

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>	645 J Street, Lincoln, CA 95648	<b>Order ID</b>	8553955	<b>Property ID</b>	33744155
<b>Inspection Date</b>	12/15/2022	<b>Date of Report</b>	12/16/2022		
<b>Loan Number</b>	51929	<b>APN</b>	008093017000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Placer		

### Tracking IDs

<b>Order Tracking ID</b>	12.15.22 BPO	<b>Tracking ID 1</b>	12.15.22 BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	ROMIS CHRISTOPHER ADMR	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,749	The subject property is in average visible condition, no visible damages.	
<b>Assessed Value</b>	\$349,667		
<b>Zoning Classification</b>	Residential R1		
<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	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>Sales Prices in this Neighborhood</b>	Low: \$315,000 High: \$664,850		
<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>	645 J Street	302 Ahart Ct	1159 Harrison Ave	890 7th St
<b>City, State</b>	Lincoln, CA	Lincoln, CA	Lincoln, CA	Lincoln, CA
<b>Zip Code</b>	95648	95648	95648	95648
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.11 <sup>1</sup>	1.02 <sup>1</sup>	0.09 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$525,000	\$499,000	\$480,000
<b>List Price \$</b>	--	\$525,000	\$499,000	\$480,000
<b>Original List Date</b>		10/19/2022	10/26/2022	12/02/2022
<b>DOM · Cumulative DOM</b>	-- · --	36 · 58	51 · 51	14 · 14
<b>Age (# of years)</b>	63	27	30	32
<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 Colonial	1 Story Colonial	1 Story Colonial	1 Story Colonial
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,807	1,580	1,579	1,558
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Detached 2 Car(s)	Attached 3 Car(s)	Attached 3 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>	0.15 acres	0.1568 acres	0.1575 acres	0.1496 acres
<b>Other</b>	None	None	None	None

\* Listing 3 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** Great Home built by Ron Ward featuring a Great Floor Plan! Located in a desirable west Lincoln neighborhood, situated on a corner lot, in a cul-de-sac, this home offers great potential to be your last home. With the low maintenance landscaping, you can now spend your time traveling or doing the things you always wanted to do. Kitchen is located in the front of the home with the large combo family/dining room located at the back of the house. A woodburning brick-faced fireplace is a focal point of this room. The vaulted ceilings enhance the overall height to make the home feel larger than the stated 1580 sq ft. The low maintenance backyard has artificial grass with a covered patio and provides for an afternoon (or morning) of tranquility. The oversized master bedroom features vaulted ceilings, newer carpet and a door leading out to the backyard. HVAC was replaced in 2017. There is no Mello Roos or HOA fees which is money in the bank for the next new owners. Close to schools, shopping and freeway access.
- Listing 2** \$499,000 or Trade. Buy this home and we will buy yours. Move to one of our listings and we will buy yours for cash. You will love this great ranch style home with an open floor plan where incredible memories will be made. You'll enjoy the spacious kitchen, great room with a fireplace, and good-sized bedrooms. There's even a fully finished converted patio room in the back of the home that will make a perfect craft room, kid's playroom, or extra space. The owners have taken great care of this lovely home built by Ron Ward, and now it's ready for you!
- Listing 3** Welcome to the heart of Lincoln! This turnkey home is ready for its new owner. Newer roof, updated laminate flooring, oversized garage and a new HVAC system makes this house the perfect home for a new family! 2 blocks away from Lincoln Highschool, and walking distance to many shops, dining and the amazing local schools. Do not miss out on this opportunity to own in such a great neighborhood!

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	645 J Street	1197 1st St	164 I St	380 6th St
<b>City, State</b>	Lincoln, CA	Lincoln, CA	Lincoln, CA	Lincoln, CA
<b>Zip Code</b>	95648	95648	95648	95648
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.54 <sup>1</sup>	0.44 <sup>1</sup>	0.41 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$510,000	\$475,000	\$549,900
<b>List Price \$</b>	--	\$510,000	\$475,000	\$549,900
<b>Sale Price \$</b>	--	\$500,000	\$475,000	\$520,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	10/11/2022	07/15/2022	09/15/2022
<b>DOM · Cumulative DOM</b>	-- · --	81 · 158	8 · 36	55 · 77
<b>Age (# of years)</b>	63	63	65	57
<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 Colonial	1 Story Colonial	1 Story Colonial	1 Story Colonial
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,807	1,697	1,552	1,599
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 3	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Detached 2 Car(s)	Attached 2 Car(s)	None	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>	0.15 acres	0.1583 acres	0.1458 acres	0.1525 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$1,400	+\$19,200	+\$11,320
<b>Adjusted Price</b>	--	\$501,400	\$494,200	\$531,320

\* 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 bathroom -\$3000, SqFt +\$4400. home in the heart of downtown Lincoln. Walk in through the private gate into a courtyard leading to the front door accented with rustic barn wood. Enter the home to find an open floorplan. Modern kitchen with newer cabinets and appliances, granite counters, walk in pantry, commercial faucet and contemporary light fixture. Great room features an electric fireplace that lets you choose any color flames that suits your mood. Two master suites, 4 bedrooms total with 3 bathrooms with custom tile designs in the showers and tub surround. New laminate flooring. RV access, fire sprinklers throughout for a lower homeowners insurance, and a large lot. Located across the street from Glen Edwards Middle School. Close to charming downtown Lincoln's shops and dining establishments. Minutes to Thunder Valley Casino Resort and event center.
- Sold 2** Price adjusted for bedroom +\$3000, SqFt +\$10200, garage +\$6000. Welcome to Lincoln! Adorable one story home with 3 bedrooms and 2 bathrooms on a large lot. Updated kitchen and guest bathroom. Master bedroom with outside access. Great location, close to downtown shops and restaurants!
- Sold 3** Price adjusted for bedroom +\$3000, SqFt +\$8320. Absolutely beautiful 3 bedroom, 2 bath in desirable Lincoln Downtown area with no Mello Roos tax. Wonderful corner location and beautifully maintained. Kitchen has Quartz countertops, newer paint and laminate flooring. Nearly 1600 S.F. with Formal living and Family rooms. Nice cozy fireplace. Huge pantry room off of kitchen. Nice fenced backyard that could have RV if needed. Detached 2 car garage with covered Breezeway to home. A must see!

## 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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$505,000	\$505,000
<b>Sales Price</b>	\$495,000	\$495,000
<b>30 Day Price</b>	\$485,000	--
<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** 302 Ahart Ct  
Lincoln, CA 95648



Front

**L2** 1159 Harrison Ave  
Lincoln, CA 95648



Front

**L3** 890 7th St  
Lincoln, CA 95648



Front

## Sales Photos

**S1** 1197 1st St  
Lincoln, CA 95648



Front

**S2** 164 I St  
Lincoln, CA 95648



Front

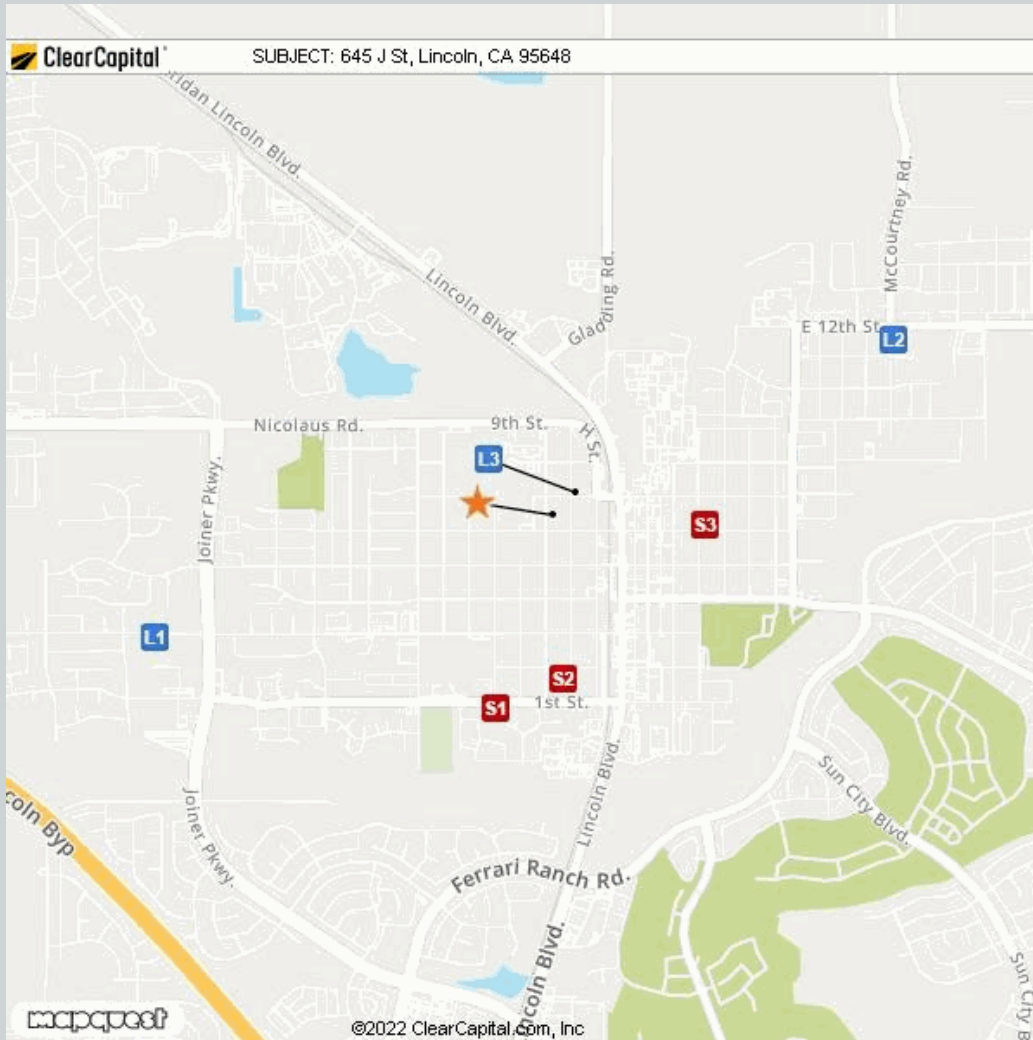
**S3** 380 6th St  
Lincoln, CA 95648



Front

## ClearMaps Addendum

**Address** ★ 645 J Street, Lincoln, CA 95648  
**Loan Number** 51929      **Suggested List** \$505,000      **Suggested Repaired** \$505,000      **Sale** \$495,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	645 J Street, Lincoln, CA 95648	--	Parcel Match
L1 Listing 1	302 Ahart Ct, Lincoln, CA 95648	1.11 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1159 Harrison Ave, Lincoln, CA 95648	1.02 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	890 7th St, Lincoln, CA 95648	0.09 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1197 1st St, Lincoln, CA 95648	0.54 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	164 I St, Lincoln, CA 95648	0.44 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	380 6th St, Lincoln, CA 95648	0.41 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>	12.98 miles	<b>Date Signed</b>	12/16/2022

*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.**