

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	8447 Oak Flat Way, Antelope, CA 95843	Order ID	8595219	Property ID	33846409
Inspection Date	01/26/2023	Date of Report	01/26/2023		
Loan Number	52360	APN	20310900290000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs

Order Tracking ID	01.25.23 BPO Request	Tracking ID 1	01.25.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	PETER M AGCANAS JR	Condition Comments The subject property is in average visible condition, no visible damages.
R. E. Taxes	\$4,229	
Assessed Value	\$248,253	
Zoning Classification	Residential RD-7	
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: \$392000 High: \$558000	
Market for this type of property	Decreased 3 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	8447 Oak Flat Way	8567 Longspur Way	8353 Hillsbrook Dr	8335 Rockbury Way
City, State	Antelope, CA	Antelope, CA	Antelope, CA	Sacramento, CA
Zip Code	95843	95843	95843	95843
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.40 ¹	0.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$519,000	\$525,000	\$539,900
List Price \$	--	\$519,000	\$525,000	\$539,900
Original List Date		07/29/2022	11/28/2022	01/19/2023
DOM · Cumulative DOM	-- · --	135 · 181	59 · 59	7 · 7
Age (# of years)	33	32	31	33
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	2 Stories Ranch	2 Stories Ranch	2 Stories Ranch	2 Stories Ranch
# Units	1	1	1	1
Living Sq. Feet	1,893	1,878	1,936	2,083
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	7	7	7	7
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	--	--	Pool - Yes	Pool - Yes
Lot Size	0.13 acres	0.1106 acres	0.1187 acres	0.12 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** Welcome to this gorgeous neighborhood! Terrific 4 bedroom and 2.5 bath home with a 2 car garage. The kitchen boasts generous counter space and a breakfast bar, making cooking and entertaining a delight. Picture evenings by the fireplace and mornings having coffee out on the patio in the backyard. The main bedroom boasts a private ensuite with a walk-in closet. Other bedrooms offer plush carpet, and sizable closets. Relax with your favorite drink in the fenced in backyard with a patio, and great opportunity for adding personal touches. Don't miss this incredible opportunity.
- Listing 2** You ready to move up from your starter home or looking for a larger home. Beautiful 3 bedroom, 2.5 plus bonus room home, nestled between established trees in the highly sought after Dry Creek school district. This home has everything from a spacious kitchen with updated appliances complete with a gas stove and new dishwasher. A completely finished backyard with swimming pool, perfect for entertaining or as a great space for your personal retreat! The home, when originally built, was 1537 sq ft. however the owner added a bonus room and the house is now 1,936 sq ft. This quiet neighborhood has plenty of shopping and dining which is near parks and public transportation, plus close proximity to all schools. And Per Seller, has no HOA or Mello Roos!! Come see it today!
- Listing 3** Step into luxury with the custom tile entryway & dramatic cathedral height ceilings. The main floor offers a formal living and dining room that leads into the updated kitchen, complete with stainless steel appliances, beautiful granite countertops, and glass tile backsplash. Kitchen overlooks the cozy sunken living room with wood burning fireplace and sliding glass doors that lead out to the sparkling pool, creating that seamless indoor/outdoor living that everybody craves. Upstairs you'll find all 4 bedrooms and 2 full bathrooms. Primary suite offers 2 full walk in closets plus huge soaking tub! You won't want to miss this one!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	8447 Oak Flat Way	8575 Longspur Way	4709 Genero Ct	8242 Bellsbrae Dr
City, State	Antelope, CA	Antelope, CA	Sacramento, CA	Sacramento, CA
Zip Code	95843	95843	95843	95843
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.23 ¹	0.19 ¹	0.42 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$541,000	\$505,000	\$539,900
List Price \$	--	\$541,000	\$505,000	\$539,900
Sale Price \$	--	\$541,000	\$505,000	\$535,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	10/12/2022	08/16/2022	09/21/2022
DOM · Cumulative DOM	-- · --	103 · 148	12 · 55	24 · 46
Age (# of years)	33	32	29	33
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	2 Stories Ranch	2 Stories Ranch	2 Stories Ranch	2 Stories Ranch
# Units	1	1	1	1
Living Sq. Feet	1,893	1,878	1,695	2,083
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	3 · 2 · 1	4 · 2 · 1
Total Room #	7	7	6	7
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	0.13 acres	0.1117 acres	0.1232 acres	0.12 acres
Other	None	None	None	None
Net Adjustment	--	+\$1,830	+\$10,920	-\$7,600
Adjusted Price	--	\$542,830	\$515,920	\$527,400

* 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** Price adjusted for lot size. Welcome to this gorgeous neighborhood! Terrific 4 bedroom and 2.5 bath home with a 2 car garage. The kitchen boasts generous counter space and a breakfast bar, making cooking and entertaining a delight. Picture evenings by the fireplace and mornings having coffee out on the patio in the backyard. The main bedroom boasts a private ensuite with a walk-in closet. Other bedrooms offer plush carpet, ceiling fans, and sizable closets. Relax with your favorite drink in the fenced in backyard with a patio, lush grass, and great opportunity for adding personal touches. Don't miss this incredible opportunity.
- Sold 2** Price adjusted for bedroom +\$3000, sqFt +\$7920. Location, location, location. Great Antelope home situated in a super quiet cul-de-sac only a short distance to an award winning elementary school. Super bright and airy, home is ready for the next sweet family. The home's exterior was recently painted. Enjoy the huge driveway for extra cars or boat storage. This cute home features Hard wood floors, high ceilings with new light fixtures and an open concept family area. New heating system and water heater installed. Great tile roof. Don't miss it!
- Sold 3** Price adjusted for SqFt. Check out this beautiful Antelope tri-level! Features 4 bedrooms and 2.5 bathrooms, formal living room, formal dining room, covered back patio, dual paned windows throughout, fresh interior paint, kitchen island with breakfast area, dual walk in closets in primary bedroom. Clear section 1 pest.

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	\$535,000	\$535,000
Sales Price	\$520,000	\$520,000
30 Day Price	\$510,000	--
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.		

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.
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Subject Photos



Front



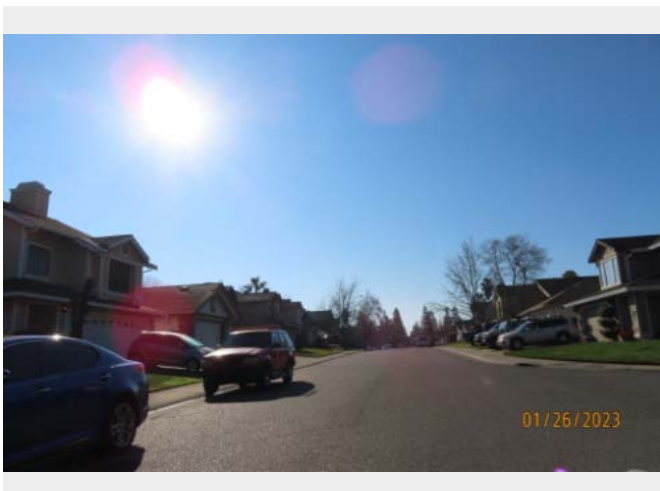
Address Verification



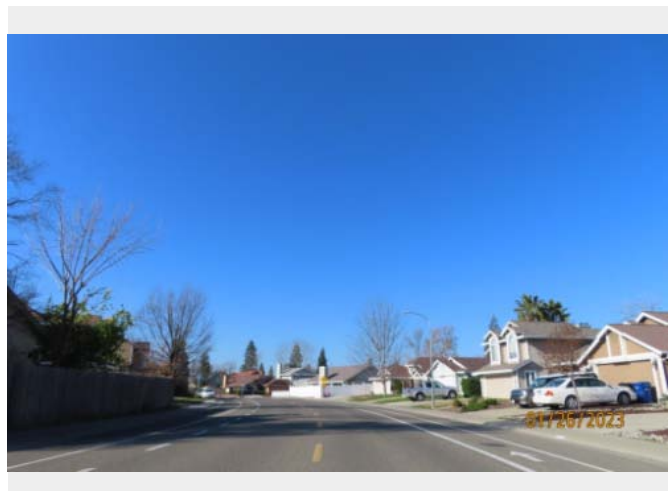
Side



Side



Street



Street

Subject Photos



Street



Street



Other



Other

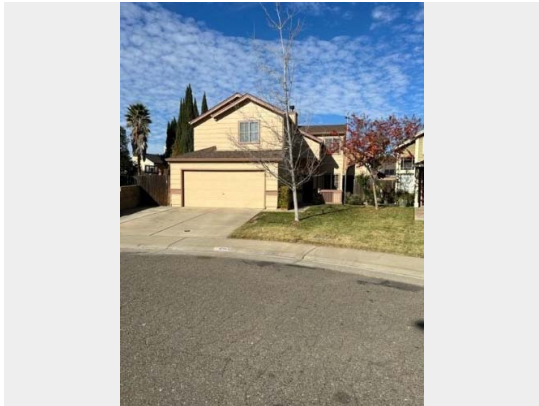
Listing Photos

L1 8567 Longspur Way
Antelope, CA 95843



Front

L2 8353 Hillsbrook Dr
Antelope, CA 95843



Front

L3 8335 Rockbury Way
Sacramento, CA 95843



Front

Sales Photos

S1 8575 Longspur Way
Antelope, CA 95843



Front

S2 4709 Genero Ct
Sacramento, CA 95843



Front

S3 8242 Bellsbrae Dr
Sacramento, CA 95843



Front

ClearMaps Addendum

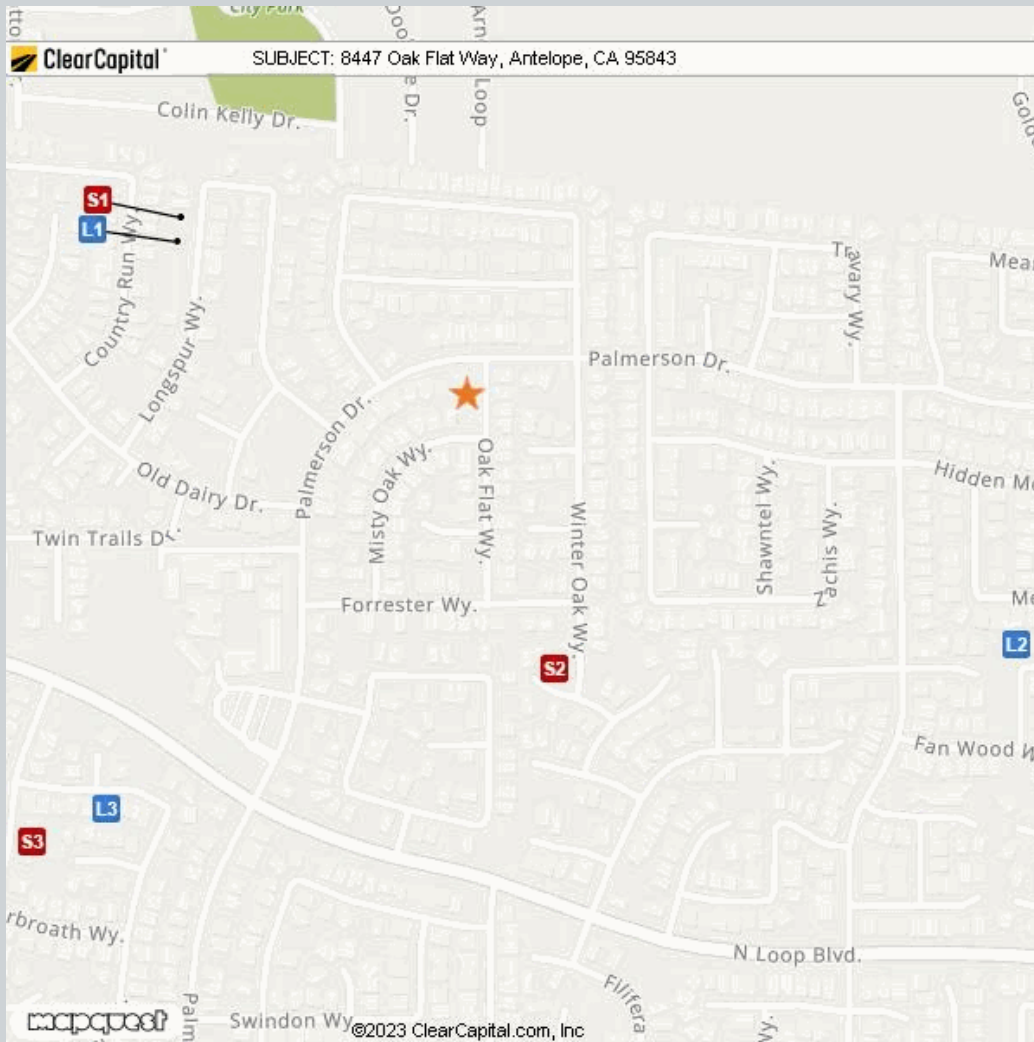
Address ★ 8447 Oak Flat Way, Antelope, CA 95843

Loan Number 52360

Suggested List \$535,000

Suggested Repaired \$535,000

Sale \$520,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8447 Oak Flat Way, Antelope, CA 95843	--	Parcel Match
L1 Listing 1	8567 Longspur Way, Antelope, CA 95843	0.22 Miles ¹	Parcel Match
L2 Listing 2	8353 Hillsbrook Dr, Antelope, CA 95843	0.40 Miles ¹	Parcel Match
L3 Listing 3	8335 Rockbury Way, Antelope, CA 95843	0.37 Miles ¹	Parcel Match
S1 Sold 1	8575 Longspur Way, Antelope, CA 95843	0.23 Miles ¹	Parcel Match
S2 Sold 2	4709 Genero Ct, Antelope, CA 95843	0.19 Miles ¹	Parcel Match
S3 Sold 3	8242 Bellsbrae Dr, Antelope, CA 95843	0.42 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	1.29 miles	Date Signed	01/26/2023

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.