

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	4339 Portwood Court, Sacramento, CA 95826	Order ID	8151027	Property ID	32602014
Inspection Date	04/26/2022	Date of Report	04/27/2022		
Loan Number	49443	APN	074-0300-016-0000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs

Order Tracking ID	04.25.22 BPO	Tracking ID 1	04.25.22 BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	GIVENS,JAMES TRUST	Condition Comments No visible defects noted at time of viewing for the exception of trim paint peeling level 2 facia. Subject location is cul-de-sac SFR neighborhood low traffic location.
R. E. Taxes	\$3,460	
Assessed Value	\$179,569	
Zoning Classification	Residential RD-5	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Subject neighborhood is SFR homes similar year built and style. Surrounding homes around subject appear in good condition and share same amenities.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$396400 High: \$647000	
Market for this type of property	Decreased 4 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4339 Portwood Court	9655 Eimira	3705 Keswick Way	2412 Rio Bravo Cir
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95826	95827	95826	95826
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	2.28 ¹	0.55 ¹	1.92 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$585,000	\$617,000	\$540,000
List Price \$	--	\$563,000	\$594,000	\$540,000
Original List Date		03/24/2022	03/25/2022	03/17/2022
DOM · Cumulative DOM	-- · --	33 · 34	32 · 33	12 · 41
Age (# of years)	42	49	46	44
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Investor	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Other	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,606	1,845	1,696	1,794
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 3	4 · 2 · 1
Total Room #	7	8	8	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	--	--	--	Pool - Yes
Lot Size	0.19 acres	0.15 acres	0.16 acres	0.12 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 Subject compares with comparable #1 in physical characteristics. Comparable location is North of subject in different subdivision and chosen due to low active inventory in subject neighborhood. No previous sale history per MetroList MLS.

Listing 2 Subject compares with comparable #2 in physical characteristics, location neighborhood and amenities. Last sold 2013 250,000.

Listing 3 Subject compares with comparable #3 in physical characteristics. Comparable location is North of subject in different subdivision and chosen due low active inventory in subject neighborhood. Pending sale, 4 offers no previous sale history per MetroList MLS. Comparable has built in pool.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4339 Portwood Court	9200 Parfait Dr	8973 Glen Alder Way	9621 Oaken Bucket
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95826	95826	95826	95827
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.76 ¹	1.18 ¹	1.63 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$565,000	\$439,000	\$499,999
List Price \$	--	\$549,000	\$439,000	\$499,999
Sale Price \$	--	\$557,000	\$444,000	\$499,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	02/15/2022	11/04/2021	04/07/2022
DOM · Cumulative DOM	-- · --	71 · 95	3 · 32	9 · 42
Age (# of years)	42	45	45	45
Condition	Good	Good	Good	Good
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	2 Stories Other	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,606	1,696	1,869	1,526
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 3	4 · 2 · 1	3 · 2 · 1
Total Room #	7	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	0.19 acres	0.24 acres	0.14 acres	0.22 acres
Other	--	--	--	--
Net Adjustment	--	-\$10,000	\$0	\$0
Adjusted Price	--	\$547,000	\$444,000	\$499,000

* 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** Subject compares with comparable #1 in physical characteristics, location neighborhood and amenities. Comparable received 2 offers, accepted offer included a 10,000 seller credit, no previous sale history per MetroList MLS.
- Sold 2** Subject compares with comparable #2 with physical characteristics, location neighborhood and amenities. 1 offer with concession of 13,320 for buyer closing closing costs. No previous sale history per MetroList MLS. Note: Comparable appearance from exterior most closely matches subject exterior appearance. condition.
- Sold 3** Subject compares with comparable #3 with physical characteristics, location further North from subject. 1 offer, no concession. Last sold 2015 for 245,000.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject recently sold for 435,000 18 offers, no concessions, all cash per MLS Metrolist. Pryer sold 1998 for 11/1998 124,000.			
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	\$444,000	\$444,000
Sales Price	\$444,000	\$444,000
30 Day Price	\$444,000	--
Comments Regarding Pricing Strategy		
Final price conclusion arrived at as current market suggests for location and shared amenities. Market for this type of property remains desirable as days on market suggest when homes are priced according to condition.		

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



Address Verification



Street



Street

Listing Photos

L1 9655 Eimira
Sacramento, CA 95827



Other

L2 3705 Keswick Way
Sacramento, CA 95826



Other

L3 2412 Rio Bravo Cir
Sacramento, CA 95826



Other

Sales Photos

S1 9200 Parfait Dr
Sacramento, CA 95826



Other

S2 8973 Glen Alder Way
Sacramento, CA 95826



Other

S3 9621 Oaken Bucket
Sacramento, CA 95827



Other

ClearMaps Addendum

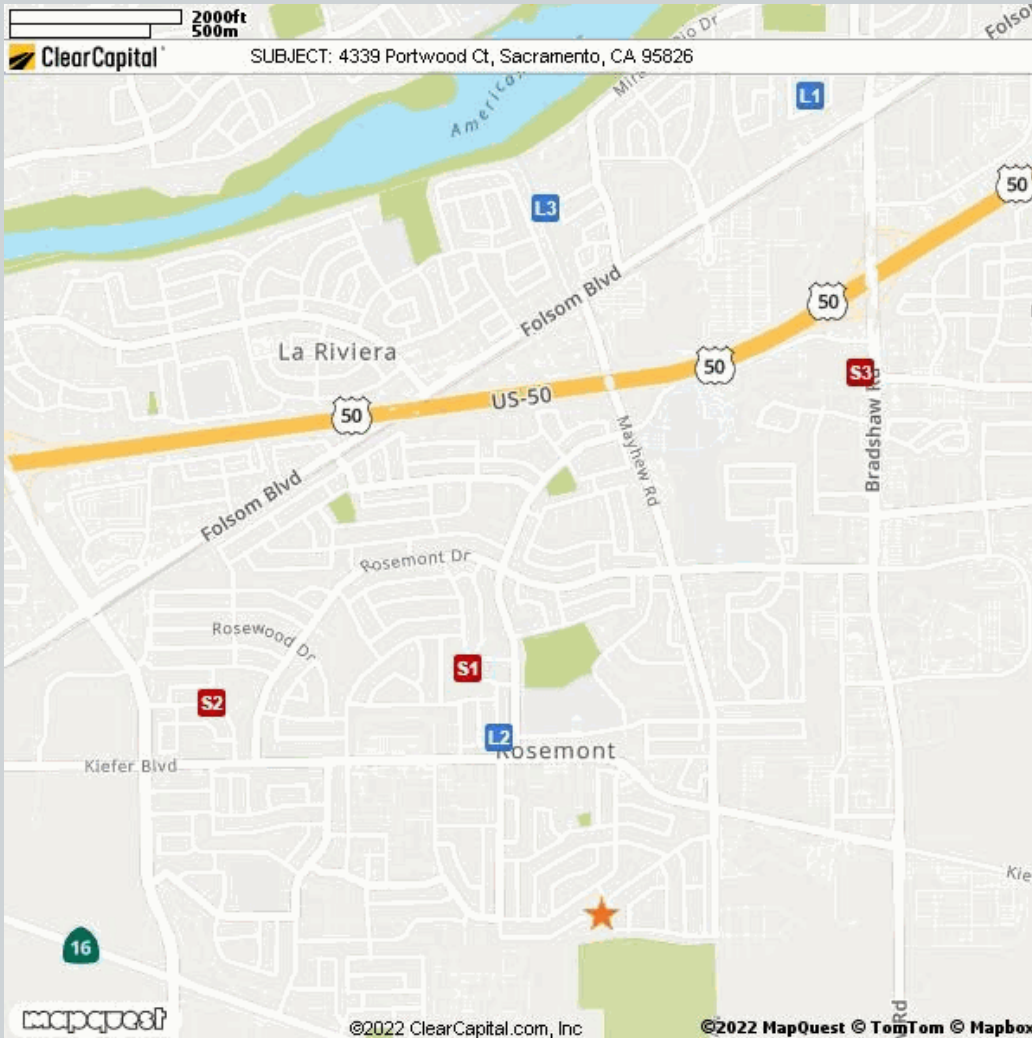
Address ★ 4339 Portwood Court, Sacramento, CA 95826

Loan Number 49443

Suggested List \$444,000

Suggested Repaired \$444,000

Sale \$444,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4339 Portwood Court, Sacramento, CA 95826	--	Parcel Match
L1 Listing 1	9655 Eimira, Sacramento, CA 95827	2.28 Miles ¹	Parcel Match
L2 Listing 2	3705 Keswick Way, Sacramento, CA 95826	0.55 Miles ¹	Parcel Match
L3 Listing 3	2412 Rio Bravo Cir, Sacramento, CA 95826	1.92 Miles ¹	Parcel Match
S1 Sold 1	9200 Parfait Dr, Sacramento, CA 95826	0.76 Miles ¹	Parcel Match
S2 Sold 2	8973 Glen Alder Way, Sacramento, CA 95826	1.18 Miles ¹	Parcel Match
S3 Sold 3	9621 Oaken Bucket, Sacramento, CA 95827	1.63 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	Steve Rich	Company/Brokerage	Coldwell Banker Realty
License No	01066398	Address	8525 Madison Ave., Fair Oaks CA 95628
License Expiration	05/16/2024	License State	CA
Phone	9167988429	Email	sales@sacramentoreosales.net
Broker Distance to Subject	10.38 miles	Date Signed	04/27/2022

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.