

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	2937 Grayson Way, Rancho Cordova, CA 95670	Order ID	8587364	Property ID	33829710
Inspection Date	01/19/2023	Date of Report	01/22/2023		
Loan Number	52012	APN	07201650130000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs					
Order Tracking ID	20230118_BPO	Tracking ID 1	20230118_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CHARLES A MELLOR TRUST	Condition Comments	
R. E. Taxes	\$657	The subject is well maintained, conforms to the surrounding neighborhood with no noticeable need of repair.	
Assessed Value	\$46,031		
Zoning Classification	Residential RD 5		
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	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject is located within the Mills Park Estates neighborhood of Rancho Cordova. A residential neighborhood comprised of single family residences. The median listing home price in Mills Park Estates was \$385K in December 2022, trending down -9.4% year-over-year. The median listing home price per square foot was \$350. The neighborhood is in a seller's market with more homes than buyer's available.	
Sales Prices in this Neighborhood	Low: \$294000 High: \$450000		
Market for this type of property	Decreased 5 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2937 Grayson Way	2507 Dawes St	2530 Augibi Way	10400 Malaga Way
City, State	Rancho Cordova, CA	Rancho Cordova, CA	Rancho Cordova, CA	Rancho Cordova, CA
Zip Code	95670	95670	95670	95670
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.90 ¹	0.55 ¹	0.57 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$425,000	\$400,000	\$394,900
List Price \$	--	\$385,000	\$386,000	\$394,900
Original List Date		11/04/2022	09/09/2022	11/23/2022
DOM · Cumulative DOM	-- · --	40 · 79	134 · 135	29 · 60
Age (# of years)	65	65	67	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	1,064	1,059	1,000	924
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	3 · 1	3 · 1
Total Room #	5	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.15 acres	0.14 acres	0.2 acres
Other	--	MLS#222139093	MLS#222118986	MLS#222144211

* Listing 1 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 Inferior gla; less 5 sq ft Equal bedroom count Superior bathroom count; 1 additional Inferior lot; less 0.01 ac

Listing 2 Inferior gla; less 64 sq ft Equal bedroom count Equal bathroom count Inferior lot; less 0.02

Listing 3 Inferior gla; less 140 sq ft Equal bedroom count Equal bathroom count Superior lot; additional 0.04 ac

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2937 Grayson Way	2671 Aramon Dr	10509 Mills Acres Cir	2906 Grayson Way
City, State	Rancho Cordova, CA	Rancho Cordova, CA	Rancho Cordova, CA	Rancho Cordova, CA
Zip Code	95670	95670	95670	95670
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.39 ¹	0.46 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$425,000	\$395,000	\$390,000
List Price \$	--	\$399,990	\$395,000	\$390,000
Sale Price \$	--	\$385,000	\$395,000	\$396,000
Type of Financing	--	Other	Conventional	Conventional
Date of Sale	--	12/09/2022	11/10/2022	10/31/2022
DOM · Cumulative DOM	-- · --	47 · 78	7 · 24	5 · 28
Age (# of years)	65	68	64	65
Condition	Average	Good	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	1,064	1,229	1,144	1,064
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 2	3 · 1
Total Room #	5	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	0.16 acres	0.14 acres	0.12 acres	0.14 acres
Other	--	MLS#222124038	MLS#222132636	MLS#222128569
Net Adjustment	--	-\$23,300	-\$1,900	+\$1,700
Adjusted Price	--	\$361,700	\$393,100	\$397,700

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Superior gla; additional 165 sq ft -\$5,000 Equal bedroom count Equal bathroom count Inferior lot; less, 0.02 ac +\$1,700 Superior condition -\$20,000

Sold 2 Superior gla; additional 80 sq ft -\$2,400 Equal bedroom count Superior bathroom count; 1 additional -\$3,000 Inferior lot; less 0.04 ac +\$3,500

Sold 3 Equal gla Equal bedroom count Equal bathroom count Inferior lot; less 0.02 ac +\$1,700

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		Subject was last listed 12/07/2022					
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	\$389,000	\$389,000
Sales Price	\$385,000	\$385,000
30 Day Price	\$385,000	--
Comments Regarding Pricing Strategy		
<p>I searched sales from the past 90 days and listings within a 1 mile radius from the subject. The search included properties within a 20% variance from the subjects living area, within a 30% variance from the subjects lot size and within +/- 10 years in age. The comps used are the best possible currently available comps within 1 mile and the adjustments are sufficient for this area to account for the differences in the subject and comparables. Based on the comps selected and other comps in the area, this is a fair representation of the subject property in the current market for this area. Other comps of similar GLA and features are listed and selling at around the price I have suggested for the subject. Subject should not take long to sell in the current market with general methods, and is likely to sell at or above listing price as property listing prices are going up in this general area. The subject is likely to sell within 90 days based on comps.</p>		

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.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 2507 Dawes St
Rancho Cordova, CA 95670



Front

L2 2530 Augibi Way
Rancho Cordova, CA 95670



Front

L3 10400 Malaga Way
Rancho Cordova, CA 95670



Front

Sales Photos

S1 2671 Aramon Dr
Rancho Cordova, CA 95670



Front

S2 10509 Mills Acres Cir
Rancho Cordova, CA 95670



Front

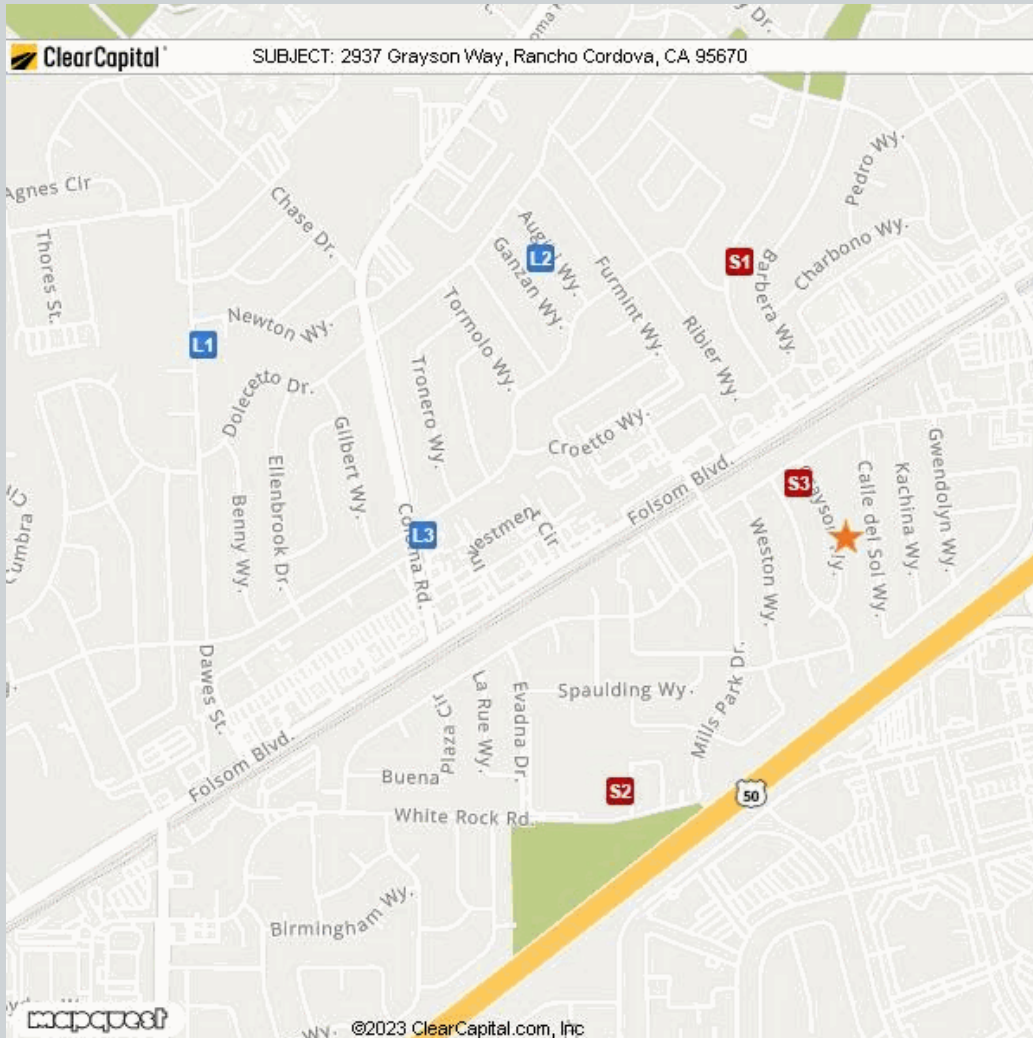
S3 2906 Grayson Way
Rancho Cordova, CA 95670



Front

ClearMaps Addendum

Address ★ 2937 Grayson Way, Rancho Cordova, CA 95670
Loan Number 52012 **Suggested List** \$389,000 **Suggested Repaired** \$389,000 **Sale** \$385,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2937 Grayson Way, Rancho Cordova, Ca 95670	--	Parcel Match
L1 Listing 1	2507 Dawes St, Rancho Cordova, CA 95670	0.90 Miles ¹	Parcel Match
L2 Listing 2	2530 Augibi Way, Rancho Cordova, CA 95670	0.55 Miles ¹	Parcel Match
L3 Listing 3	10400 Malaga Way, Rancho Cordova, CA 95670	0.57 Miles ¹	Parcel Match
S1 Sold 1	2671 Aramon Dr, Rancho Cordova, CA 95670	0.39 Miles ¹	Parcel Match
S2 Sold 2	10509 Mills Acres Cir, Rancho Cordova, CA 95670	0.46 Miles ¹	Parcel Match
S3 Sold 3	2906 Grayson Way, Rancho Cordova, CA 95670	0.09 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	Sterling Newman	Company/Brokerage	Berkshire Hathaway HomeServices Elite RealEstate
License No	01930413	Address	131 Fountain Oaks Cir Apt 176 SACRAMENTO CA 95831
License Expiration	03/26/2025	License State	CA
Phone	2096493272	Email	sterlingnewman209@gmail.com
Broker Distance to Subject	14.05 miles	Date Signed	01/22/2023

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.