

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	2012 Devon Avenue, West Sacramento, CA 95691	Order ID	8071259	Property ID	32421363
Inspection Date	03/23/2022	Date of Report	03/23/2022		
Loan Number	48948	APN	045051003000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Yolo		

Tracking IDs					
Order Tracking ID	03.23.22 BPO	Tracking ID 1	03.23.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	JOYCE HUBER	Condition Comments
R. E. Taxes	\$699	Subject is of average condition, conforms to the surrounding neighborhood with no noticeable need of repair.
Assessed Value	\$51,144	
Zoning Classification	Residential R1A	
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	Stable	Residential neighborhood comprised of single family residences. Amenities include parks, schools shopping, freeway access, public transit.
Sales Prices in this Neighborhood	Low: \$318500 High: \$772750	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2012 Devon Avenue	216 11th	1832 Willow Ave	2112 Kinsington St
City, State	West Sacramento, CA	West Sacramento, CA	West Sacramento, CA	West Sacramento, CA
Zip Code	95691	95691	95691	95691
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.26 ¹	1.49 ¹	0.12 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$429,000	\$365,000	\$399,000
List Price \$	--	\$419,000	\$365,000	\$399,000
Original List Date		02/13/2022	03/02/2022	03/17/2022
DOM · Cumulative DOM	-- · --	25 · 38	4 · 21	4 · 6
Age (# of years)	69	81	81	69
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 Vintage	1 Story Cottage	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	875	1,000	974	875
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	2 · 1	3 · 1
Total Room #	5	5	5	6
Garage (Style/Stalls)	None	Attached 1 Car	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.11 acres	0.13 acres	0.18 acres
Other	--	MLS#222015848	MLS#222024973	MLS#222031275

* 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 Superior gla; additional 125 sq ft Inferior bedroom count; 1 less Equal bathroom count Superior garage Inferior lot; less 1,000 sq ft Expanded parameters for distance was necessary to locate properties currently listed comparable to subject.

Listing 2 Superior gla; additional 99 sq ft Inferior bedroom count; 1 less Equal bathroom count however L2 has been noted as having an updated bathroom Inferior lot; less 500 sq ft Expanded parameters for distance was necessary to locate properties currently listed comparable to subject.

Listing 3 Equal gla Equal bedroom count Equal bathroom count Superior garage Superior lot; additional 1,841 sq ft Expanded search parameters with regards to lot size was necessary to locate this property due to limited active listings comparable to subject.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2012 Devon Avenue	1725 Rockrose Rd	1808 Evergreen Ave	1608 Rockrose Rd
City, State	West Sacramento, CA	West Sacramento, CA	West Sacramento, CA	West Sacramento, CA
Zip Code	95691	95691	95691	95691
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.73 ¹	1.38 ¹	1.78 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$359,000	\$379,000	\$450,000
List Price \$	--	\$359,000	\$379,000	\$450,000
Sale Price \$	--	\$365,000	\$412,000	\$430,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	12/10/2021	03/03/2022	03/21/2022
DOM · Cumulative DOM	-- · --	5 · 28	4 · 34	5 · 40
Age (# of years)	69	71	68	69
Condition	Average	Average	Good	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 Cottage	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	875	852	877	925
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	2 · 1	3 · 2
Total Room #	5	5	5	6
Garage (Style/Stalls)	None	Attached 1 Car	Detached 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	0.14 acres	0.13 acres	0.15 acres	0.13 acres
Other	--	MLS#221144203	MLS#222008803	MLS#222016468
Net Adjustment	--	+\$3,600	-\$6,500	-\$3,800
Adjusted Price	--	\$368,600	\$405,500	\$426,200

* 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** Inferior gla; less 23 sq ft +\$600 Inferior bedroom count; 1 less +\$4,000 Equal bathroom count Superior garage; -\$2,000 Inferior lot; less 500 sq ft +\$1,000 Expanded parameters for distance was necessary to locate sold properties comparable to subject.
- Sold 2** Superior gla; additional 2 sq ft no adjustment Inferior bedroom count; 1 less +\$4,000 Equal bathroom count Condition; -5,000 Superior garage; -\$4,000 Superior lot; additional 750 sq ft -\$1,500 Expanded parameters for distance and condition was necessary to locate sold properties comparable to subject.
- Sold 3** Superior gla; additional 50 sq ft -\$1,300 Equal bedroom count Superior garage; -\$2,000 Superior bath count; 1 additional -\$1,500 Inferior lot; less 500 sq ft +\$1,000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Subject has no listing history.				
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	\$370,000	\$370,000
Sales Price	\$378,000	\$378,000
30 Day Price	\$378,000	--
Comments Regarding Pricing Strategy		
My search parameters includes sales from the past 90 days and within a 2 mile radius of the subject. Expanded search parameters were necessary due to limited or no sales/listings comparable to subject within a 1 mile radius. The most relevant sales/listings were selected and adjusted to arrive at the final price conclusion. Average Sale to Original list \$ ratio is 102.2% for the neighborhood.		

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



Side



Side



Street

Listing Photos

L1 216 11th
West Sacramento, CA 95691



Front

L2 1832 Willow Ave
West Sacramento, CA 95691



Front

L3 2112 Kinsington St
West Sacramento, CA 95691



Front

Sales Photos

S1 1725 Rockrose Rd
West Sacramento, CA 95691



Front

S2 1808 Evergreen Ave
West Sacramento, CA 95691



Front

S3 1608 Rockrose Rd
West Sacramento, CA 95691



Front

ClearMaps Addendum

Address ★ 2012 Devon Avenue, West Sacramento, CA 95691

Loan Number 48948

Suggested List \$370,000

Suggested Repaired \$370,000

Sale \$378,000



Comparable

Address

Miles to Subject

Mapping Accuracy

★	Subject	2012 Devon Avenue, West Sacramento, CA 95691	--	Parcel Match
L1	Listing 1	216 11th, West Sacramento, CA 95691	1.26 Miles ¹	Parcel Match
L2	Listing 2	1832 Willow Ave, West Sacramento, CA 95691	1.49 Miles ¹	Parcel Match
L3	Listing 3	2112 Kinsington St, West Sacramento, CA 95691	0.12 Miles ¹	Parcel Match
S1	Sold 1	1725 Rockrose Rd, West Sacramento, CA 95691	1.73 Miles ¹	Parcel Match
S2	Sold 2	1808 Evergreen Ave, West Sacramento, CA 95691	1.38 Miles ¹	Parcel Match
S3	Sold 3	1608 Rockrose Rd, West Sacramento, CA 95691	1.78 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	Sterling Newman	Company/Brokerage	Berkshire Hathaway HomeServices Elite RealEstate
License No	01930413	Address	131 Fountain Oaks Cir Apt 176 SACRAMENTO CA 95831
License Expiration	03/26/2025	License State	CA
Phone	2096493272	Email	sterlingnewman209@gmail.com
Broker Distance to Subject	5.03 miles	Date Signed	03/23/2022

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.