

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	5545 Tupelo Drive, Sacramento, CA 95842	Order ID	8570825	Property ID	33788713
Inspection Date	01/04/2023	Date of Report	01/20/2023		
Loan Number	52010	APN	22203200700000		
Borrower Name	BRECKENRIDGE PROPERTY FUND 2016 LLC	County	Sacramento		

Tracking IDs					
Order Tracking ID	01.04.23 BPO	Tracking ID 1	01.04.23 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	BRECKENRIDGE PROPERTY FUND 2016 LLC	Condition Comments The subject property is in average visible condition, no visible damages.
R. E. Taxes	\$1,244	
Assessed Value	\$114,908	
Zoning Classification	Residential RD-30	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Urban	Neighborhood Comments 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.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$299,900 High: \$400,000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	5545 Tupelo Drive	6074 Ogden Nash Way	4523 Jenness Way	6050 Ogden Nash Way
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95842	95842	95842	95842
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.42 ¹	2.54 ¹	1.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$324,900	\$315,000	\$297,500
List Price \$	--	\$324,900	\$315,000	\$297,500
Original List Date		07/22/2022	10/05/2022	12/26/2022
DOM · Cumulative DOM	-- · --	150 · 182	57 · 107	4 · 25
Age (# of years)	39	39	36	41
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 Half-plex	1 Story Half-plex	1 Story Half-plex	1 Story Half-plex
# Units	1	1	1	1
Living Sq. Feet	951	1,104	858	967
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	3 · 1	2 · 2
Total Room #	4	4	4	4
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.0791 acres	0.0698 acres	0.0853 acres
Other	None	None	None	None

* 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.

Current Listings - Cont.

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

Listing 1 Don't miss your opportunity to own this adorable 2 bedroom 2 bathroom townhome in Sacramento California. It features a spacious living room, opening up into a dining area flowing into the kitchen. Master bedroom is located upstairs for optimum privacy and the back yard has a covered patio perfect for outdoor living.

Listing 2 Super cute little nest perfect for the newlywed couple or someone with one or 2 kids or perfect for investors

Listing 3 Opportunity Knocks*Contemporary Style Architecture*Vaulted Ceiling Soars Over Open Living Area*Wood Burning Fireplace*Main Floor Bedroom and Bathroom*Wrought Iron Railing Stairway Leads Up to Second Bedroom with Second Bathroom*Ground Floor Indoor Laundry Room*Finished Two-Car Garage*Oversized Lot With Large Fenced and Yards With Privacy*Security Gate On Front Leads to Secure Entry*No Steps From Street or Garage to Inside and In Entire Ground Level with Bedroom and Full Bath*This Property Is Loaded With Possibilities*Seller Selling As Is*Owns Free and Clear*Will Credit For Loan Buydown*Closing Costs*Or Updating or Repairs*Has The Flexibility to Make It Work For The Right Buyer*Disclosures and Termite Report Attached*All Appliances Stay*Refrigerator*Washer*Dryer*Microwave*Heavy Three-Dimensional Composition Shingle Roof*Windows Replaced with Dual-Pane White Vinyl Windows*All Ceilings Retextured*Bring Your Paint Brush*Scrub Bucket and Imagination To Create Instant Equity Here*Many Updated Properties in the Area*Easy Walking Distance to All Schools K-12*Very Quiet Neighborhood with Low Traffic*Yet Convenient to Just About Everything*Freeway*Starbucks*Shopping*Submit Your Offer and Let's See What We Can Do For You!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5545 Tupelo Drive	5524 Moorhouse Ct	5489 Diablo Dr	514 Arlene Dr #A
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Roseville, CA
Zip Code	95842	95842	95842	95678
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	2.51 ¹	0.75 ¹	2.90 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$310,000	\$299,900	\$339,000
List Price \$	--	\$310,000	\$299,900	\$339,000
Sale Price \$	--	\$325,000	\$299,900	\$335,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	10/07/2022	11/14/2022	11/15/2022
DOM · Cumulative DOM	-- · --	8 · 53	47 · 82	25 · 59
Age (# of years)	39	36	41	44
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 Half-plex	1 Story Half-plex	1 Story Half-plex	1 Story Half-plex
# Units	1	1	1	1
Living Sq. Feet	951	858	1,001	1,061
Bdrm · Bths · ½ Bths	2 · 2	2 · 1	2 · 1	2 · 1
Total Room #	4	4	4	4
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.0782 acres	0.11 acres	0.11 acres
Other	None	None	None	None
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$325,000	\$299,900	\$335,000

* 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** Welcome to the perfect opportunity to start your real estate journey and achieve home ownership! Located in a quiet street in a rare cul-de-sac filled with halfplexes, this home has amazing character. Recently done renovations and upgrades include, freshly painted interior, painted cabinets, new kitchen counter tops, new sink, and best of all newly landscaped in the front and backyard! Come take a look at this rare Sacramento find.
- Sold 2** PRICE REDUCTION!!! Attractive 1/2 duplex great for first time homeowner or investor. Home was remodeled by previous owner in 2019. Granite counter tops, laminate hardwood like floors throughout home. Newer roof, dual pane windows, central HVAC system and a huge backyard to enjoy the last hot days of summer. Fantastic location across street from park, near expressways, shopping, and public transportation. This home is ideal!
- Sold 3** Opportunity knocking in Roseville! This clean halfplex offers 2 generously-sized bedrooms, 1 bath with new carpet, and corian counters...large front room with nice-sized dining room/nook area with access to rear yard with citrus trees...and conveniently located, too! Come take a look for yourself today!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Not listed in Last 12 Months.				
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	\$320,000	\$320,000
Sales Price	\$310,000	\$310,000
30 Day Price	\$300,000	--
Comments Regarding Pricing Strategy		
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. Subject property is half-plex, Only few comparable comps available in this area, forced to increase radius to find comparable comps.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes **Dispute Resolution (1/20/2023)** The BPO has been corrected/additional commentary added to address the dispute requested.

Subject Photos



Front



Front



Address Verification



Side



Side



Street

Subject Photos



Street



Other



Other

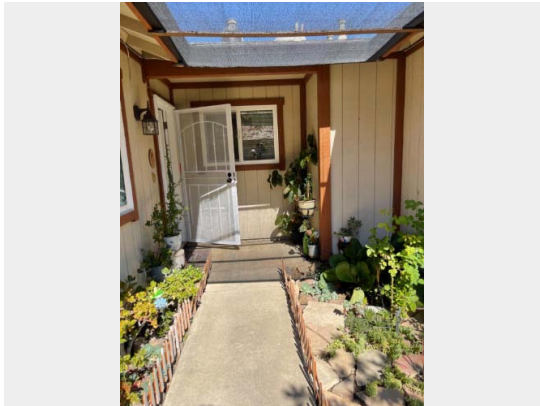
Listing Photos

L1 6074 Ogden Nash Way
Sacramento, CA 95842



Front

L2 4523 Jenness Way
Sacramento, CA 95842



Front

L3 6050 Ogden Nash Way
Sacramento, CA 95842



Front

Sales Photos

S1 5524 Moorhouse Ct
Sacramento, CA 95842



Front

S2 5489 Diablo Dr
Sacramento, CA 95842



Front

S3 514 Arlene Dr #A
Roseville, CA 95678



Front

ClearMaps Addendum

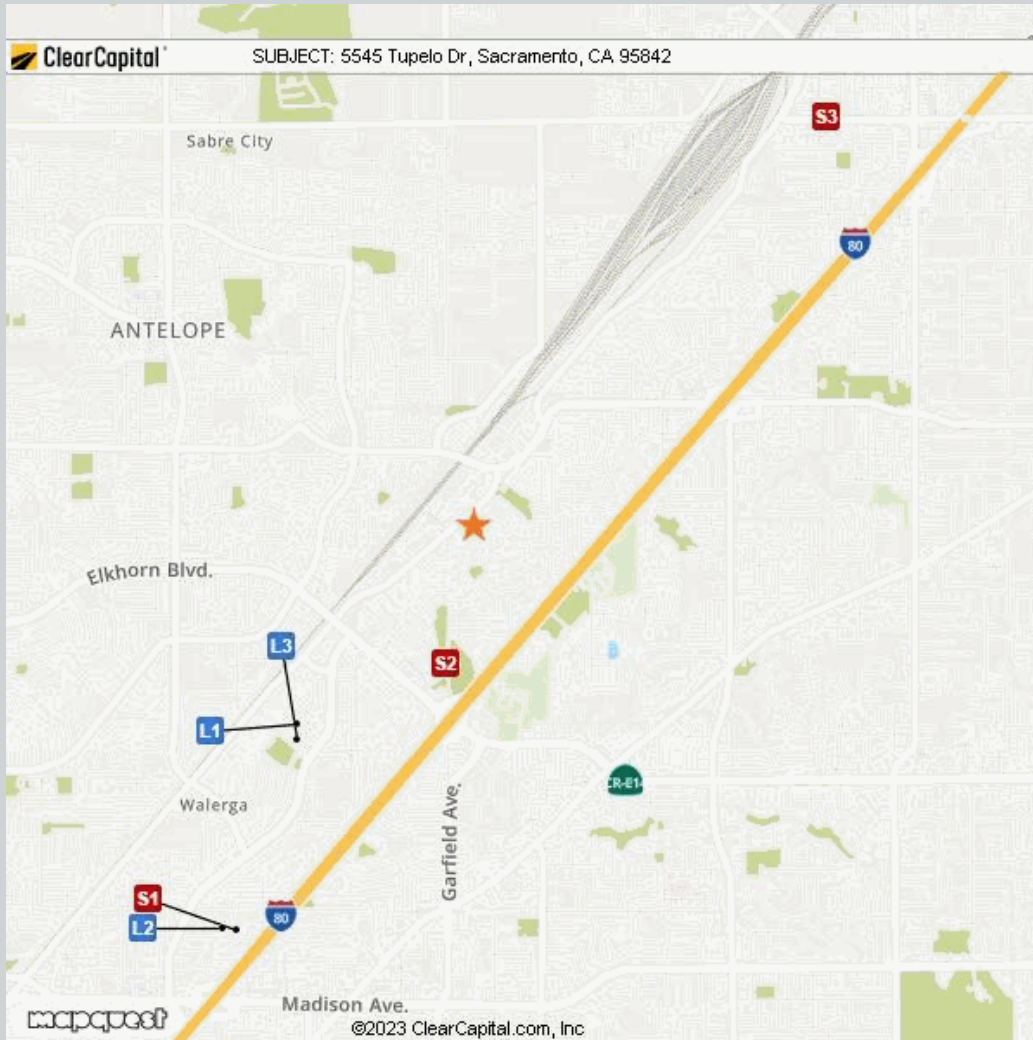
Address ★ 5545 Tupelo Drive, Sacramento, CA 95842

Loan Number 52010

Suggested List \$320,000

Suggested Repaired \$320,000

Sale \$310,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5545 Tupelo Drive, Sacramento, CA 95842	--	Parcel Match
L1 Listing 1	6074 Ogden Nash Way, Sacramento, CA 95842	1.42 Miles ¹	Parcel Match
L2 Listing 2	4523 Jenness Way, Sacramento, CA 95842	2.54 Miles ¹	Parcel Match
L3 Listing 3	6050 Ogden Nash Way, Sacramento, CA 95842	1.48 Miles ¹	Parcel Match
S1 Sold 1	5524 Moorhouse Ct, Sacramento, CA 95842	2.51 Miles ¹	Parcel Match
S2 Sold 2	5489 Diablo Dr, Sacramento, CA 95842	0.75 Miles ¹	Parcel Match
S3 Sold 3	514 Arlene Dr #A, Roseville, CA 95678	2.90 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.

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

Broker Name	Alina Pustynovich	Company/Brokerage	Usko Realty Inc.
License No	01904396	Address	5245 Harston Way Antelope CA 95843
License Expiration	04/03/2024	License State	CA
Phone	9168066386	Email	bpoalina@gmail.com
Broker Distance to Subject	0.86 miles	Date Signed	01/04/2023

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.