

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	8141 Molokai Way, Fair Oaks, CALIFORNIA 95628	Order ID	8758891	Property ID	34219080
Inspection Date	05/26/2023	Date of Report	05/26/2023		
Loan Number	53768	APN	24901010060000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs					
Order Tracking ID	05.26.23 BPO Request	Tracking ID 1	05.26.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

		Condition Comments
Owner	PHYLLIS M BEALL	The subject property is in average visible condition, no visible damages.
R. E. Taxes	\$2,700	
Assessed Value	\$91,728	
Zoning Classification	Residential RD-5	
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	Suburban	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: \$443600 High: \$726800	
Market for this type of property	Decreased 5 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	8141 Molokai Way	5401 Greenbrier Way	8155 Oahu Dr	8542 Fairmont Way
City, State	Fair Oaks, CALIFORNIA	Fair Oaks, CA	Fair Oaks, CA	Fair Oaks, CA
Zip Code	95628	95628	95628	95628
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.32 ¹	0.07 ¹	1.02 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$439,000	\$529,950	\$425,000
List Price \$	--	\$439,000	\$529,950	\$425,000
Original List Date		03/09/2023	05/19/2023	05/18/2023
DOM · Cumulative DOM	-- · --	1 · 78	7 · 7	3 · 8
Age (# of years)	53	63	65	36
Condition	Average	Average	Good	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	1,146	1,169	1,237	1,092
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	4 · 2	3 · 1 · 2
Total Room #	5	5	6	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	Attached 4 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.23 acres	0.24 acres	0.21 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** Welcome to the Greenbrier Glen community in Fair Oaks. This 3-bedroom, 2-bathroom ranch-style starter home sits on an open .23-acre corner lot with many possibilities to add an ADU, RV storage with easy access, or a new pool. The home features new flooring, partially painted interior walls, partially newer dual-pane windows, recently remodeled bathrooms (2), new doors, newly replaced insulation in walls and attic, and a 4-year-old roof. It's conveniently located close to shopping, highly rated schools, numerous amenities, and easy access to main streets and highways. It's ready for your personal touches!
- Listing 2** Completely renovated with New Kitchen Cabinetry and Countertops, New Flooring, New Paint and Trim, Renovated Bathrooms, New Tankless Gas Water Heater and more! This a nice 4-bedroom, 2-baths Fair Oaks home with RV Access. Take advantage of SB-9 and utilize the large lot to build an ADU or a Guest House here. FHA and VA Buyers are welcome. Hurry! It will not last!
- Listing 3** One story charmer in desirable neighborhood with many neighbors making upgrades and improvements! Three bedroom, one bath with large two car garage + 576 sq. ft., detached and permitted second garage with bath plumbed and permitted - A.D.U. potential! Home has covered front under majestic shade tree, covered rear deck off bedroom, dual pane windows, original hardwood floors + new interior paint, including kitchen cabinets, newer water heater and high quality roof with lots of remaining life. Additional R.V. access driveway has landscape separation and two covered parking areas on the way to second garage/shop or A.D.U. Good sized lot has garden area and sheds. Sooo much here! come take a look today!

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	8141 Molokai Way	4943 Buena Vista Ave	8175 Waikiki Dr	5319 Maui Way
City, State	Fair Oaks, CALIFORNIA	Fair Oaks, CA	Fair Oaks, CA	Fair Oaks, CA
Zip Code	95628	95628	95628	95628
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.60 ¹	0.25 ¹	0.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$510,000	\$550,000	\$449,000
List Price \$	--	\$510,000	\$550,000	\$449,000
Sale Price \$	--	\$493,000	\$550,000	\$452,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	02/17/2023	05/17/2023	04/20/2023
DOM · Cumulative DOM	-- · --	57 · 106	3 · 55	8 · 21
Age (# of years)	53	61	67	64
Condition	Average	Average	Good	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	1,146	1,032	1,400	930
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	4 · 2	3 · 1
Total Room #	5	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	--	--	--	--
Lot Size	0.17 acres	0.38 acres	0.23 acres	0.28 acres
Other	None	None	None	None
Net Adjustment	--	-\$16,240	-\$41,560	+\$4,040
Adjusted Price	--	\$476,760	\$508,440	\$456,040

* 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** Price adjusted for bathroom -\$3000, SqFt +\$4560, age +\$3200, lot size -\$21000. Located in a heavily sought-after mature neighborhood of Fair Oaks, this single story home sits on an over 16,000sf private lot featuring two driveways, an attached garage, RV pad and large detached workshop. Updates include HVAC package unit in 2020 and a 50-year dim shingle roof in 2003. Excellent location towards the end of a dead-end road within walking distance to Bella Vista High School and close to multiple parks and recreation areas.
- Sold 2** Price adjusted for bedroom -\$3000, bathroom -\$3000, SqFt -\$10160, age +\$5600, lot size -\$6000, condition -\$25000. Welcome to this gorgeous and comfortable, 4 bedroom, 2 bath, single story home, which underwent a complete remodel in 2018. Since then, further updates include the installation of a new roof and gutters in 2019, new LVP flooring in 2021, and the addition of a new AC unit, furnace, ducting in 2022, and new interior paint in 2023, ensuring that you have a comfortable and efficient living space that you can move right into. The fully landscaped front and back yards have been thoughtfully designed, providing a beautiful outdoor space for relaxation, entertainment, and gardening. Multiple fruit trees include Meyer lemon, lime, mandarin, grapes, blackberries, blueberries, strawberries, fig, & nectarine. Possible RV parking behind the fence on one side. And for additional storage needs, there is a large storage shed located in the back of the property. No detail has been overlooked in this stunning home, offering modern and updated features and systems throughout. Don't miss out on the opportunity to own this beautiful home, perfectly situated less than a mile from amenities such as coffee shops, restaurants, & Fair Oaks Park with the Farmers Market there! Come experience all that this wonderful property has to offer!
- Sold 3** Price adjusted for SqFt +\$8640, age +\$4400, garage +\$2000, lot size -\$11000. Good things come in small packages! What a treasure and find this charming home is, offering so much inside and out. Ideal Fair Oaks location and great curb appeal is only the beginning. Manicured front landscaping with mature shrubs and trees with spacious driveway. Open the custom front door and see what awaits you. Walk into this beautiful wall of light with the view of the extensive rear yard. Updated windows & fixtures plus crown molding offer a finished look. Functional floorplan with laundry area at one end of the kitchen with cabinetry. Large window over kitchen sink brings the outside in with an added passthrough for ease. Remodeled full bathroom with decorative mirror. Rear yard is exceptional with covered patio for entertaining and a pad for hot tub. Large & private lot with many trees and lawn area. Lots of room for kids and grown up toys too with possible RV access to the left of the garage. Come and see this great opportunity.

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	\$470,000	\$470,000
Sales Price	\$457,000	\$457,000
30 Day Price	\$435,000	--
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



Side



Side

Subject Photos



Street



Street



Other



Other

Listing Photos

L1 5401 Greenbrier Way
Fair Oaks, CA 95628



Front

L2 8155 Oahu Dr
Fair Oaks, CA 95628



Front

L3 8542 Fairmont Way
Fair Oaks, CA 95628



Front

Sales Photos

S1 4943 Buena Vista Ave
Fair Oaks, CA 95628



Front

S2 8175 Waikiki Dr
Fair Oaks, CA 95628



Front

S3 5319 Maui Way
Fair Oaks, CA 95628



Front

ClearMaps Addendum

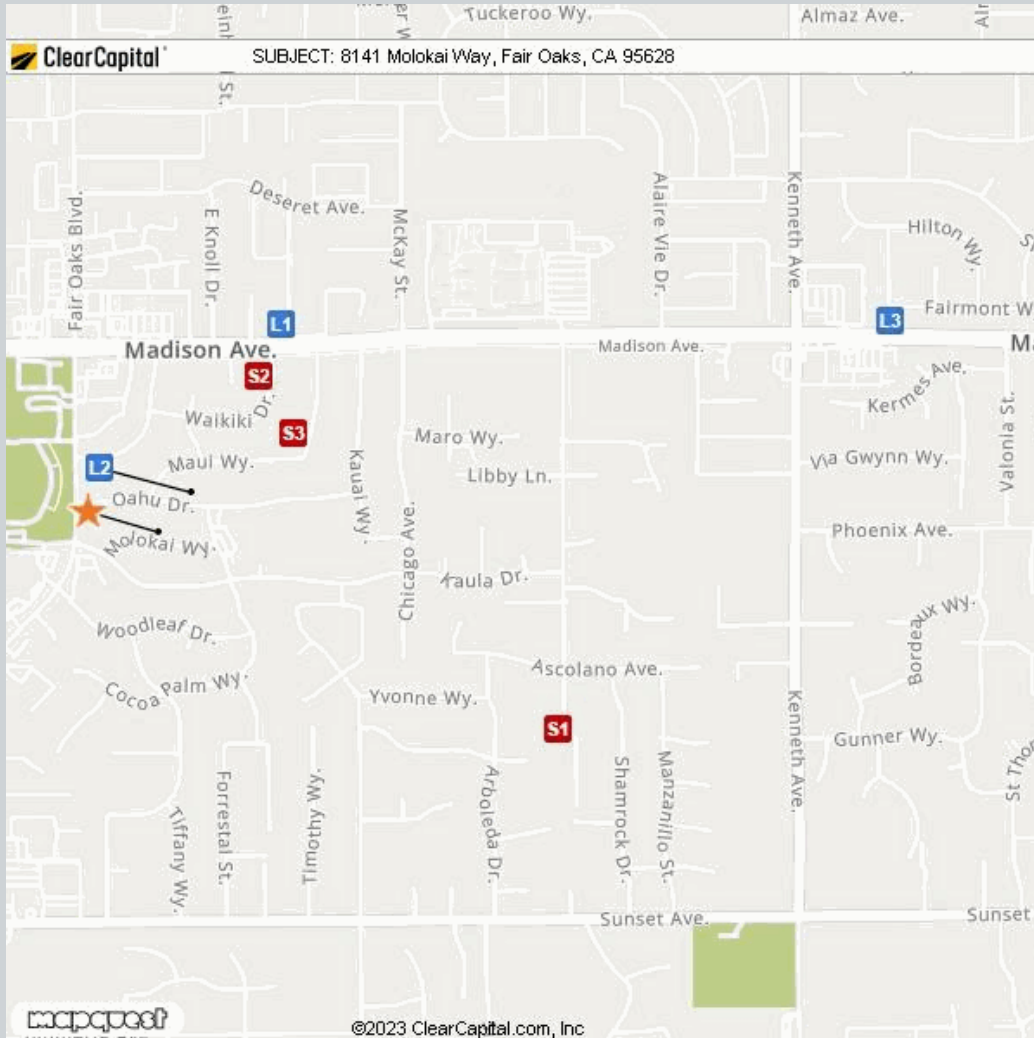
Address ★ 8141 Molokai Way, Fair Oaks, CALIFORNIA 95628

Loan Number 53768

Suggested List \$470,000

Suggested Repaired \$470,000

Sale \$457,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8141 Molokai Way, Fair Oaks, California 95628	--	Parcel Match
L1 Listing 1	5401 Greenbrier Way, Fair Oaks, CA 95628	0.32 Miles ¹	Parcel Match
L2 Listing 2	8155 Oahu Dr, Fair Oaks, CA 95628	0.07 Miles ¹	Parcel Match
L3 Listing 3	8542 Fairmont Way, Fair Oaks, CA 95628	1.02 Miles ¹	Parcel Match
S1 Sold 1	4943 Buena Vista Ave, Fair Oaks, CA 95628	0.60 Miles ¹	Parcel Match
S2 Sold 2	8175 Waikiki Dr, Fair Oaks, CA 95628	0.25 Miles ¹	Parcel Match
S3 Sold 3	5319 Maui Way, Fair Oaks, CA 95628	0.22 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	5.52 miles	Date Signed	05/26/2023

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.