

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	2937 Hunt Drive, Rancho Cordova, CA 95670	Order ID	8805654	Property ID	34315480
Inspection Date	06/27/2023	Date of Report	06/27/2023		
Loan Number	53806	APN	07201730100000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs

Order Tracking ID	06.27.23 BPO Request p3	Tracking ID 1	06.27.23 BPO Request p3
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	HOWARD I FEGARSKY	Condition Comments The subject property is in average visible condition, no visible damages.
R. E. Taxes	\$1,291	
Assessed Value	\$107,985	
Zoning Classification	Residential RD 5	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
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: \$236500 High: \$608750	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2937 Hunt Drive	2712 Barbera Way	10553 Mills Acres Cir	2605 Moretto Ct
City, State	Rancho Cordova, CA	Rancho Cordova, CA	Rancho Cordova, CA	Rancho Cordova, CA
Zip Code	95670	95670	95670	95670
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.28 ¹	0.34 ¹	0.42 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$349,900	\$385,000	\$399,999
List Price \$	--	\$349,900	\$385,000	\$399,999
Original List Date		05/03/2023	06/02/2023	06/21/2023
DOM · Cumulative DOM	-- · --	7 · 55	6 · 25	6 · 6
Age (# of years)	66	68	60	68
Condition	Good	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	1,064	1,000	990	1,078
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.1442 acres	0.12 acres	0.1451 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** This Rancho Cordova home is located in close proximity to parks, shopping, restaurants, schools and public transportation. Updates within the last 10 years include new kitchen countertops with bright white cabinets; granite countertops with tile backsplash; stainless steel appliances and laminate and tile flooring. Come take a look today.
- Listing 2** Welcome to 10553 Mills Acres Drive, a charming home nestled in the heart of Rancho Cordova. When you drive up you will be greeted by a large and fully fenced front yard, providing security for you, your loved ones and your pets. It is ideal for outdoor activities, gardening, or just enjoying the fresh air. Upon entering the home, you'll immediately notice the tastefully updated kitchen with quartz countertops and stainless steel appliances. The owner has done extensive work on the home over the years including updated plumbing, replacing the sewer line, replacing the HVAC unit and adding insulation throughout for energy efficiency and a comfortable indoor environment all year round. Moving towards the rear of the property, you'll find a fenced backyard with a patio that offers a private retreat. This versatile space is perfect for hosting gatherings or just relaxing under the sun. Don't miss this opportunity to own a very well maintained property in Rancho Cordova at a fantastic price.
- Listing 3** This charming mid-century home awaits YOU! This welcoming home is tucked away in a tranquil Cul-De-Sac on a large lot. Its inviting, open layout greets you! There's 3 spacious BRs & 2 Full BAs. New AC was installed last year & new roof installed just 4 years ago! Also there are dual-pane windows & ceiling fans throughout for comfort. The HUGE backyard = endless possibilities! ++ the space is perfect for unwinding & entertaining. It could easily accommodate a pool, spa, your boat, RV, & all your toys. Further expand the living space with a possible ADU. The wide driveway provides room for all your vehicles. This home has tons of potential, with a little TLC, it will shine! This is an incredible opportunity you don't want to miss! Nearby Hagan Park is breathtakingly beautiful & the American River & the trail goes through the park for even more relaxation & enjoyment. Folsom lake & beaches are nearby too for recreation. There's also farmers markets nearby - 2 local ones to choose from (Sunrise & Soil Born). Centrally located near schools, employers, shopping, highways, and easy access to SacRT/ public transportation/ light rail. In Rancho Cordova you will also find parks/ splash parks/ dog parks, & the local 4th of July parade & carnival in town. Come and SEE today!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2937 Hunt Drive	2709 Aramon Dr	2941 Ne Grayson Way	2905 Grayson Way
City, State	Rancho Cordova, CA	Rancho Cordova, CA	Rancho Cordova, CA	Rancho Cordova, CA
Zip Code	95670	95670	95670	95670
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.34 ¹	0.05 ¹	0.12 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$340,000	\$377,000	\$379,000
List Price \$	--	\$340,000	\$377,000	\$379,000
Sale Price \$	--	\$372,000	\$400,000	\$402,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	04/17/2023	05/19/2023	06/05/2023
DOM · Cumulative DOM	-- · --	10 · 39	4 · 36	1 · 21
Age (# of years)	66	68	65	66
Condition	Good	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	1,064	1,120	1,093	1,064
Bdrm · Bths · ½ Bths	3 · 1	4 · 2	3 · 1	3 · 1
Total Room #	5	6	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.1391 acres	0.16 acres	0.19 acres
Other	None	None	None	None
Net Adjustment	--	-\$4,240	+\$840	-\$5,000
Adjusted Price	--	\$367,760	\$400,840	\$397,000

* 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 bedroom -\$3000, bathroom -\$3000, SqFt -\$2240, garage +\$4000. Charming home on HUGE lot! Freshly painted inside and out and professionally cleaned carpets and interior! Offering 4 bedrooms and 2 baths and a spacious and bright living, dining, and kitchen! Enjoy your expansive backyard with room to garden, add a pool, and host BBQ's in the Spring and Summer months ahead! So much opportunity to add your personal touch and make it your own! Located on a quiet street near Rancho Cordova Elementary and Federspiel Park not to mention just minutes from shops and dining and easy access to Highway 50. Priced to sell. Come see it today!
- Sold 2** Price adjusted for SqFt -\$1160, garage +\$4000, lot size -\$2000. Move-in ready home with RV access in an established neighborhood. Pool size backyard with room to still have a garden and shed. This home has a cozy fireplace perfect for the chilly nights. The home has been freshly painted and has a newer stove, dishwasher and refrigerator. This home is perfect for a first time home owner.
- Sold 3** Price adjusted for lot size. Don't miss the opportunity to own this attractive single-story home close to shopping, schools, parks, and minutes from freeway access. The dining room and living room are combined and offer a fireplace. The kitchen has granite counters. Ceiling fans help with keeping this house cool. An inviting front and backyard with lots of beautiful fruit trees (tangerines, cherries, pomegranates, apples, peaches, apricots, grapes, plums, pears.).

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	\$395,000	\$395,000
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



Front



Address Verification



Side



Side



Street

Subject Photos



Street



Street



Street



Other



Other

Listing Photos

L1 2712 Barbera Way
Rancho Cordova, CA 95670



Front

L2 10553 Mills Acres Cir
Rancho Cordova, CA 95670



Front

L3 2605 Moretto Ct
Rancho Cordova, CA 95670



Front

Sales Photos

S1 2709 Aramon Dr
Rancho Cordova, CA 95670



Front

S2 2941 NE Grayson Way
Rancho Cordova, CA 95670



Front

S3 2905 Grayson Way
Rancho Cordova, CA 95670



Front

ClearMaps Addendum

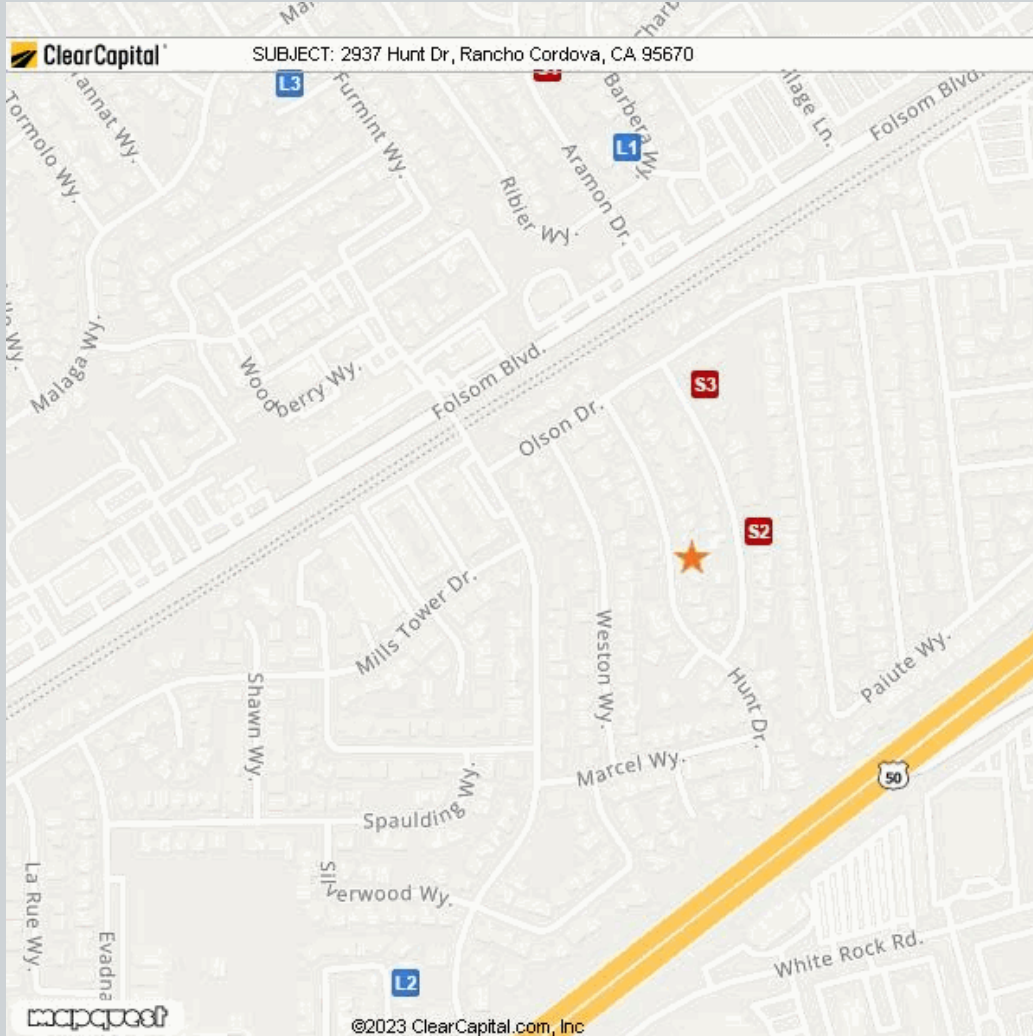
Address ★ 2937 Hunt Drive, Rancho Cordova, CA 95670

Loan Number 53806

Suggested List \$395,000

Suggested Repaired \$395,000

Sale \$375,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2937 Hunt Drive, Rancho Cordova, CA 95670	--	Parcel Match
L1 Listing 1	2712 Barbera Way, Rancho Cordova, CA 95670	0.28 Miles ¹	Parcel Match
L2 Listing 2	10553 Mills Acres Cir, Rancho Cordova, CA 95670	0.34 Miles ¹	Parcel Match
L3 Listing 3	2605 Moretto Ct, Rancho Cordova, CA 95670	0.42 Miles ¹	Parcel Match
S1 Sold 1	2709 Aramon Dr, Rancho Cordova, CA 95670	0.34 Miles ¹	Parcel Match
S2 Sold 2	2941 Ne Grayson Way, Rancho Cordova, CA 95670	0.05 Miles ¹	Parcel Match
S3 Sold 3	2905 Grayson Way, Rancho Cordova, CA 95670	0.12 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	8.58 miles	Date Signed	06/27/2023

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.