

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	2530 Carson Way, Sacramento, CALIFORNIA 95821	Order ID	8606795	Property ID	33882871
Inspection Date	02/06/2023	Date of Report	02/06/2023		
Loan Number	52446	APN	26800930160000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs					
Order Tracking ID	02.06.23 BPO	Tracking ID 1	02.06.23 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

		Condition Comments
Owner	ALEXANDER P MACIAS TRUST	The subject property is in average visible condition, no visible damages.
R. E. Taxes	\$1,910	
Assessed Value	\$159,272	
Zoning Classification	Residential RD-4	
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

		Neighborhood Comments
Location Type	Urban	The subject property is located in well established neighborhood.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$265000 High: \$519000	
Market for this type of property	Decreased 6 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2530 Carson Way	2944 Connie Dr	2430 Pennland Dr	2365 Rainbow Ave
City, State	Sacramento, CALIFORNIA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95821	95815	95825	95821
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.97 ¹	0.89 ¹	0.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$355,000	\$375,000	\$425,000
List Price \$	--	\$355,000	\$375,000	\$425,000
Original List Date		10/13/2022	11/02/2022	12/15/2022
DOM · Cumulative DOM	-- · --	116 · 116	47 · 96	5 · 53
Age (# of years)	73	38	73	69
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	1,561	1,472	1,532	1,704
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 1
Total Room #	6	7	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car	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	0.21 acres	0.2678 acres	0.2489 acres
Other	None	None	None	None

* 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.

Current Listings - Cont.

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

- Listing 1** Come see this great starter home with lots of potentials! It features 4 beds 2 Baths and a decent size lot! Tile flooring through out the whole living room , kitchen and dining area. You will love the convenience on traffic where it is literally minutes to Highway-80! It is priced to sell! Don't miss it!
- Listing 2** Great central location! Is just one of the many features this property has to offer, 3 bedrooms 2 baths large living and family room, hardwood floors, spacious kitchen, remote bedroom, very large lot, with access from both sides of house. Lots of opportunity for your own design.
- Listing 3** Here is your chance to own this amazingly mid-century bungalow on a double lot in the heart of Arden Arcade. This home features 3 bed/1 bath in over 1700 sqft of living space on a lot with over 10,000 sqft. This home has everything you want, brand new bathroom, new kitchen, freshly painted, newer HVAC system, and beautifully refinished original hardwood floors. There is also the possibility of adding a pool to the back or even sub-dividing the lot. This home has so much to offer, don't miss out on this opportunity. Close to shops and delicious restaurants such as Trader Joe's, Target, and much much more.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2530 Carson Way	2560 Wright St	2740 Carson Way	3150 Rubicon Way
City, State	Sacramento, CALIFORNIA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95821	95821	95821	95821
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.64 ¹	0.27 ¹	0.38 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$345,000	\$341,900	\$425,000
List Price \$	--	\$345,000	\$341,900	\$425,000
Sale Price \$	--	\$350,000	\$342,000	\$425,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	01/20/2023	12/20/2022	11/28/2022
DOM · Cumulative DOM	-- · --	6 · 37	40 · 82	7 · 27
Age (# of years)	73	73	73	73
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	1,561	1,431	1,684	1,309
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	6	7	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	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	--	--	--	Pool - Yes
Lot Size	0.22 acres	0.22 acres	0.36 acres	0.256 acres
Other	None	None	None	None
Net Adjustment	--	+\$7,200	-\$18,920	-\$8,520
Adjusted Price	--	\$357,200	\$323,080	\$416,480

* Sold 1 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 bedroom -\$3000, SqFt +\$5200, garage +\$5000. Cute and adorable cottage-style home in an established area. Sweet open beam ceilings throughout this unique home! There is a Warm and Welcoming feeling, when you enter the front door. The living room has opened beamed ceilings and a wood burning fireplace. The open beams follow throughout the bedrooms and dining area. The kitchen has a Retro Feel with stainless steel and butcher block counters! This home is perfect for someone who has a teen, a friend, a family member who wants some privacy. There are 2 Bedrooms and 1 Bathroom upon entering, and find another lovely 2 Bedroom and 1 Bathroom with a spacious living area. A perfect Multi Generational possibility. Or just a separate living area for Visiting Guests. There is lots of attic storage, and good sized garage. The backyard is almost 1/4 acre and ready for gardens and playtime! Located in the excellent San Juan School District. This home is unique and special and you will recognize this at once! It's the perfect place to call HOME...
- Sold 2** Price adjusted for SqFt -\$4920, lot size -\$14000. Exceptional opportunity for one very lucky buyer! This home has a deep front yard with the potential of great Curb-Appeal, a nice floor plan, and a huge backyard.... formal living room with fireplace and picture window overlooking a very private backyard, nice size kitchen with a cozy breakfast area, a formal dining room, and a large den... Bedrooms are spacious and bright. Large RV or boat access and a detached two car garage. Sought after area close to Del Paso County Club, Town & Country Village, multiple parks, shopping, Trader Joe's, employment centers and easy HWY access. This fixer is a must see for any Buyer looking for value.
- Sold 3** Price adjusted for SqFt +\$10080, garage +\$5000, lot size -\$3600, pool -\$20000. Well cared for starter home in Country Club Estates. Features include granite kitchen w/oak cabinetry, access to garage and backyard. Living room rock fireplace w/electric insert, spacious bedrooms w/cedar lined closet, ADA compliant bathroom, Primary bath has dual sinks & shower stall, Primary bedroom has sliding glass door to a parklike backyard setting w/sunken doughboy pool, new cover, several trees, covered patios and shed. Long driveway, 1 car garage, metal Mansart roof.

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	\$385,000	\$385,000
Sales Price	\$375,000	\$375,000
30 Day Price	\$360,000	--
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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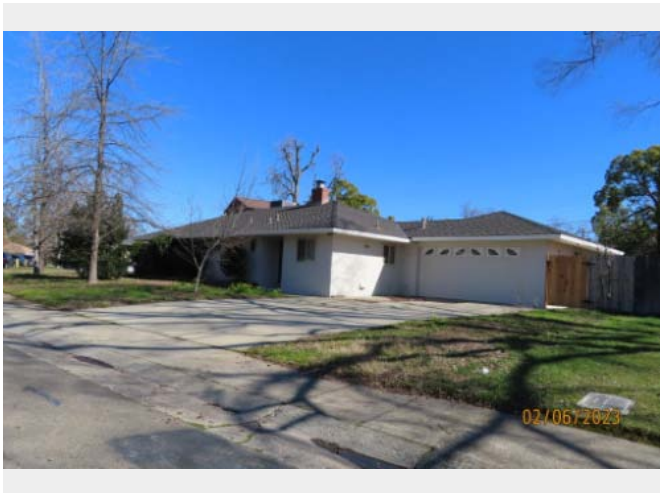
Subject Photos



Front



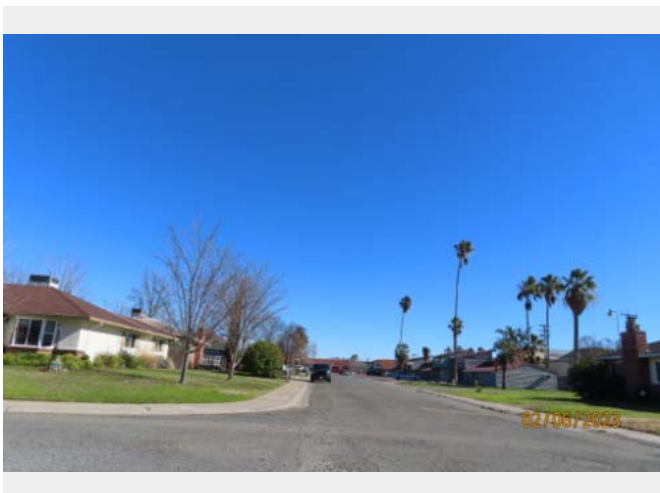
Address Verification



Side



Side



Street

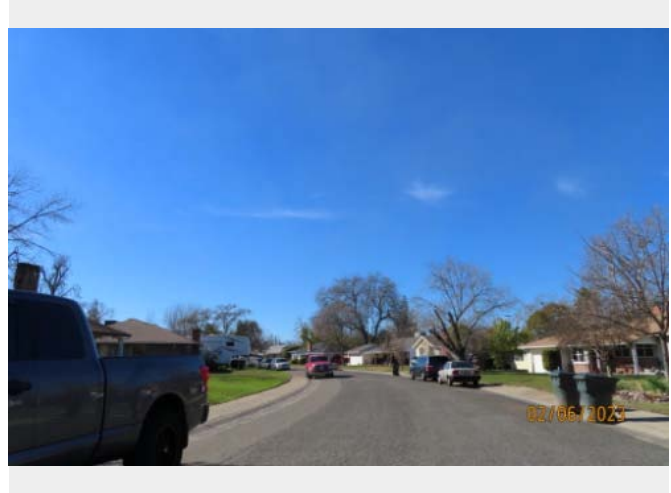


Street

Subject Photos



Street



Street



Other



Other

Listing Photos

L1 2944 Connie Dr
Sacramento, CA 95815



Front

L2 2430 Pennland Dr
Sacramento, CA 95825



Front

L3 2365 Rainbow Ave
Sacramento, CA 95821



Front

Sales Photos

S1 2560 Wright St
Sacramento, CA 95821



Front

S2 2740 Carson Way
Sacramento, CA 95821



Front

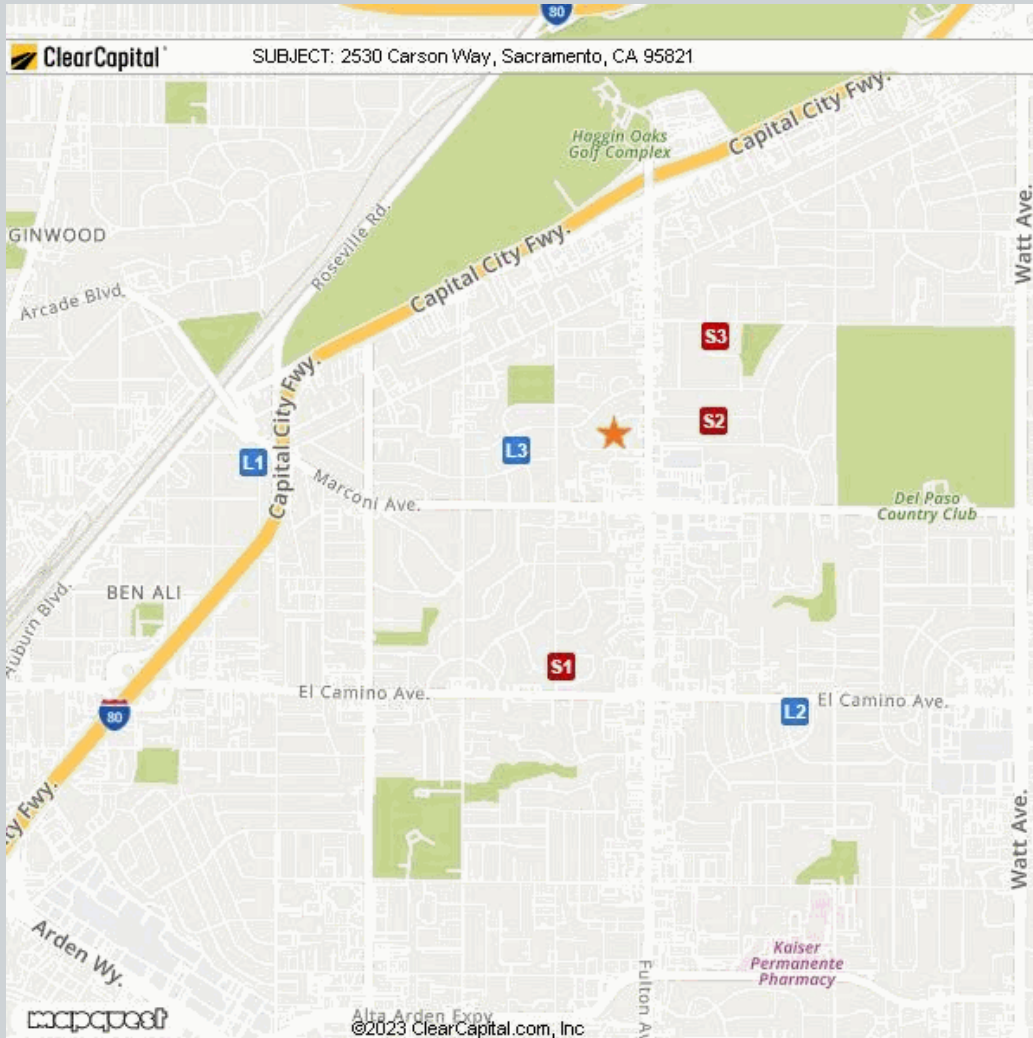
S3 3150 Rubicon Way
Sacramento, CA 95821



Front

ClearMaps Addendum

Address ★ 2530 Carson Way, Sacramento, CALIFORNIA 95821
Loan Number 52446 **Suggested List** \$385,000 **Suggested Repaired** \$385,000 **Sale** \$375,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2530 Carson Way, Sacramento, California 95821	--	Parcel Match
L1 Listing 1	2944 Connie Dr, Sacramento, CA 95815	0.97 Miles ¹	Parcel Match
L2 Listing 2	2430 Pennland Dr, Sacramento, CA 95825	0.89 Miles ¹	Parcel Match
L3 Listing 3	2365 Rainbow Ave, Sacramento, CA 95821	0.26 Miles ¹	Parcel Match
S1 Sold 1	2560 Wright St, Sacramento, CA 95821	0.64 Miles ¹	Parcel Match
S2 Sold 2	2740 Carson Way, Sacramento, CA 95821	0.27 Miles ¹	Parcel Match
S3 Sold 3	3150 Rubicon Way, Sacramento, CA 95821	0.38 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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.

Report Instructions - cont.

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.

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	6.96 miles	Date Signed	02/06/2023

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.