miles ¹	Parcel Match
L2 Listing 2	1830 North, Sacramento, CA 95838	6.08 Miles ¹	Parcel Match
L3 Listing 3	2372 North, Sacramento, CA 95838	5.97 Miles ¹	Street Centerline Match
S1 Sold 1	2139 Roanoke, Sacramento, CA 95838	0.46 Miles ¹	Parcel Match
S2 Sold 2	3717 Schutt, Sacramento, CA 95838	0.47 Miles ¹	Parcel Match
S3 Sold 3	4229 Barbara, Sacramento, CA 95838	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	Mike Law	Company/Brokerage	Mike Law, Broker
License No	00960309	Address	4846 Image Way Sacramento CA 95842
License Expiration	04/23/2024	License State	CA
Phone	9163322700	Email	InCharacter@sbcglobal.net
Broker Distance to Subject	4.96 miles	Date Signed	12/17/2021

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.