

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>	5236 Atlanta Way, Sacramento, CA 95841	<b>Order ID</b>	8534839	<b>Property ID</b>	33692750
<b>Inspection Date</b>	12/01/2022	<b>Date of Report</b>	12/01/2022		
<b>Loan Number</b>	51825	<b>APN</b>	22001330180000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Sacramento		

### Tracking IDs

<b>Order Tracking ID</b>	20221130_BPO	<b>Tracking ID 1</b>	20221130_BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	AARON A UMEMOTO	<b>Condition Comments</b> The subject property is in average visible condition, no visible damages.
<b>R. E. Taxes</b>	\$4,455	
<b>Assessed Value</b>	\$258,795	
<b>Zoning Classification</b>	Residential	
<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: \$350,000 High: \$538,000	
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	5236 Atlanta Way	5429 Tiburon Way	5426 Fort Sutter Way	5433 Verner Ave
<b>City, State</b>	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
<b>Zip Code</b>	95841	95841	95841	95841
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.39 <sup>1</sup>	0.29 <sup>1</sup>	0.44 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$440,000	\$419,900	\$369,999
<b>List Price \$</b>	--	\$440,000	\$419,900	\$369,999
<b>Original List Date</b>		06/21/2022	11/03/2022	11/12/2022
<b>DOM · Cumulative DOM</b>	-- · --	94 · 163	27 · 28	19 · 19
<b>Age (# of years)</b>	64	65	65	65
<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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,400	1,299	1,500	1,200
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<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>	0.22 acres	0.15 acres	0.18 acres	0.15 acres
<b>Other</b>	None	None	None	None

\* 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.

## Current Listings - Cont.

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

- Listing 1** \*\*\* Seller is motivated and offering to pay up to \$6,000 of Buyers closing costs \*\*\* Beautiful well-manicured ranch-style home located in Foothill Farms! Move-in ready just in time for the holidays!! This home will not disappoint! This home boast 3 bedrooms, 2 bathrooms and an attached two-car garage. Upgraded kitchen and bathrooms, and living room with a fireplace. Nest thermostat included. Wood floors and tile flooring throughout! Crown molding throughout! French doors leading to the beautiful backyard which is an entertainer's dream with a large covered patio. Backyard is a homeowner's haven, nicely manicured with a vegetable garden. RV access, RV Possible! Perfect for entertaining with family and friends!
- Listing 2** Welcome to 5426 Fort Sutter Way, a charming ranch style home in Foothill Farms, waiting for you to make it home! Step inside to a gracious living room with a fireplace to cozy up next to on these brisk days. Light and bright kitchen with an open feel and breakfast nook on the side. An additional bonus room off the dining space that could be the ideal family room, office, or personal gym. Down the hall offers the master suit with a full bathroom and two additional bedrooms and hall bathroom. Set on a larger corner lot, the back yard is awaiting your gardening dreams! Out front is a large front driveway and two car garage. 5426 Fort Sutter Way is conveniently located with Pioneer Park and Elementary School within walking distance, Trader Joe's & Costco within 10 minutes, and Downtown Sacramento within 20 minutes. Come make Fort Sutter Way the home of your dreams!
- Listing 3** Come and make this cute Foothill Farms home your own! This 3BR/2BA home has tons of natural light and has a great floor plan! This home is in Old Foothill Farms, an established neighborhood, with well-built homes. This home is just waiting for your TLC and imagination!

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5236 Atlanta Way	5845 Shenandoah Dr	5212 Calistoga Way	5712 Hemlock St
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95841	95841	95841	95841
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 <sup>1</sup>	0.24 <sup>1</sup>	0.06 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$399,000	\$435,000	\$415,000
List Price \$	--	\$399,000	\$435,000	\$415,000
Sale Price \$	--	\$390,000	\$430,000	\$395,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	08/09/2022	10/05/2022	10/05/2022
DOM · Cumulative DOM	-- · --	56 · 118	68 · 87	25 · 63
Age (# of years)	64	65	65	65
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	1,400	1,400	1,200	1,400
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
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	0.22 acres	0.2 acres	0.16 acres	0.14 acres
Other	None	None	None	None
Net Adjustment	--	+\$2,000	+\$14,000	+\$8,000
Adjusted Price	--	\$392,000	\$444,000	\$403,000

\* 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 adjusted for lot size. BEST DEAL IN THE AREA! Fantastic opportunity to own a 3-4 bedroom 2 bathroom home on a large corner lot with a newer roof and HVAC! Upgrades include: Roof, HVAC, water heater, all appliances in the kitchen, kitchen countertops and backsplash, leased solar, Dual Pane windows, and laminate/vinyl flooring. The fully fenced oversized backyard features plenty of space to build your dream backyard! There is a large covered carport on the side of the garage that can be used to store additional cars/items, or you can remove the cover and have an oversized RV access. With this home being on a large corner lot, if needed, you could add a gate to the side yard and have a second RV access! You will love all the possibilities with this large corner lot!
- Sold 2** Price adjusted for lot size +\$6000, SqFt +\$8000. Welcome to 5212 Calistoga Way! Upon arrival, you'll be welcomed by a freshly painted exterior and chic, front door that leads you into your home. Entering, you will be delighted to find new flooring throughout and modern light fixtures to complement the designer paint scheme. This home boasts a desirable layout that includes a spacious living area with a stunning fireplace. The kitchen features plenty of cabinet space, recessed lighting and new stainless steel appliances. The private backyard is low maintenance and perfect for hosting or dining outside. Come see today!
- Sold 3** Price adjusted for lot size. 3 bedroom 2 bath home with amazing potential located in Foothill Farms. The heart of the home is located in the G shaped kitchen featuring bar seating the looks out into the naturally lit living room and dining area. The layout promotes an excellent natural flow from room to room. Dual pane vinyl windows, close by schools, parks, and i80. With some TLC, this house is waiting for you to turn it into your home!

## 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>	\$440,000	\$440,000
<b>Sales Price</b>	\$430,000	\$430,000
<b>30 Day Price</b>	\$425,000	--
<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



Front



Address Verification



Side



Side



Street

## Subject Photos



Street



Other



Other



## Listing Photos

**L1** 5429 Tiburon Way  
Sacramento, CA 95841



Front

**L2** 5426 Fort Sutter Way  
Sacramento, CA 95841



Front

**L3** 5433 Verner Ave  
Sacramento, CA 95841



Front

## Sales Photos

**S1** 5845 Shenandoah Dr  
Sacramento, CA 95841



Front

**S2** 5212 Calistoga Way  
Sacramento, CA 95841



Front

**S3** 5712 Hemlock St  
Sacramento, CA 95841



Front

### ClearMaps Addendum

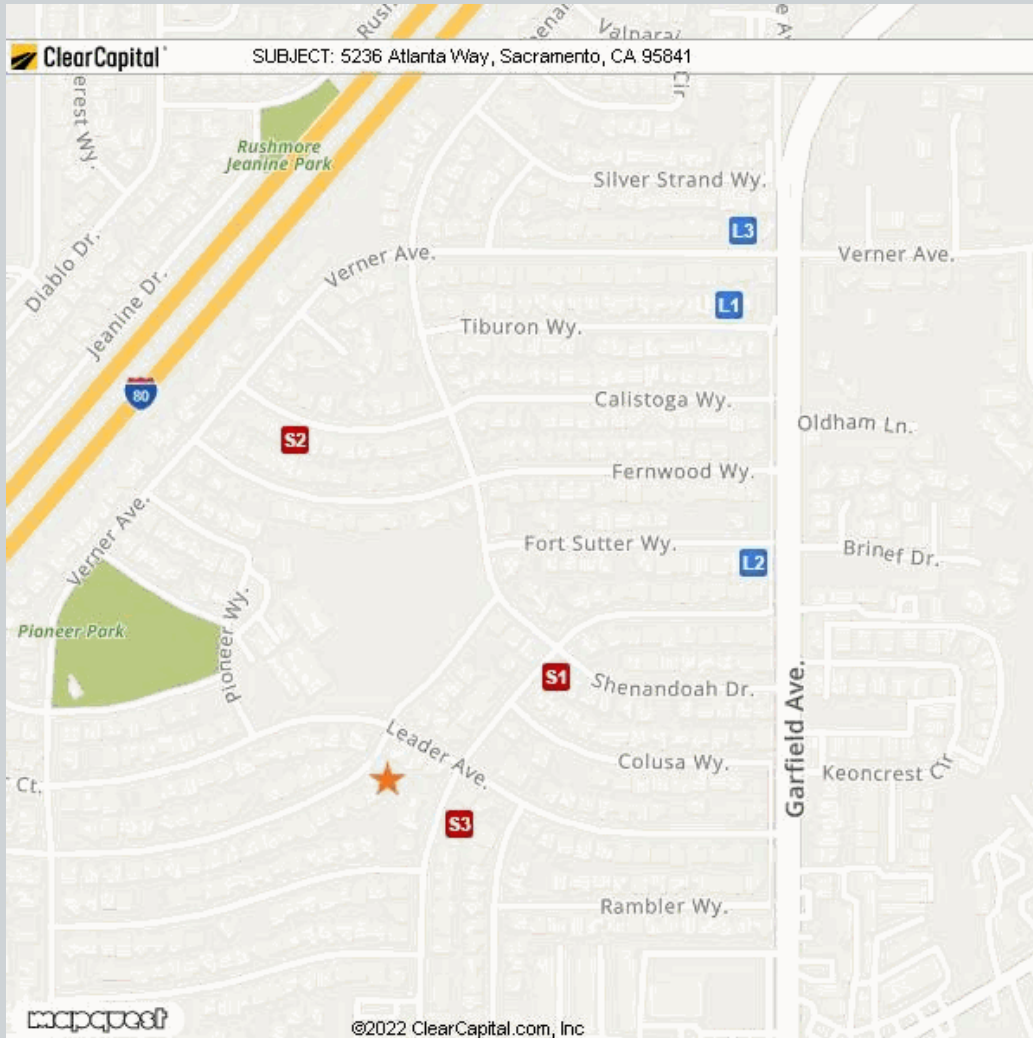
**Address** ★ 5236 Atlanta Way, Sacramento, CA 95841

**Loan Number** 51825

**Suggested List** \$440,000

**Suggested Repaired** \$440,000

**Sale** \$430,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5236 Atlanta Way, Sacramento, CA 95841	--	Parcel Match
L1 Listing 1	5429 Tiburon Way, Sacramento, CA 95841	0.39 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5426 Fort Sutter Way, Sacramento, CA 95841	0.29 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5433 Verner Ave, Sacramento, CA 95841	0.44 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	5845 Shenandoah Dr, Sacramento, CA 95841	0.13 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	5212 Calistoga Way, Sacramento, CA 95841	0.24 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	5712 Hemlock St, Sacramento, CA 95841	0.06 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.

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 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.

## Report Instructions - cont.

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>	2.62 miles	<b>Date Signed</b>	12/01/2022

*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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