

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>	384 Du Bois Avenue, Sacramento, CA 95838	<b>Order ID</b>	8275133	<b>Property ID</b>	32946320
<b>Inspection Date</b>	06/15/2022	<b>Date of Report</b>	06/15/2022		
<b>Loan Number</b>	50337	<b>APN</b>	23702920280000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Sacramento		

Tracking IDs					
<b>Order Tracking ID</b>	06.15.22 BPO	<b>Tracking ID 1</b>	06.15.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	MARTIN V CISNEROS	<b>Condition Comments</b> The subject property is in average visible condition, no visible damages.
<b>R. E. Taxes</b>	\$4,087	
<b>Assessed Value</b>	\$303,107	
<b>Zoning Classification</b>	Residential R-1	
<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>	Urban	<b>Neighborhood Comments</b> 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.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$300000 High: \$502500	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	384 Du Bois Avenue	4149 Fruita Ct	641 Jessie Ave	390 Delagua Way
<b>City, State</b>	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
<b>Zip Code</b>	95838	95838	95838	95838
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.25 <sup>1</sup>	0.42 <sup>1</sup>	0.07 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$380,000	\$365,000	\$419,999
<b>List Price \$</b>	--	\$380,000	\$365,000	\$419,999
<b>Original List Date</b>		06/01/2022	06/02/2022	06/02/2022
<b>DOM · Cumulative DOM</b>	-- · --	14 · 14	13 · 13	5 · 13
<b>Age (# of years)</b>	50	44	42	45
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Other	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,092	999	1,045	946
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 1	3 · 1	3 · 2
<b>Total Room #</b>	5	5	5	5
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.16 acres	0.16 acres	0.16 acres	0.19 acres
<b>Other</b>	None	None	None	None

\* Listing 2 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.

## Current Listings - Cont.

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

- Listing 1** Adorable home on a cul-de-sac! This property shines with its natural light and neutral colors! Kitchen and bathroom were updated within the last 3-4 years. Additional features include dual pane windows, central heat & air, 2 car garage, fenced front yard, and a large pool size backyard with a covered patio. Perfect for summer BBQ's! Close to freeway, shopping, schools and public transportation.
- Listing 2** Seller to pay \$6.5k to buy down buyer's rate! This is the perfect opportunity for first-time home buyers or investors! This 3 bedroom, 1 bathroom home is move-in ready and features fresh paint, new flooring and updated bathroom! The oversized yard provides ample space and is a low maintenance. Close proximity to downtown, Sacramento International Airport, I-80 and I-5!
- Listing 3** Charming 3 Bedroom, 2 Bath Home with RV access on Spacious Corner Lot Newly Landscaped. Remodeled With Luxury Vinyl Plank Flooring Throughout, Upgraded Bathrooms w/ New Toilets, Vanity; Granite Counter Tops in Kitchen. Two Sheds Provides Extra Storage For Tools & Equipment.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	384 Du Bois Avenue	142 Estes Way	348 Yampa Cir	311 Mcdaniel Cir
<b>City, State</b>	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
<b>Zip Code</b>	95838	95838	95838	95838
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.42 <sup>1</sup>	0.18 <sup>1</sup>	0.43 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$410,000	\$375,000	\$385,000
<b>List Price \$</b>	--	\$410,000	\$375,000	\$385,000
<b>Sale Price \$</b>	--	\$415,000	\$375,000	\$405,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	02/03/2022	03/08/2022	04/25/2022
<b>DOM · Cumulative DOM</b>	-- · --	19 · 50	6 · 48	9 · 26
<b>Age (# of years)</b>	50	44	44	26
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Other	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,092	1,134	1,080	1,110
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	5	5	5	5
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.16 acres	0.16 acres	0.27 acres	0.1072 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	-\$4,080	-\$13,400	-\$4,300
<b>Adjusted Price</b>	--	\$410,920	\$361,600	\$400,700

\* 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** Price adjustments for the differences Sqft -1680, Age -2400. Charming updated home just blocks from elementary school and shopping! Granite countertops, updated kitchen and bathrooms, gorgeous flooring, and open concept living area. This home has it all! Comes with refrigerator, washer and dryer included. Large yard even has a chicken coop, garden space and dog run area. Perfect for first time homebuyers who want to move right in.
- Sold 2** Price adjustments for the differences Age -2400. Lot size -\$11000. Nestled in the Glenwood Meadows neighborhood in Northern Sacramento presents an excellent opportunity for a 1st time buyer or investor. If a BIG backyard is what you're seeking this is the home for you. Sitting on 1/4 acre the possibilities are endless. This 3 Bedroom, 2 bath home features recessed lighting, RV access, covered patio in backyard and new HVAC installed in 2020. Quiet circle street and walking distance to school and shopping. Don't let this opportunity pass you by!
- Sold 3** Price adjustments for the differences Age -9600. Lot size \$5300. ATTENTION: First Time Buyers - If you've been dreaming about a home of your own, come see this charming 3 bedroom, 2 bathroom cottage on a quiet street. New on the market, it shows lots of tender loving care. You can tell by the glowing laminate floors, new paint job, recently renovated kitchen and baths that includes Quartz countertops, throughout the house, a great fenced yard & best of all, it's close to schools, freeway and a 10 minute drive to downtown. Hurry, this house will not be on the market long.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Not listed in Last 12 Months.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$400,000	\$400,000
<b>Sales Price</b>	\$390,000	\$390,000
<b>30 Day Price</b>	\$380,000	--
<b>Comments Regarding Pricing Strategy</b>		
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

<b>Reviewer's Notes</b>	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



Side



Side



Street



Street

## Subject Photos



Street



Other



Other



## Listing Photos

**L1** 4149 Fruita Ct  
Sacramento, CA 95838



Front

**L2** 641 Jessie Ave  
Sacramento, CA 95838



Front

**L3** 390 DELAGUA Way  
Sacramento, CA 95838



Front

## Sales Photos

**S1** 142 Estes Way  
Sacramento, CA 95838



Front

**S2** 348 Yampa Cir  
Sacramento, CA 95838



Front

**S3** 311 Mcdaniel Cir  
Sacramento, CA 95838



Front

### ClearMaps Addendum

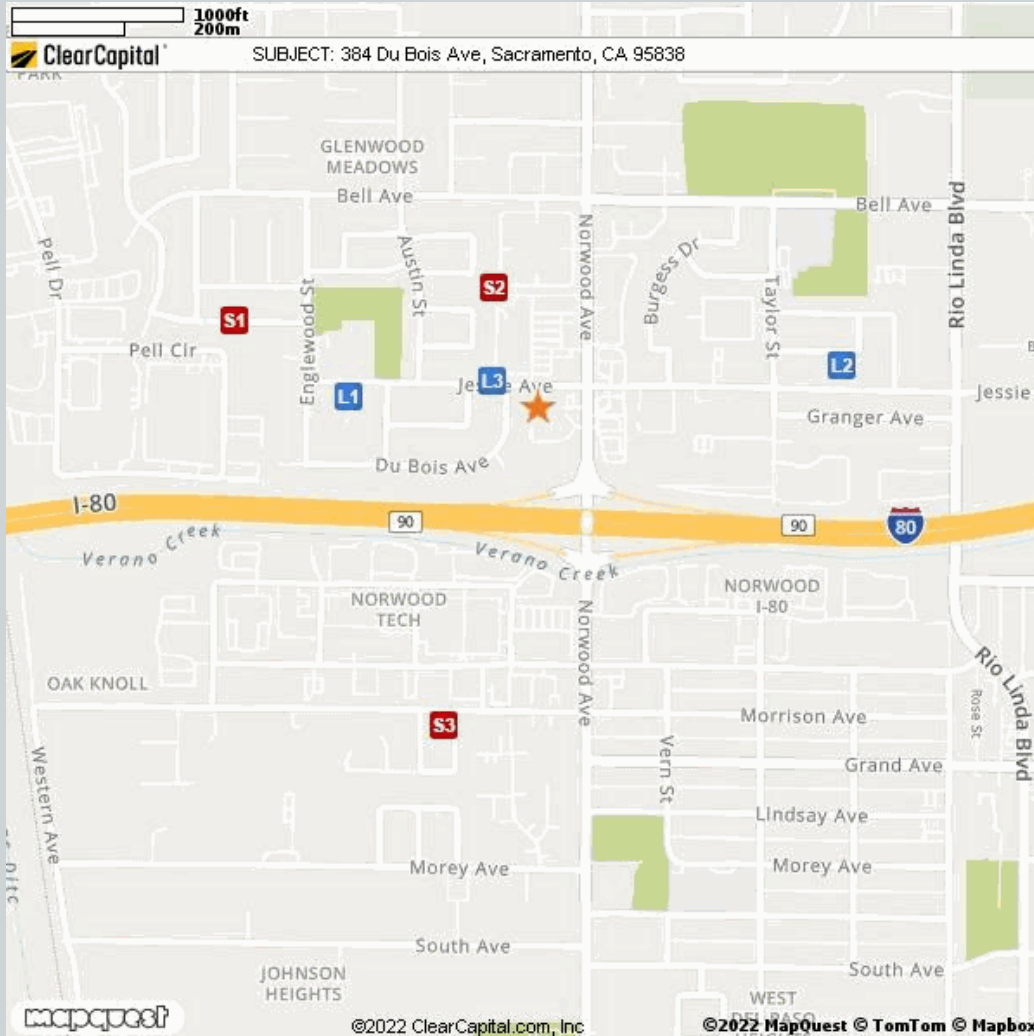
**Address** ★ 384 Du Bois Avenue, Sacramento, CA 95838

**Loan Number** 50337

**Suggested List** \$400,000

**Suggested Repaired** \$400,000

**Sale** \$390,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	384 Du Bois Avenue, Sacramento, CA 95838	--	Parcel Match
L1 Listing 1	4149 Fruita Ct, Sacramento, CA 95838	0.25 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	641 Jessie Ave, Sacramento, CA 95838	0.42 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	390 Delagua Way, Sacramento, CA 95838	0.07 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	142 Estes Way, Sacramento, CA 95838	0.42 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	348 Yampa Cir, Sacramento, CA 95838	0.18 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	311 Mcdaniel Cir, Sacramento, CA 95838	0.43 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.
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

<b>Broker Name</b>	Alina Pustynovich	<b>Company/Brokerage</b>	Usko Realty Inc.
<b>License No</b>	01904396	<b>Address</b>	5245 Harston Way Antelope CA 95843
<b>License Expiration</b>	04/03/2024	<b>License State</b>	CA
<b>Phone</b>	9168066386	<b>Email</b>	bpoalina@gmail.com
<b>Broker Distance to Subject</b>	7.80 miles	<b>Date Signed</b>	06/15/2022

*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:**

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