

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.

<b>Address</b>	306 Dean Way, Folsom, CA 95630	<b>Order ID</b>	8100852	<b>Property ID</b>	32482065
<b>Inspection Date</b>	04/05/2022	<b>Date of Report</b>	04/05/2022		
<b>Loan Number</b>	49110	<b>APN</b>	07002100270000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Sacramento		

**Tracking IDs**

<b>Order Tracking ID</b>	04.04.22 BPO	<b>Tracking ID 1</b>	04.04.22 BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	DEAN O GREEN SR	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,229	Detached single story home on a 6413 sf residential lot in City of Folsom. Subject is on a corner lot, middle school property across Coloma Street from left side of home Tax record indicates 1448 sf home size built 1950, MLS from 2022 indicates 2240 sf home size built 2013. I have attached MLS sheet and tax record to this report but MLS info appears to be wrong house and is in error. This was an exterior inspection only, property is owner occupied per tax record and appears to be in maintained condition with no repairs indicated.	
<b>Assessed Value</b>	\$208,794		
<b>Zoning Classification</b>	Residential R-1-M		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

**Neighborhood & Market Data**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Established suburban residential neighborhood in City of Folsom with a mix of detached home sizes, ages and lot sizes. Middle school property located across the road from Subject's left side, commercial uses on Bidwell Street within 2 blocks. This neighborhood has experienced short marketing periods for listings during 2021 with significant price appreciation due to high buyer demand and a shortage of listings. REO transactions are not a factor in this area at this time. Seller concessions, when they occur, typically where Seller pays Buyer Closing Costs for transactions with conve...	
<b>Sales Prices in this Neighborhood</b>	Low: \$350,000 High: \$1,399,000		
<b>Market for this type of property</b>	Increased 15 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Neighborhood Comments

Established suburban residential neighborhood in City of Folsom with a mix of detached home sizes, ages and lot sizes. Middle school property located across the road from Subject's left side, commercial uses on Bidwell Street within 2 blocks. This neighborhood has experienced short marketing periods for listings during 2021 with significant price appreciation due to high buyer demand and a shortage of listings. REO transactions are not a factor in this area at this time. Seller concessions, when they occur, typically where Seller pays Buyer Closing Costs for transactions with conventional, FHA or VA financing. Availability and cost of fire insurance is a significant factor in this area at this time. This neighborhood has experienced short marketing periods for listings during 2021 with significant price appreciation due to high buyer demand and a shortage of listings. REO transactions are not a factor in this area at this time. Seller concessions, when they occur, typically where Seller pays Buyer Closing Costs for transactions with conventional, FHA or VA financing. Availability and cost of fire insurance is a significant factor in this area at this time. experienced short marketing periods for listings over the past year with significant price appreciation due to high buyer demand and a shortage of listings. REO transactions are not a factor in this area at this time. This neighborhood has experienced short marketing periods for listings over the past year with significant price appreciation due to high buyer demand and a shortage of listings. REO transactions are not a factor in this area at this time.

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	306 Dean Way	144 Mckiernan Dr	175 Price Way	136 Fargo Way
City, State	Folsom, CA	Folsom, CA	Folsom, CA	Folsom, CA
Zip Code	95630	95630	95630	95630
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.45 <sup>1</sup>	0.28 <sup>1</sup>	0.58 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$565,000	\$542,900	\$499,950
List Price \$	--	\$565,000	\$489,900	\$499,950
Original List Date		10/23/2021	01/04/2022	03/10/2022
DOM · Cumulative DOM	-- · --	86 · 164	86 · 91	6 · 26
Age (# of years)	72	63	65	57
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	1,448	1,417	1,038	1,330
Bdrm · Bths · ½ Bths	2 · 2	3 · 2	3 · 1	4 · 2
Total Room #	5	5	5	6
Garage (Style/Stalls)	Attached 1 Car	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	0.15 acres	0.21 acres	0.14 acres	0.19 acres
Other	None	None	None	Patio cover

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Listing 1** Smaller single story home size, newer than Subject built 1959, larger lot with superior 3 bedrooms, 2 car garage and back yard pool. Standard listing, vacant, pending, sold in 86 DOM, no change in list price, 2 offers per MLS comments.

**Listing 2** Smaller single story home, newer than Subject built 1957, smaller lot with similar one car garage, inferior one bath. Standard Zillow owned listing, vacant, active after 86 DOM, 4 price reductions.

**Listing 3** Smaller single story home size, newer than Subject built 1965, larger lot with superior 4 BR and 2 car garage. Standard listing, vacant, pending, sold in 6 DOM, 7 offers per MLS comments.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	306 Dean Way	174 Glenn Dr	860 School St	1020 School St
City, State	Folsom, CA	Folsom, CA	Folsom, CA	Folsom, CA
Zip Code	95630	95630	95630	95630
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.33 <sup>1</sup>	0.18 <sup>1</sup>	0.27 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$489,000	\$517,000	\$490,000
List Price \$	--	\$489,000	\$517,000	\$490,000
Sale Price \$	--	\$530,000	\$519,300	\$490,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	03/30/2022	10/22/2021	10/28/2021
DOM · Cumulative DOM	-- · --	7 · 41	11 · 30	4 · 34
Age (# of years)	72	64	65	67
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	1,448	1,176	1,492	1,307
Bdrm · Bths · ½ Bths	2 · 2	3 · 2	3 · 2	3 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	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	0.15 acres	0.18 acres	0.18 acres	0.28 acres
Other	None	Storage shed	Shed	None
Net Adjustment	--	-\$400	-\$12,400	-\$2,500
Adjusted Price	--	\$529,600	\$506,900	\$487,500

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Smaller single story home, newer than Subject built 1958, larger lot with superior 3BR and 2 car garage. Standard sale, vacant, sold in 7 DOM for more than list price, 4 offers, no seller concessions, conventional financing.
- Sold 2** Slightly larger single story home size, newer than Subject built 1957, larger lot with superior 3BR and 2 car garage. Standard sale, vacant, sold in 11 DOM for more than list price, \$800 seller concession, conventional financing.
- Sold 3** Smaller single story home size, similar age built 1955, larger lot with similar one car garage, inferior one bath. Some updating per MLS comments incl. newer kitchen. Standard listing, vacant, sold in 4 DOM for full list price, \$2500 seller concession, conventional financing.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Briefly on MLS list date 3/21/2022 canceled 3/22/2022. Photos and description are of the wrong property, this information appears to be in error.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	1						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
03/21/2022	\$699,000	--	--	Cancelled	03/22/2022	\$699,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$519,000	\$519,000
<b>Sales Price</b>	\$510,000	\$510,000
<b>30 Day Price</b>	\$500,000	--
<b>Comments Regarding Pricing Strategy</b>		
Subject's valuation is supported with current listings and recent sales within .6 miles. I was able to bracket Subject's home size and lot size for purposes of this report, Sold Three most similar in age. My conclusion reflects current market conditions with a shortage of listings, strong buyer demand and a recent surge in sales prices, List Comps One and Three are pending sales at this time.		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

## Subject Photos



Front



Address Verification



Side



Side



Back



Street



## Subject Photos



Street



Other



Other



Other

## Listing Photos

**L1** 144 Mckiernan Dr  
Folsom, CA 95630



Front

**L2** 175 Price Way  
Folsom, CA 95630



Front

**L3** 136 Fargo Way  
Folsom, CA 95630



Front

## Sales Photos

**S1** 174 Glenn Dr  
Folsom, CA 95630



Front

**S2** 860 School St  
Folsom, CA 95630



Front

**S3** 1020 School St  
Folsom, CA 95630



Front

## ClearMaps Addendum

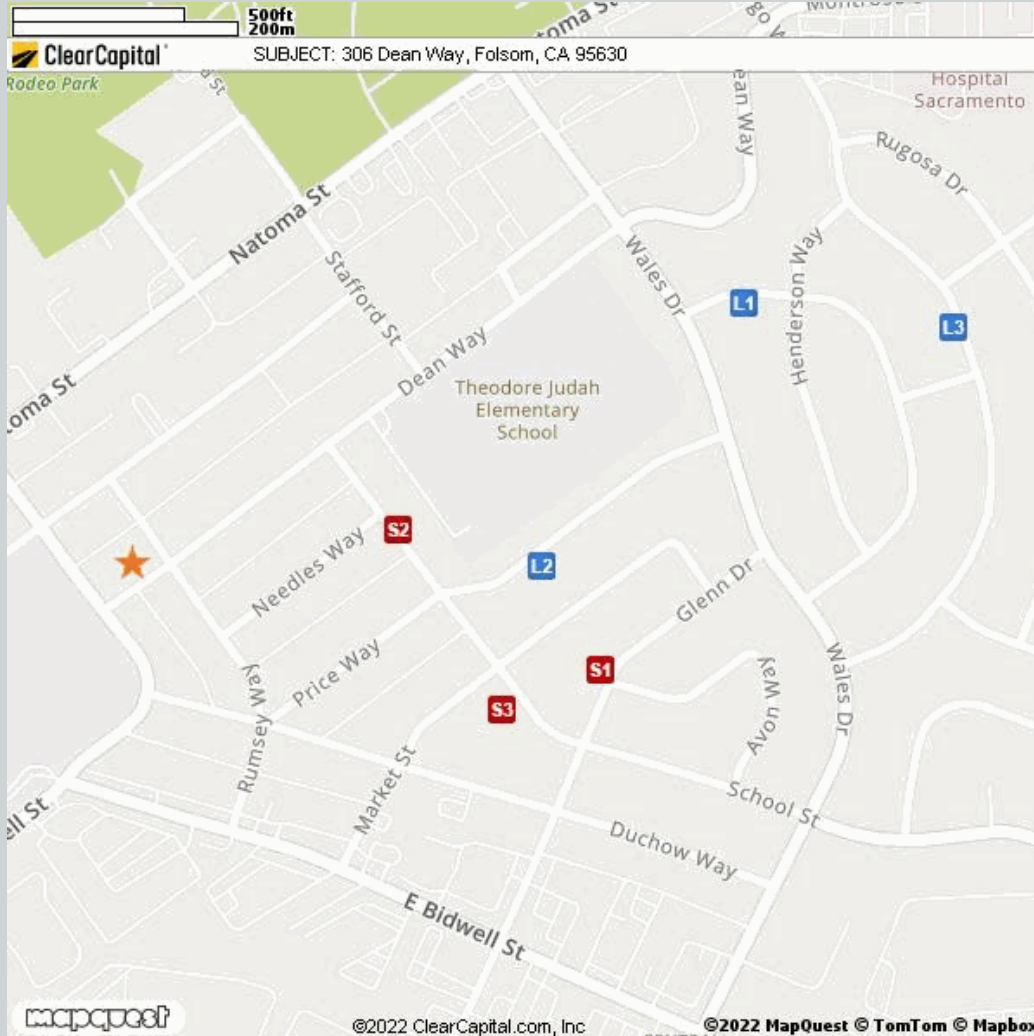
**Address** ★ 306 Dean Way, Folsom, CA 95630

**Loan Number** 49110

**Suggested List** \$519,000

**Suggested Repaired** \$519,000

**Sale** \$510,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	306 Dean Way, Folsom, CA 95630	--	Parcel Match
L1 Listing 1	144 Mckiernan Dr, Folsom, CA 95630	0.45 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	175 Price Way, Folsom, CA 95630	0.28 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	136 Fargo Way, Folsom, CA 95630	0.58 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	174 Glenn Dr, Folsom, CA 95630	0.33 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	860 School St, Folsom, CA 95630	0.18 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1020 School St, Folsom, CA 95630	0.27 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Jon Carson	<b>Company/Brokerage</b>	Carson Property Group
<b>License No</b>	00597310	<b>Address</b>	2100 Valley View Pkwy El Dorado Hills CA 95762
<b>License Expiration</b>	10/27/2022	<b>License State</b>	CA
<b>Phone</b>	9169366116	<b>Email</b>	jon@carsonpropertygroup.com
<b>Broker Distance to Subject</b>	6.25 miles	<b>Date Signed</b>	04/05/2022

*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.**