

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	3278 Country Club Drive, Shingle Springs, CALIFORNIA 95682	Order ID	8718125	Property ID	34145263
Inspection Date	04/28/2023	Date of Report	05/01/2023		
Loan Number	53415	APN	082014001000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	El Dorado		

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	RAMON SOTO	Condition Comments Property is in fair condition. Faces busy thoroughfare and backs to Freeway. This will reduce desirability and value. Abandoned vehicles in side yard; exterior is in poor condition.
R. E. Taxes	\$4,787	
Assessed Value	\$310,975	
Zoning Classification	Residential 0	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$45,000	
Estimated Interior Repair Cost	\$25,000	
Total Estimated Repair	\$70,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Rural hilly area with oak, manzanita and properties lacking fully landscaped yards. Soil is clay and hard pan. Many trees make it difficult for grass to grow.
Local Economy	Slow	
Sales Prices in this Neighborhood	Low: \$365,000 High: \$615,000	
Market for this type of property	Decreased 15 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3278 Country Club Drive	2828 Waverly Dr	3025 Cambridge Rd #B	3749 Sudbury Rd
City, State	Shingle Springs, CALIFORNIA	Cameron Park, CA	Cameron Park, CA	Cameron Park, CA
Zip Code	95682	95682	95682	95682
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.56 ¹	2.11 ¹	0.63 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$679,000	\$495,000	\$729,000
List Price \$	--	\$619,000	\$495,000	\$689,000
Original List Date		10/27/2022	03/23/2023	01/31/2023
DOM · Cumulative DOM	-- · --	168 · 186	17 · 39	61 · 90
Age (# of years)	45	38	44	50
Condition	Fair	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Neutral ; Adjacent to Park	Neutral ; Residential	Neutral ; Residential
View	Adverse ; Other	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Contemporary	1 Story Ranch	1 Story Contemporary	1 Story Post and Pier
# Units	1	1	1	1
Living Sq. Feet	2,110	2,176	2,076	2,024
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	3 · 2	3 · 3
Total Room #	8	7	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.36 acres	.23 acres	.12 acres	.41 acres
Other	Backs to Freeway, Frontage is Busy Thoroughfa	Interior Street	Fixer on Interior Street	Woodsy with Stream Under Pier and Post Proper

* 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.

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

Listing 1 Remodeled and updated. Walk to Cameron Park Lake and Public Park. This is a probate property but turnkey. Neighborhood private lake access and clubhouse without expense of HOA. Compared to subject, this is much more appealing.

Listing 2 Located on busy thoroughfare. As is sale; death on property in 2022 being sold by trust. Fixer will not qualify for FHA Financing due to repairs needed. Compared to subject, this is much more appealing.

Listing 3 Post and Pier construction; Stream flows beneath structure. No garage (carport only). Wooded area surrounds structure. Compared to subject, this property is much more appealing.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	3278 Country Club Drive	2703 Sterling Way	3921 Archwood Rd	2859 Wentworth Rd
City, State	Shingle Springs, CALIFORNIA	Cameron Park, CA	Cameron Park, CA	Cameron Park, CA
Zip Code	95682	95682	95682	95682
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.80 ¹	0.94 ¹	1.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$570,000	\$575,000	\$550,000
List Price \$	--	\$635,000	\$575,000	\$550,000
Sale Price \$	--	\$615,000	\$577,500	\$555,000
Type of Financing	--	Fha	Private Investor	Conventional
Date of Sale	--	04/03/2023	03/28/2023	02/17/2023
DOM · Cumulative DOM	-- · --	89 · 125	5 · 70	2 · 21
Age (# of years)	45	45	44	46
Condition	Fair	Average	Average	Average
Sales Type	--	Fair Market Value	Investor	Fair Market Value
Location	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Adverse ; Other	Neutral ; Residential	Neutral ; Woods	Neutral ; Residential
Style/Design	2 Stories Contemporary	2 Stories Contemporary	1 Story Custom Built	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,110	2,046	2,010	1,943
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	2 · 2	3 · 2
Total Room #	8	8	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	Pool - Yes	--	--
Lot Size	.36 acres	.24 acres	.47 acres	.31 acres
Other	Backs to Freeway, Frontage is Busy Thoroughfa	Remodeled with pool on interior street.	Propane Wooded corner lot	Turnkey
Net Adjustment	--	-\$185,000	-\$150,000	-\$135,000
Adjusted Price	--	\$430,000	\$427,500	\$420,000

* Sold 3 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** Built in pool. Interior lot completely fenced for pool safety.. Remodeled. Granite counters in kitchen. Beautiful property much more appealing than subject.
- Sold 2** Custom Home; sprawling corner lot with lots of privacy. Interior lot. Two bedroom with dining/living room combination; spacious open floor plan. Location makes this much more appealing than subject.
- Sold 3** Security system; interior lot; newly landscaped with rerouted concrete drainage. Hardwood flooring upgrade. Dual pane windows throughout; pellet stove. Compared to subject this property is much more appealing.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Property was last sold in 2013 for \$268,000. The property sold prior to that as a short sale.			
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	\$420,000	\$485,000
Sales Price	\$420,000	\$465,000
30 Day Price	\$420,000	--
Comments Regarding Pricing Strategy		
Property is in an adverse area and backs to major highway and frontage is main thoroughfare off freeway exit. Busy and loud traffic. Property is a major fixer (from exterior) with broken down vehicles viewed from street.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	Subject condition is the cause of the variance. Broker believes the subject is in fair condition while the prior report assumed average condition for the property. 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



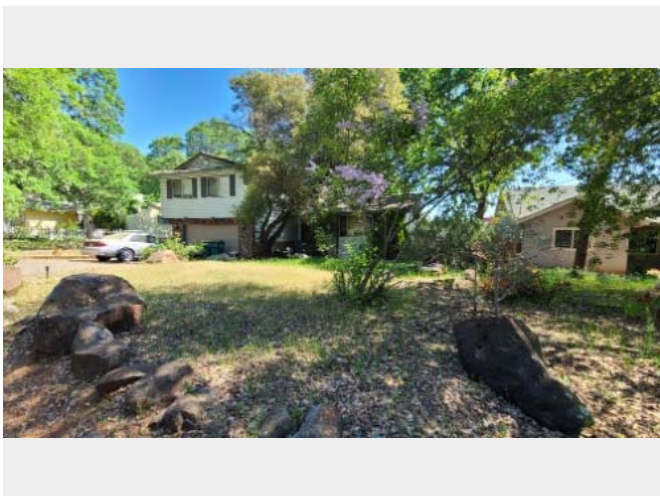
Address Verification



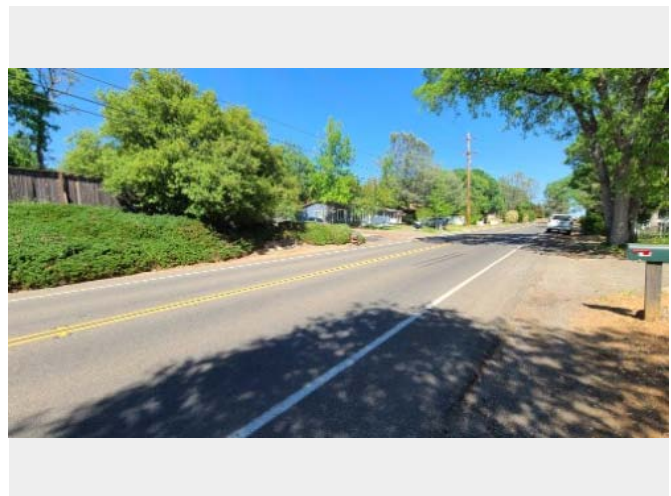
Address Verification



Side

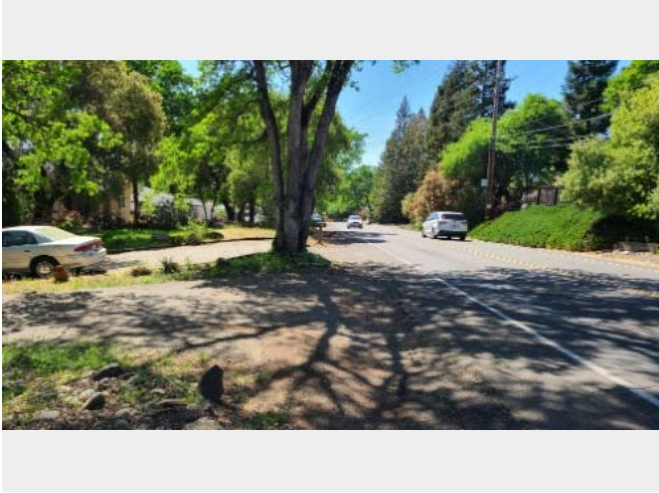


Side



Street

Subject Photos



Street

Listing Photos

L1 2828 Waverly Dr
Cameron Park, CA 95682



Front

L2 3025 Cambridge Rd #b
Cameron Park, CA 95682



Front

L3 3749 Sudbury Rd
Cameron Park, CA 95682



Front

Sales Photos

S1 2703 Sterling Way
Cameron Park, CA 95682



Front

S2 3921 Archwood Rd
Cameron Park, CA 95682



Front

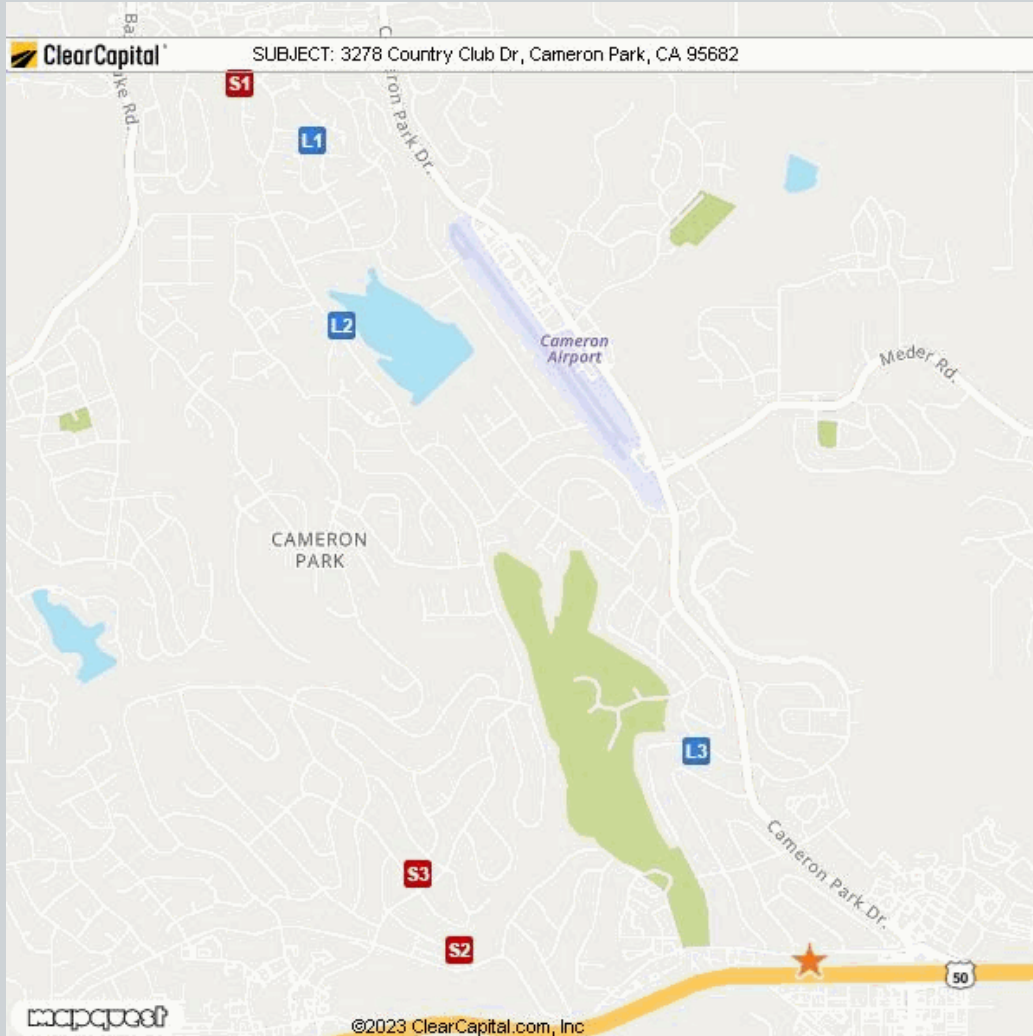
S3 2859 Wentworth Rd
Cameron Park, CA 95682



Front

ClearMaps Addendum

Address ★ 3278 Country Club Drive, Shingle Springs, CALIFORNIA 95682
Loan Number 53415 **Suggested List** \$420,000 **Suggested Repaired** \$485,000 **Sale** \$420,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3278 Country Club Drive, Shingle Springs, California 95682	--	Parcel Match
L1 Listing 1	2828 Waverly Dr, Shingle Springs, CA 95682	2.56 Miles ¹	Parcel Match
L2 Listing 2	3025 Cambridge Rd #B, Shingle Springs, CA 95682	2.11 Miles ¹	Parcel Match
L3 Listing 3	3749 Sudbury Rd, Shingle Springs, CA 95682	0.63 Miles ¹	Parcel Match
S1 Sold 1	2703 Sterling Way, Shingle Springs, CA 95682	2.80 Miles ¹	Parcel Match
S2 Sold 2	3921 Archwood Rd, Shingle Springs, CA 95682	0.94 Miles ¹	Parcel Match
S3 Sold 3	2859 Wentworth Rd, Shingle Springs, CA 95682	1.07 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	Sharon Kulbacki	Company/Brokerage	Broker
License No	01100328	Address	18520 Empire St Plymouth CA 95669-0932
License Expiration	12/29/2026	License State	CA
Phone	9167055715	Email	sharonkulbacki@yahoo.com
Broker Distance to Subject	14.22 miles	Date Signed	05/01/2023

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.