

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	6730 40th Avenue, Sacramento, CA 95824	Order ID	7888842	Property ID	31961237
Inspection Date	01/13/2022	Date of Report	01/15/2022		
Loan Number	47736	APN	02703050150000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs					
Order Tracking ID	01.12.22_BPO	Tracking ID 1	01.12.22_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	PAUL NGUYEN	Condition Comments The subject property is in average visible condition, no visible damages.
R. E. Taxes	\$3,027	
Assessed Value	\$64,231	
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	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: \$295,000 High: \$555,000	
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	6730 40th Avenue	6332 38th Ave	6 Bluestone Ct	5985 79th St
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95824	95824	95824	95824
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.31 ¹	0.51 ¹	0.69 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$375,000	\$350,000	\$350,000
List Price \$	--	\$375,000	\$350,000	\$350,000
Original List Date		08/01/2021	09/06/2021	12/27/2021
DOM · Cumulative DOM	-- · --	52 · 167	127 · 131	7 · 19
Age (# of years)	68	75	43	41
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	1,091	1,131	1,051	1,127
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	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	0.12 acres	0.14 acres	0.1331 acres	0.11 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 This lovely home has been remodeled w/new kitchen including cabinets, counter tops, sink & faucet plus NEW appliances (electric stove, dishwasher, microwave, & refrigerator). Special feature is dramatic, beautiful new wood floors throughout. In addition, NEW electrical panel & wiring plus NEW curb-to-house water supply line installed. Enjoy comfort of NEW ductless, energy-efficient Mini-split Air Conditioner & Heating. Also, remodeled bathroom w/new toilet, vanity, & elegant tile around tub/shower. Also, new light fixtures throughout, & replaced most windows & casings. NOTE: Two (2) Bonus rooms that are ideal for either bedroom(s), office, media or exercise room. Spacious backyard w/new side & back fence w/new gate. Lovely home on spacious lot & could be a GREAT Candidate for an ADU (Auxiliary Dwelling Unit)

Listing 2 This 3 beds and 2 baths, about 6 years old Roof and gutters, New windows, stucco, 14 by 12 aluminum patio ant back, and backside Last year new stampede drive way sides and back cement.

Listing 3 3 bedroom, 2 bath, 2 car with metal gate. New HVAC, new paint inside. AS IS Sale, NO Repairs! Thank you for showing !

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	6730 40th Avenue	5940 67th St	5706 Time Ct	5935 66th St
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95824	95824	95824	95824
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.37 ¹	0.08 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$327,000	\$325,900	\$309,900
List Price \$	--	\$327,000	\$325,900	\$309,900
Sale Price \$	--	\$337,000	\$370,120	\$330,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	08/02/2021	08/27/2021	10/29/2021
DOM · Cumulative DOM	-- · --	12 · 72	6 · 51	6 · 57
Age (# of years)	68	68	41	68
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	1,091	1,091	1,023	1,091
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 2	3 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.1158 acres	0.14 acres	0.1185 acres
Other	None	None	None	None
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$337,000	\$370,120	\$330,000

* 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** This beautiful three bedroom Fruitridge Manor home features dual pane windows, a newly remodeled bathroom and kitchen, large backyard with great potential for entertaining guest, ceiling fans in all bedrooms and a great dining/living room combo with a fireplace to cozy up to! Located in an established neighborhood, this sure won't last!! Come take a look!
- Sold 2** Charming single story, 3 bedrooms 2 bathrooms in a cul-de-sac. Proud ownership, when you walk in the door there's a warm and welcoming feel to this home. Home has upgrades throughout including a beautiful butlers pantry, Bosch dishwasher in the kitchen, quartz countertops in the kitchen and both bathrooms. Home also has double pane windows and a new lifetime composition roof, new covered back patio and new driveway. Must see! 3d floor plan: <https://my.matterport.com/show/?m=rTofDZtEnK4&mls=1&ts=1>
- Sold 3** BUYER BACKED OUT BEFORE ANY INSPECTIONS NO FAULT OF THE SELLER! YOU STILL HAVE A CHANCE for this great home, move in ready,back on the market for a short time. Make it YOUR NEW HOME! Newer stainless steel appliances and granite counter tops in the kitchen, newer, very efficient, split ductless HVAC system, Upgraded insulation,very private back yard and priced to sell fast:) Come see it asap or it will be gone!

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	\$360,000	\$360,000
Sales Price	\$345,000	\$345,000
30 Day Price	\$335,000	--
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



Front



Address Verification



Side



Side



Side

Subject Photos



Street



Street



Street



Street



Other



Other

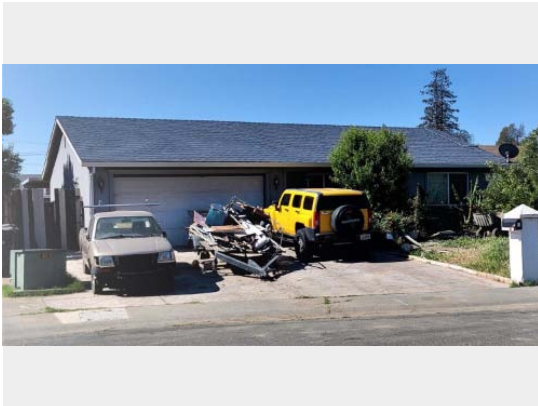
Listing Photos

L1 6332 38th Ave
Sacramento, CA 95824



Front

L2 6 Bluestone Ct
Sacramento, CA 95824



Front

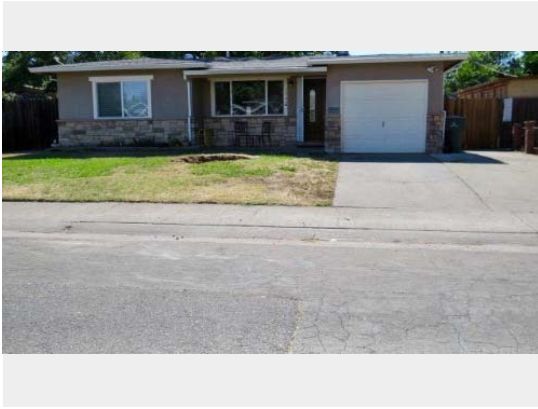
L3 5985 79th St
Sacramento, CA 95824



Front

Sales Photos

S1 5940 67th St
Sacramento, CA 95824



Front

S2 5706 Time Ct
Sacramento, CA 95824



Front

S3 5935 66th St
Sacramento, CA 95824



Front

ClearMaps Addendum

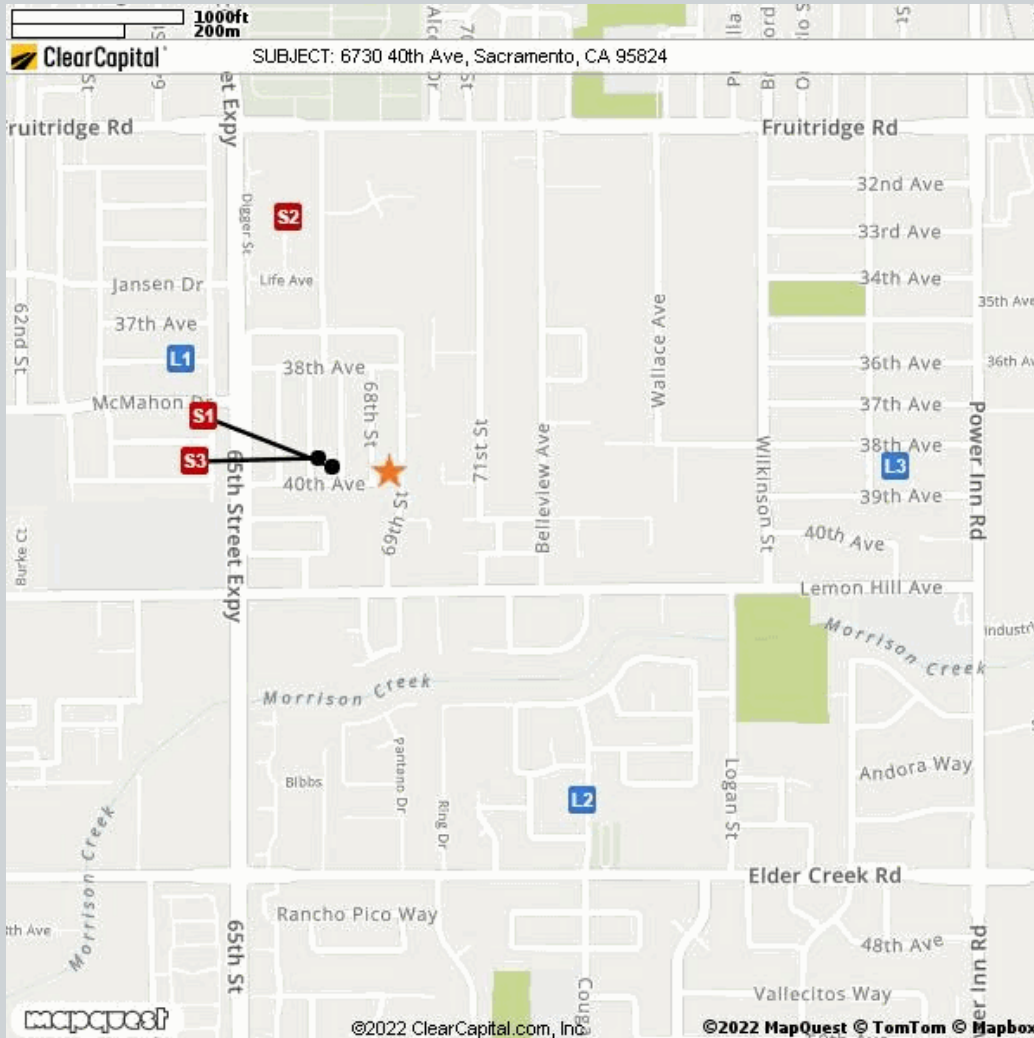
Address ★ 6730 40th Avenue, Sacramento, CA 95824

Loan Number 47736

Suggested List \$360,000

Suggested Repaired \$360,000

Sale \$345,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6730 40th Avenue, Sacramento, CA 95824	--	Parcel Match
L1 Listing 1	6332 38th Ave, Sacramento, CA 95824	0.31 Miles ¹	Parcel Match
L2 Listing 2	6 Bluestone Ct, Sacramento, CA 95824	0.51 Miles ¹	Parcel Match
L3 Listing 3	5985 79th St, Sacramento, CA 95824	0.69 Miles ¹	Parcel Match
S1 Sold 1	5940 67th St, Sacramento, CA 95824	0.06 Miles ¹	Parcel Match
S2 Sold 2	5706 Time Ct, Sacramento, CA 95824	0.37 Miles ¹	Parcel Match
S3 Sold 3	5935 66th St, Sacramento, CA 95824	0.08 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	13.95 miles	Date Signed	01/13/2022

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.