

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	3817 Centinella Drive, North Highlands, CA 95660	Order ID	7993593	Property ID	32226552
Inspection Date	02/23/2022	Date of Report	02/24/2022		
Loan Number	48395	APN	20003110180000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs					
Order Tracking ID	02.23.22_BPO	Tracking ID 1	02.23.22_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

		Condition Comments
Owner	PATRICK ELMER	The subject property is in average visible condition. Per exterior inspection.
R. E. Taxes	\$2,030	
Assessed Value	\$175,943	
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

		Neighborhood Comments
Location Type	Urban	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: \$306,000 High: \$455,000	
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	3817 Centinella Drive	3800 Floral Dr	4129 Ramsey Dr	6300 Dundee Dr
City, State	North Highlands, CA	North Highlands, CA	North Highlands, CA	North Highlands, CA
Zip Code	95660	95660	95660	95660
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 ¹	0.69 ¹	0.64 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$399,900	\$375,000	\$324,900
List Price \$	--	\$399,900	\$375,000	\$324,900
Original List Date		11/30/2021	12/21/2021	01/27/2022
DOM · Cumulative DOM	-- · --	34 · 86	27 · 65	16 · 28
Age (# of years)	67	67	59	61
Condition	Average	Good	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	1,550	1,394	1,320	1,467
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	4 · 2
Total Room #	6	7	6	7
Garage (Style/Stalls)	None	Attached 1 Car	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.14 acres	0.15 acres	0.14 acres
Other	None	None	None	None

* 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** Welcome to this 4 bedroom, 2 bathroom home for sale in North Highlands. The entrance of the home offers a combined family and dining room with carpet floors and some natural lighting. Across from this open space is an office room that includes a closet. Through the office room is a hallway that leads to the bedrooms and bathroom. The primary bedroom is the largest bedroom offering carpet floors, natural lighting, and an en suite bathroom. The en suite bathroom is small with a private toilet and sink. The front of the hallway offers the kitchen which features some updates. The kitchen includes granite countertops, stainless steel appliances, and tile floors. There is a large laundry room next to the kitchen which offers a granite counter, cabinets, and access to the backyard.
- Listing 2** Desirable 4 bedroom, 2 bath home in good area. Updated kitchen with granite countertops, updated bathrooms, breakfast nook opens to family room.
- Listing 3** You'll want to see all the potential this great home has to offer. There are original hardwood floors throughout the house and bedrooms. The garage was tastefully converted, and would be perfect for a Master bedroom, in-law quarters, or rental potential. This home is located on a quiet street, near a school, and has restaurants & shopping near by.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3817 Centinella Drive	6552 Graylock Ln	3620 Milton Way	6721 Whitsett Dr
City, State	North Highlands, CA	North Highlands, CA	North Highlands, CA	North Highlands, CA
Zip Code	95660	95660	95660	95660
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.31 ¹	0.30 ¹	0.38 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$299,000	\$329,000	\$385,000
List Price \$	--	\$299,000	\$329,000	\$385,000
Sale Price \$	--	\$306,000	\$329,000	\$395,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	09/22/2021	11/12/2021	02/23/2022
DOM · Cumulative DOM	-- · --	6 · 20	25 · 64	5 · 47
Age (# of years)	67	66	65	62
Condition	Average	Fair	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	1,550	1,540	1,368	1,325
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 1 · 1	3 · 1
Total Room #	6	7	6	6
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.2 acres	0.17 acres	0.19 acres
Other	None	None	None	None
Net Adjustment	--	+\$40,000	\$0	\$0
Adjusted Price	--	\$346,000	\$329,000	\$395,000

* 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 Price adjusted for condition +\$40000. CASH ONLY.....CONTRACTORS SPECIAL. Great potential-come check it out!

Sold 2 This 3 bedroom, 1.5 bath is a great starter home or perfect for investors. Huge backyard for summer fun and gardening with a covered patio to relax. Garage converted to 4th bedroom.

Sold 3 Darling Home on a Large Corner Lot! MOVE IN Ready! This Home has been Lovingly Updated with New HVAC system to include a New Heat Exchanger, New Stove, New Garbage Disposal and Fresh Paint Inside and Out. Easy Care Laminate Flooring throughout with Tile Flooring in Kitchen and Bathroom. The Garage has been converted to a Bonus Room, Perfect for a Home Office, or a Family Room. This Home also features an Indoor Landry Room, Washer & Dryer convey with the property as well as the Refrigerator. This Large Corner Lot has Possible RV or Boat Parking. You'll Love Entertaining Outside with a Built-in BBQ and Covered Patio. Make some Home-made Lemon Aid from the many Lemons Trees and Enjoy the Good Life. Close to Schools and Shopping.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject property was recently sold.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
02/08/2022	\$270,000	02/18/2022	\$330,000	Sold	02/18/2022	\$330,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$350,000	\$350,000
Sales Price	\$330,000	\$330,000
30 Day Price	\$315,000	--
Comments Regarding Pricing Strategy		
Value is based on closest and most comparable comps in the area. Overall all comps comparable to the subject property, no price adjustment needed. Per MLS picture and comments subject property in fair condition, Fixer. Home is need of a lot of work.		

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



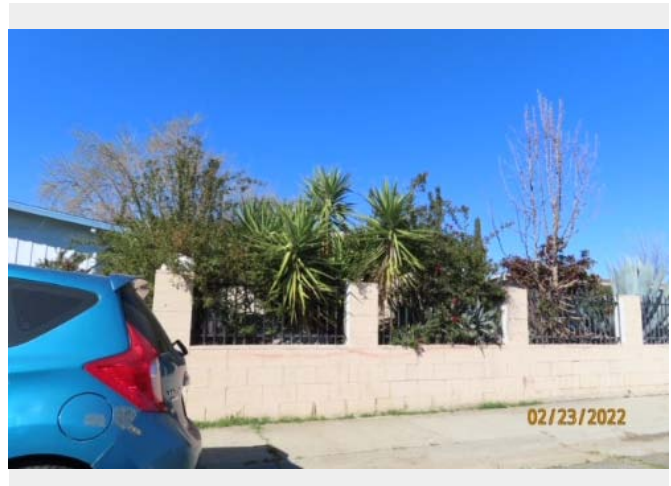
Front



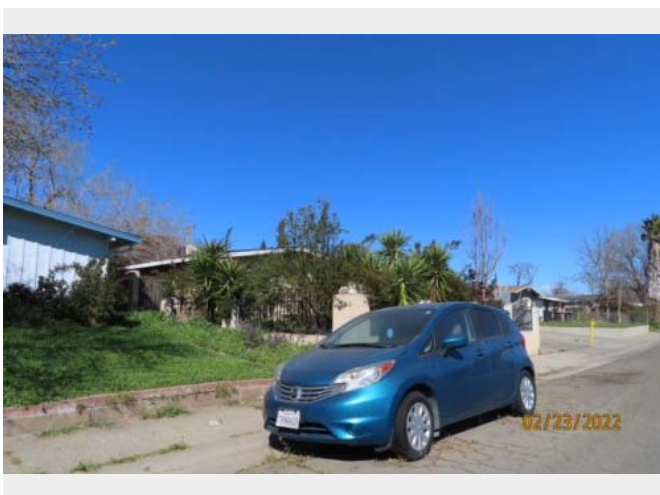
Front



Address Verification



Side



Side

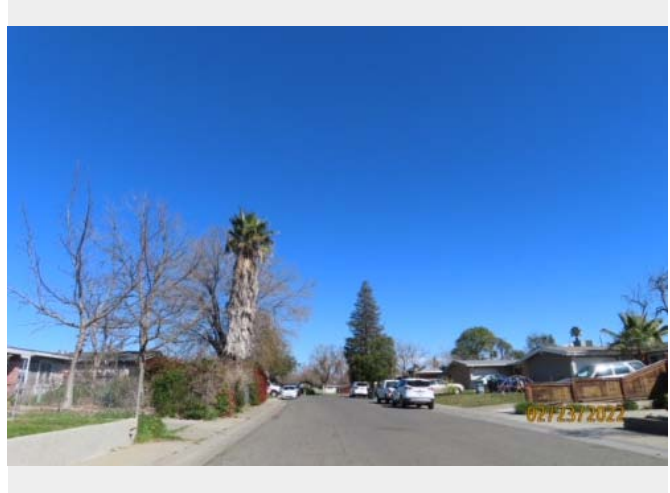


Side

Subject Photos



Street



Street



Street



Other



Other

Listing Photos

L1 3800 Floral Dr
North Highlands, CA 95660



Front

L2 4129 Ramsey Dr
North Highlands, CA 95660



Front

L3 6300 Dundee Dr
North Highlands, CA 95660



Front

Sales Photos

S1 6552 Graylock Ln
North Highlands, CA 95660



Front

S2 3620 Milton Way
North Highlands, CA 95660



Front

S3 6721 Whitsett Dr
North Highlands, CA 95660



Front

ClearMaps Addendum

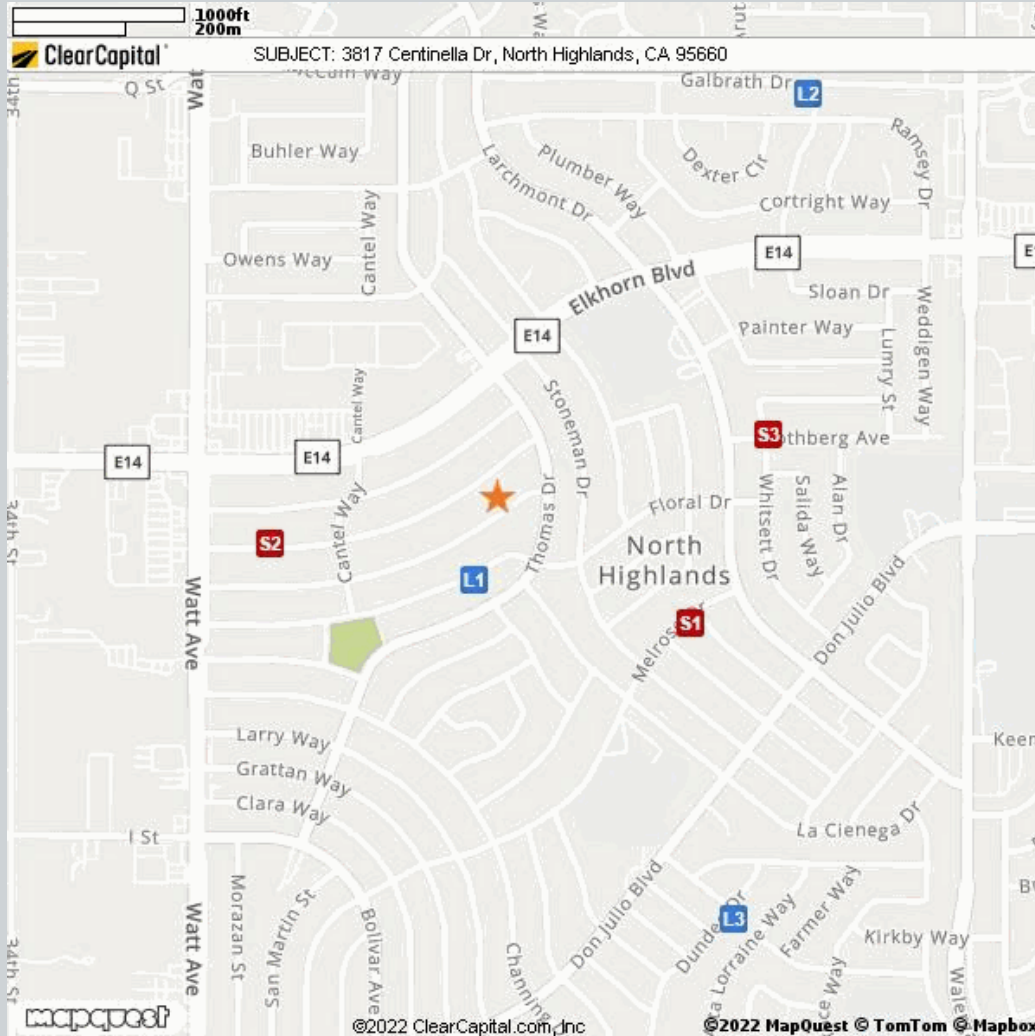
Address ★ 3817 Centinella Drive, North Highlands, CA 95660

Loan Number 48395

Suggested List \$350,000

Suggested Repaired \$350,000

Sale \$330,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3817 Centinella Drive, North Highlands, CA 95660	--	Parcel Match
L1 Listing 1	3800 Floral Dr, North Highlands, CA 95660	0.10 Miles ¹	Parcel Match
L2 Listing 2	4129 Ramsey Dr, North Highlands, CA 95660	0.69 Miles ¹	Parcel Match
L3 Listing 3	6300 Dundee Dr, North Highlands, CA 95660	0.64 Miles ¹	Parcel Match
S1 Sold 1	6552 Graylock Ln, North Highlands, CA 95660	0.31 Miles ¹	Parcel Match
S2 Sold 2	3620 Milton Way, North Highlands, CA 95660	0.30 Miles ¹	Parcel Match
S3 Sold 3	6721 Whitsett Dr, North Highlands, CA 95660	0.38 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.

Report Instructions - cont.

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.

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	2.32 miles	Date Signed	02/23/2022

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.