

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	3172 Stanford Lane, El Dorado Hills, CALIFORNIA 95762	Order ID	8714363	Property ID	34136079
Inspection Date	04/27/2023	Date of Report	04/27/2023		
Loan Number	53387	APN	125122015000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	El Dorado		

Tracking IDs

Order Tracking ID	04.26.23 BPO Request	Tracking ID 1	04.26.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	AARON ROEDER	Condition Comments The subject property is in average visible condition, no visible damages.
R. E. Taxes	\$4,788	
Assessed Value	\$451,673	
Zoning Classification	Residential	
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 The subject property is located in well established neighborhood. Price has been going down due to high mortgage rates and increased availability of listings on the market.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$519000 High: \$1328000	
Market for this type of property	Decreased 5 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3172 Stanford Lane	3516 Cabrito Dr	3021 Youngs Ct	3193 Ranken Pl
City, State	El Dorado Hills, CALIFORNIA	El Dorado Hills, CA	El Dorado Hills, CA	El Dorado Hills, CA
Zip Code	95762	95762	95762	95762
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.74 ¹	0.73 ¹	0.71 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$749,000	\$685,000	\$799,000
List Price \$	--	\$749,000	\$685,000	\$799,000
Original List Date		03/14/2023	03/23/2023	03/29/2023
DOM · Cumulative DOM	-- · --	27 · 44	5 · 35	20 · 29
Age (# of years)	44	24	60	35
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	2 Stories Ranch	2 Stories Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,014	2,190	2,105	1,823
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 3	4 · 3 · 1	4 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Pool - Yes
Lot Size	0.26 acres	0.26 acres	0.33 acres	0.25 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** Set against the backdrop of Serrano in El Dorado Hills is this move in ready home within view of the access to the nature trails that meander throughout this beautiful region. Featuring 3 bedrooms plus a den or optional 4th bedroom, 3 full baths, both formal and casual living spaces and a 3-car garage. Vaulted ceilings and expansive windows enhance the natural light throughout the day. The spacious kitchen features a dining bar and dining area, extensive cabinetry and stunning granite counters. The upstairs primary suite retreat offers a walk-in closet, shower surround, soaking tub and double vanity. A private back yard is complete with a putting green, mature shade trees and backs to Serrano common area for your enjoyment of the natural habitat. The Serrano lifestyle offers over 17 miles of hiking, walking, and biking trails, with many parks and playgrounds and areas for exploring in nature. This home is close to top rated schools, the library and has easy access to freeways, shopping and dining venues. Welcome home to Serrano.
- Listing 2** This beautiful and unique property located at the end of a cul-de-sac has so much to offer, including a difficult-to-find separate free-standing guest unit with a full bathroom and kitchenette, perfect for accommodating guests or for use as a rental unit for additional income. The large lot has plenty of room for parking, including RV or boat parking behind the fence! The main house itself boasts an updated kitchen and bathrooms, providing modern and comfortable living spaces. The large storage shed on the property provides plenty of storage for all your outdoor equipment and tools. And for those who love farm-to-table living, this property even includes a chicken coop, perfect for keeping chickens and collecting fresh eggs daily. Enjoy outdoor living at its finest with the property's outdoor kitchen, ideal for entertaining guests and hosting summer barbecues. The best part? NO HOA or Mello-Roos! Don't miss out on the opportunity to own this amazing property, offering both comfort and convenience in a prime El Dorado Hills location. Come see everything this property has to offer!
- Listing 3** Gorgeous and updated single story on a huge quarter of an acre lot in the highly desirable neighborhood of Stonegate. Open and spacious great room with soaring ceilings and cozy gas fireplace. Wood floor throughout. STUNNING kitchen with white cabinets, granite counter tops, farmhouse sink and stainless appliances. Remodeled master bathroom with double sinks, and double closets. The backyard oasis has sparkling pool/spa with covered patio, RV/boat parking and plenty of artificial turf! Low maintenance front and backyard, newer fencing and 3 car garage.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3172 Stanford Lane	810 Mount Ranier Way	2832 Stephens Ln	3344 Besana Dr
City, State	El Dorado Hills, CALIFORNIA	El Dorado Hills, CA	El Dorado Hills, CA	El Dorado Hills, CA
Zip Code	95762	95762	95762	95762
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.79 ¹	0.82 ¹	0.73 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$708,000	\$769,000	\$745,000
List Price \$	--	\$708,000	\$769,000	\$745,000
Sale Price \$	--	\$690,000	\$769,000	\$738,200
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	03/20/2023	03/29/2023	04/17/2023
DOM · Cumulative DOM	-- · --	189 · 273	6 · 37	12 · 34
Age (# of years)	44	36	53	24
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	2 Stories Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,014	1,948	1,712	1,754
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2	4 · 2	3 · 2
Total Room #	8	8	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 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	0.26 acres	0.29 acres	0.26 acres	0.18 acres
Other	None	None	None	None
Net Adjustment	--	-\$27,360	-\$9,920	+\$13,400
Adjusted Price	--	\$662,640	\$759,080	\$751,600

* 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 bathroom +\$3000, SqFt +\$2640, garage -\$5000, lot size -\$3000, pool -\$25000. Welcome home! Home was just updated in January, 2023 including: Kitchen that has granite counters, updated cabinets and SS appliances. Welcome to this gorgeous neighborhood! Terrific 4 bedroom and 2 bath home with a 3 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, an in-ground pool, and great opportunity for adding personal touches. Don't miss this incredible opportunity.
- Sold 2** Price adjusted for bathroom +\$3000, SqFt +\$12080, pool -\$25000. This fabulous contemporary home has been remodeled and sits on a gorgeous wooded and private setting. The resort like backyard features a built in pool with solar, outdoor kitchen, lush landscaping with special lighting, lawn area and extensive covered and uncovered patios for grand entertaining. The great room overlook the kitchen and dining area and features vaulted ceiling, fireplace and sliding doors that overlooks the splendor of the outdoors. The gourmet kitchen boasts a center island, granite slab counters, stainless steel appliances and a gas cooktop. The oversized bonus room could be a possible 4th bedroom. No HOA dues and no Mello Roos. Must see this special property.
- Sold 3** Price adjusted for bedroom +\$5000, bathroom +\$3000, SqFt +\$10400, age -\$8000, garage -\$5000, lot size +\$8000. SINGLE story in SERRANO! This 1754 square foot home features 3 bedrooms, 2 bathrooms and a 3-car garage in the gated community of Serrano. The beautiful, open kitchen has been updated with new cabinets, backsplash, appliances, countertops and lighting. Other improvements include new flooring, baseboards and bathroom countertops/sinks. The kitchen/family room combination is perfect for entertaining and everyday use. Private backyard with patio. Easy to walk to elementary, middle, high schools along with parks, trails and the library. Welcome home to 3344 Besana Drive!

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	\$715,000	\$715,000
Sales Price	\$700,000	\$700,000
30 Day Price	\$680,000	--
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



Front



Address Verification



Side



Side



Side

Subject Photos



Street



Street



Street



Other



Other

Listing Photos

L1 3516 Cabrito Dr
El Dorado Hills, CA 95762



Front

L2 3021 Youngs Ct
El Dorado Hills, CA 95762



Front

L3 3193 Ranken Pl
El Dorado Hills, CA 95762



Front

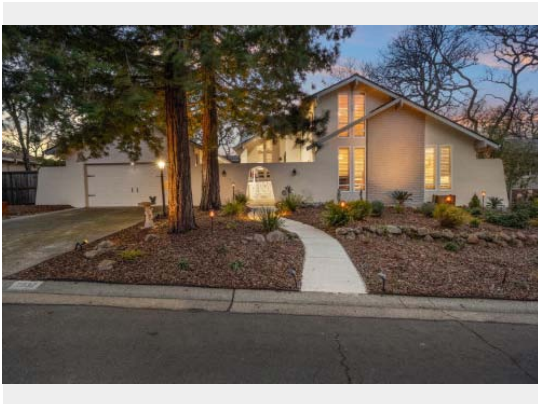
Sales Photos

S1 810 Mount Ranier Way
El Dorado Hills, CA 95762



Front

S2 2832 Stephens Ln
El Dorado Hills, CA 95762



Front

S3 3344 Besana Dr
El Dorado Hills, CA 95762



Front

ClearMaps Addendum

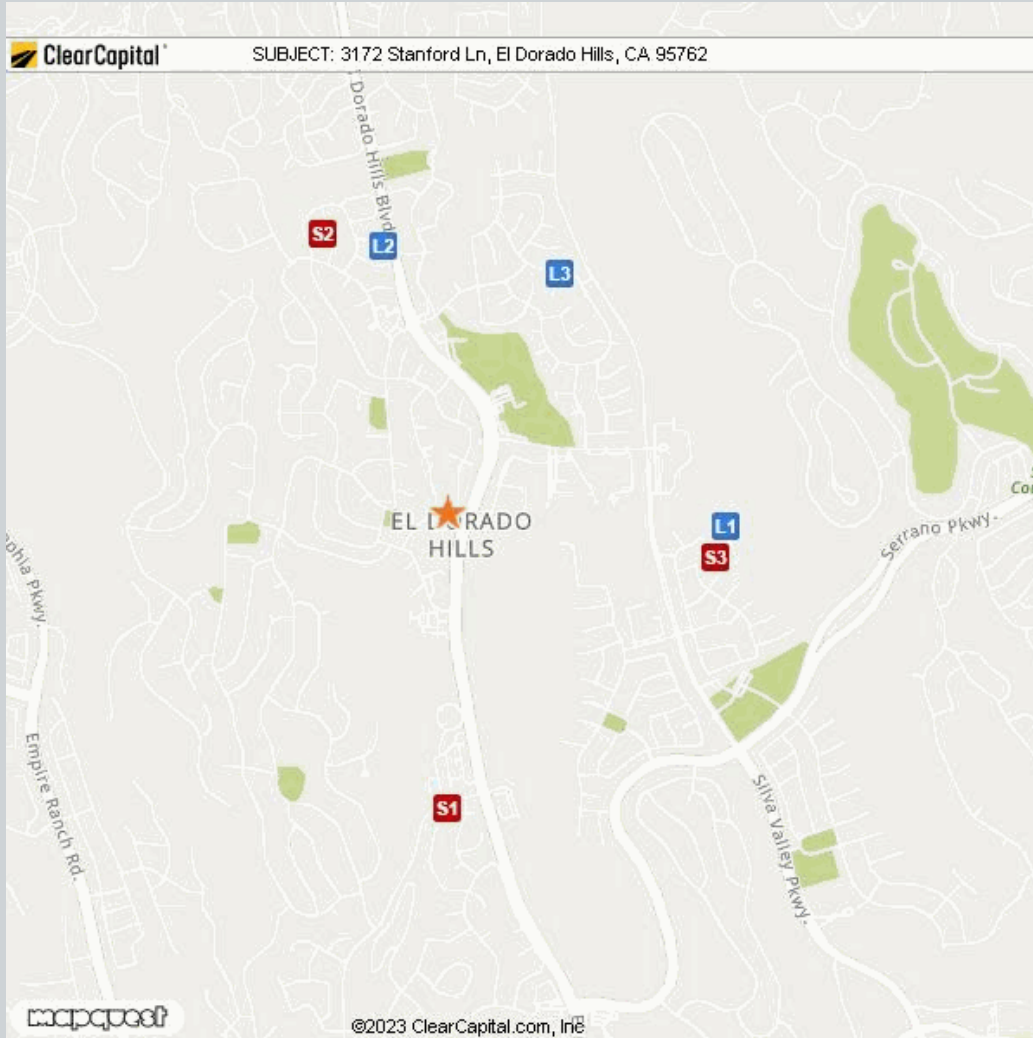
Address ★ 3172 Stanford Lane, El Dorado Hills, CALIFORNIA 95762

Loan Number 53387

Suggested List \$715,000

Suggested Repaired \$715,000

Sale \$700,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3172 Stanford Lane, El Dorado Hills, California 95762	--	Parcel Match
L1 Listing 1	3516 Cabrito Dr, El Dorado Hills, CA 95762	0.74 Miles ¹	Parcel Match
L2 Listing 2	3021 Youngs Ct, El Dorado Hills, CA 95762	0.73 Miles ¹	Parcel Match
L3 Listing 3	3193 Ranken Pl, El Dorado Hills, CA 95762	0.71 Miles ¹	Parcel Match
S1 Sold 1	810 Mount Ranier Way, El Dorado Hills, CA 95762	0.79 Miles ¹	Parcel Match
S2 Sold 2	2832 Stephens Ln, El Dorado Hills, CA 95762	0.82 Miles ¹	Parcel Match
S3 Sold 3	3344 Besana Dr, El Dorado Hills, CA 95762	0.73 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.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

Report Instructions - cont.

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	14.34 miles	Date Signed	04/27/2023

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.