

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	8102 Clarion Circle, Antelope, CALIFORNIA 95843	Order ID	8718125	Property ID	34145264
Inspection Date	04/29/2023	Date of Report	05/01/2023		
Loan Number	53414	APN	20309800420000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs

Order Tracking ID	04.28.23 BPO Request	Tracking ID 1	04.28.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	SANDRA SHONTS	Condition Comments The subject property is in average visible condition, no visible damages.
R. E. Taxes	\$3,800	
Assessed Value	\$319,473	
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	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: \$383900 High: \$526500	
Market for this type of property	Decreased 26 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	8102 Clarion Circle	5312 Tyler St	4784 Bucknell Ct	4767 River College Dr
City, State	Antelope, CALIFORNIA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95843	95842	95841	95841
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	3.89 ¹	4.77 ¹	4.70 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$365,000	\$359,000	\$399,000
List Price \$	--	\$365,000	\$359,000	\$399,000
Original List Date		04/06/2023	04/04/2023	04/13/2023
DOM · Cumulative DOM	-- · --	24 · 25	2 · 27	6 · 18
Age (# of years)	34	42	46	46
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	1,090	1,157	1,107	1,279
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.10 acres	0.173 acres	0.08 acres	0.09 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** This home located in a cul-de-sac with easy access to the freeway offers an open floor plan with a spacious living room with cathedral ceilings and a wood burning fireplace, a dining room off of the updated kitchen containing granite counters, newer appliances, and bar seating. There are 2 good sized bedrooms and 2 full baths. The primary suite has plenty of storage with a walk in closet and built-ins. Head to the extra large backyard with plenty of room for relaxing, complete with a shed for storage. Don't miss out on your opportunity to own this well cared for move in ready home!
- Listing 2** Welcome to this charming Streng Brothers designed half-plex located just 1/4 mile from American River College. The home is perfect for the first time home buyer or investor looking for a great opportunity. The association includes two pools, tennis courts, basketball court and a play ground in a park setting. HOA dues are only \$300 a year. The roof is brand new March 2023 and includes warranty
- Listing 3** Welcome to this Streng Brothers mid-century modern two bed, two bath home in River College Square! This updated home flaunts new carpet, updated hall & master bath, some kitchen updates, updated fixtures & hardware, and a 1 year new roof & solar! Step inside and you'll be greeted by a spacious entry featuring original features; an atrium, vaulted ceilings, and large skylight that floods the space with natural light. The open concept living and dining area is perfect for entertaining or just relaxing by the fireplace for a cozy night in! The spacious master bedroom offers a serene retreat with an en-suite bathroom. The second bedroom is also generously sized and perfect for a guest room or home office. Step outside to a private outdoor space that is ready for your finishing touches! Imagine designing a lush garden filled with colorful flowers and plants to enjoy year round or extend the patio for an outdoor entertaining space. This community offers a swimming pool, basketball court, tennis court, and playground for little ones. Another phenomenal feature of this community is the Neighbors Helping Neighbors program where your community pitches in and volunteers to help out! Conveniently located just minutes away from parks, stores, American River College, and more!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	8102 Clarion Circle	3533 Treleaven Ct	4014 Beaver Creek Ct	4045 Beaver Creek Ct
City, State	Antelope, CALIFORNIA	Antelope, CA	Antelope, CA	Antelope, CA
Zip Code	95843	95843	95843	95843
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.85 ¹	0.87 ¹	0.86 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$355,000	\$349,000	\$330,000
List Price \$	--	\$355,000	\$349,000	\$330,000
Sale Price \$	--	\$390,000	\$355,000	\$330,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/07/2022	09/12/2022	12/15/2022
DOM · Cumulative DOM	-- · --	7 · 39	10 · 64	18 · 48
Age (# of years)	34	42	37	37
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	1,090	940	876	1,192
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 1	3 · 2
Total Room #	5	5	5	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.10 acres	0.1022 acres	0.1242 acres	0.1314 acres
Other	None	None	None	None
Net Adjustment	--	+\$6,000	+\$9,140	-\$5,220
Adjusted Price	--	\$396,000	\$364,140	\$324,780

* 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 SqFt +\$6000. This cozy halfplex features 2 bedroom, 2 bath, master bedroom with walk in closets. Fireplace in the living dining combo. Pantry, workshop bench, and cabinets in garage. Near shopping and Center High School.
- Sold 2** Price adjusted for bathroom +\$3000, SQFt +\$8560, lot size -\$2420. Adorable and affordable! Two-bedroom, one bath half plex with attached single car garage with lots of storage. Both bedrooms feature access to large back yard. One bedroom features a transom window adding an abundance of light to the space. Efficient kitchen with stainless appliances, and dining bar. Durable laminate flooring. Great neighborhood on street with a cul-de-sac. Near N Country school, parks, and shopping. This one's a keeper.
- Sold 3** Price adjusted for bedroom -\$3000, SqFt -\$4080, garage +\$5000, lot size -\$3140. This charming home sits on a quiet court. Room for possible RV/ boat parking or home garden. Garage has been converted into a large 3rd bedroom. Tons of additional storage room in the attic. Lots of street parking as well. Close to schools, shopping and parks. Don't miss your chance to see this home before its gone!

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	\$375,000	\$375,000
Sales Price	\$365,000	\$365,000
30 Day Price	\$355,000	--
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. Forced to increase sale date over 6 month, and radius up to 5 miles to find comparable comps,. Only few available half-plexes on the market in this area.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Side



Side



Street

Subject Photos



Street



Street



Street



Street



Other



Other

Listing Photos

L1 5312 Tyler St
Sacramento, CA 95842



Front

L2 4784 Bucknell Ct
Sacramento, CA 95841



Front

L3 4767 River College Dr
Sacramento, CA 95841



Front

Sales Photos

S1 3533 Treleven Ct
Antelope, CA 95843



Front

S2 4014 Beaver Creek Ct
Antelope, CA 95843



Front

S3 4045 Beaver Creek Ct
Antelope, CA 95843



Front

ClearMaps Addendum

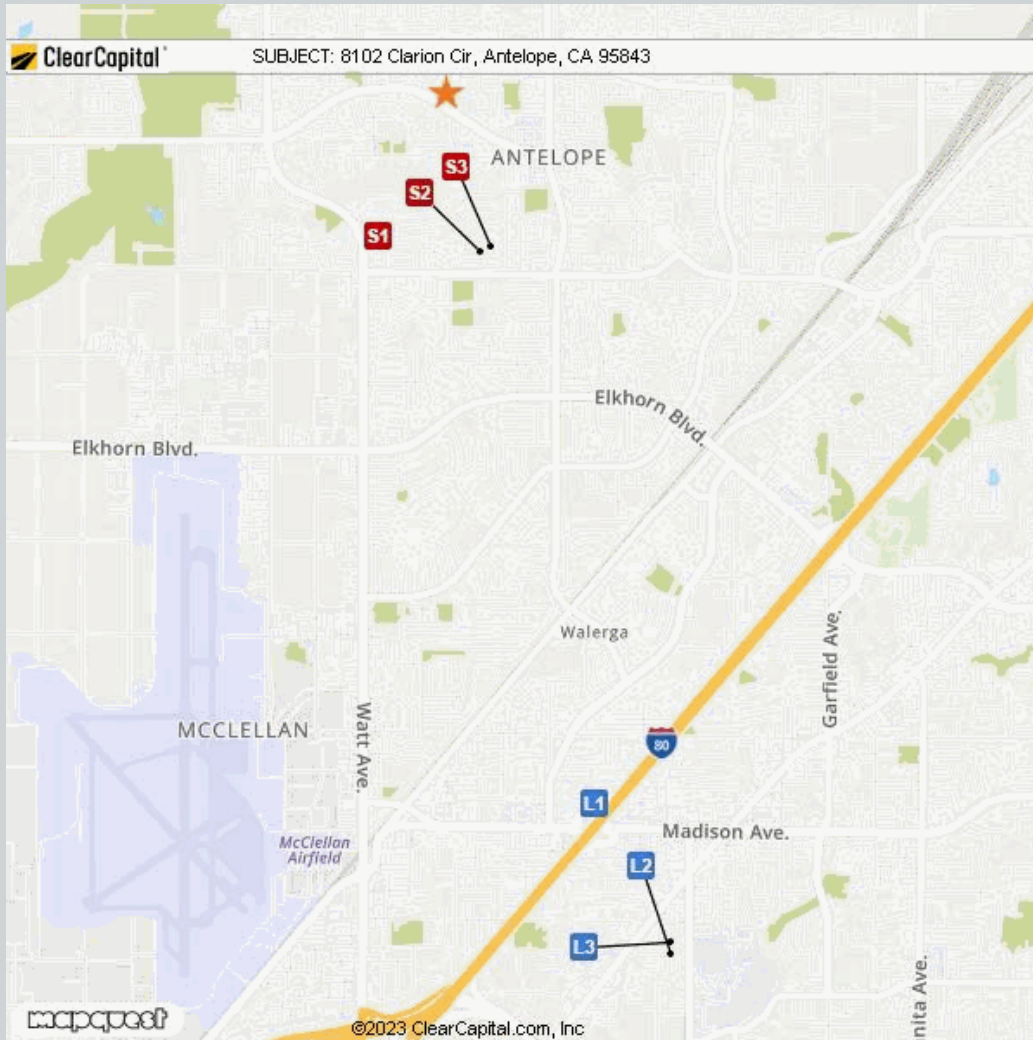
Address ★ 8102 Clarion Circle, Antelope, CALIFORNIA 95843

Loan Number 53414

Suggested List \$375,000

Suggested Repaired \$375,000

Sale \$365,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8102 Clarion Circle, Antelope, California 95843	--	Parcel Match
L1 Listing 1	5312 Tyler St, Sacramento, CA 95842	3.89 Miles ¹	Parcel Match
L2 Listing 2	4784 Bucknell Ct, Sacramento, CA 95841	4.77 Miles ¹	Parcel Match
L3 Listing 3	4767 River College Dr, Sacramento, CA 95841	4.70 Miles ¹	Parcel Match
S1 Sold 1	3533 Treleaven Ct, Antelope, CA 95843	0.85 Miles ¹	Parcel Match
S2 Sold 2	4014 Beaver Creek Ct, Antelope, CA 95843	0.87 Miles ¹	Parcel Match
S3 Sold 3	4045 Beaver Creek Ct, Antelope, CA 95843	0.86 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	1.90 miles	Date Signed	04/30/2023

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.