

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	305 Withington Avenue, Rio Linda, CALIFORNIA 95673	Order ID	8763610	Property ID	34225624
Inspection Date	05/31/2023	Date of Report	05/31/2023		
Loan Number	53821	APN	21403000120000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs

Order Tracking ID	05.31.23 BPO Request	Tracking ID 1	05.31.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	DAVID R RUGER	Condition Comments The subject property is in average visible condition, no visible damages.
R. E. Taxes	\$4,593	
Assessed Value	\$273,408	
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

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: \$346500 High: \$710000	
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	305 Withington Avenue	6406 Camelot	6341 Elkhorn Manor Dr	6625 4th Ave
City, State	Rio Linda, CALIFORNIA	Rio Linda, CA	Rio Linda, CA	Rio Linda, CA
Zip Code	95673	95673	95673	95673
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.41 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$385,000	\$429,000	\$415,000
List Price \$	--	\$385,000	\$429,000	\$415,000
Original List Date		04/26/2023	05/21/2023	05/30/2023
DOM · Cumulative DOM	-- · --	8 · 35	6 · 10	0 · 1
Age (# of years)	37	62	26	58
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	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,198	1,385	1,268	1,039
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 2	2 · 2
Total Room #	5	5	5	4
Garage (Style/Stalls)	Attached 2 Car(s)	None	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	0.15 acres	0.13 acres	0.0964 acres	0.2847 acres
Other	None	None	None	None

* Listing 3 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 3-4 bedroom, ranch style home, features ALL NEW PLUMBING, new water heater, new laminate flooring and interior was freshly painted. Garage was converted into large room with it's own private entrance. 1,384 sq.ft. of total living space per previous owners. Would make a great office or extra family room/bedroom. Dual pane windows, whole house fan, ceiling fans, inside laundry room. Beautiful kitchen w stainless appliances. Comp shingle roof was professionally installed five years ago. Plenty of room on side yard for toys/large sheds/ smart car/ motorcycles. Fenced in back/front yard. One block from new Starbucks/Rite Aid and mini mall with grocery store, eateries. Close to Parks.
- Listing 2** Welcome to a rare fully updated turnkey home. This charming 3 bedroom, 2 bath home has a large size family room with a cozy fireplace. Both bathrooms are remodeled with new vanities, flooring, and fixtures. The updated kitchen features granite countertops, stainless steel appliances, and led lighting. There is new durable laminate flooring throughout, fresh interior paint and a brand new roof! The vast backyard provides privacy since there is no back neighbor. The property is located in the highly desirable Rio Linda area close to shopping, restaurants, transportation, and many other amenities. The refrigerator, washer, and dryer will be included to make this property move-in ready.
- Listing 3** What a cutie! Fully Remodeled in 2022, It is situated on over a quarter of an acre with a brand new Everything!! Extra large concrete RV access from front to backyard poured in 2022. 6 car wide driveway, 2 tool sheds, a garden area, fruit trees and lots of room for the kids and pets. Don't miss the indoor laundry and the half bath in the garage, and the hot tub. With, Parks, Groceries, gym and fast food within 1/2 a mile radius, You really can have it ALL. READ LESS

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	305 Withington Avenue	300 Quadra Ave	221 Jubilee Way	6738 W 2nd St
City, State	Rio Linda, CALIFORNIA	Rio Linda, CA	Rio Linda, CA	Rio Linda, CA
Zip Code	95673	95673	95673	95673
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.18 ¹	0.40 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$389,000	\$420,000	\$397,000
List Price \$	--	\$389,000	\$420,000	\$397,000
Sale Price \$	--	\$385,000	\$420,000	\$400,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	02/14/2023	05/26/2023	05/24/2023
DOM · Cumulative DOM	-- · --	20 · 85	3 · 60	3 · 20
Age (# of years)	37	43	42	36
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	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,198	1,302	1,196	1,367
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	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	0.15 acres	0.13 acres	0.18 acres	0.14 acres
Other	None	None	None	None
Net Adjustment	--	+\$240	-\$3,000	-\$6,760
Adjusted Price	--	\$385,240	\$417,000	\$393,240

* 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 -\$4160, age +\$2400, lot size +\$2000. Rio Linda charmer features an open concept floor plan flowing with natural light! The home opens to a spacious great room and kitchen with vaulted ceilings, skylights, and adequate room for a dining area. Bright and airy kitchen offers granite counters, ample storage, island with dining bar, and newer appliances. 3 comfortable bedrooms, and 2 full baths including the primary en-suite. This wonderful home sits on a great lot with space for rv/boat storage. Enjoy morning coffee on the front deck porch in the fully-fenced yard. The inviting backyard is perfect for al fresco dining under the covered patio. Low maintenance landscaping with artificial turf in the backyard. Located on a quiet family street within blocks of Starbucks, grocery stores, school, parks, and more!
- Sold 2** Price adjusted for lot size. Single Story Home with Large Detached Workshop. Centrally located on a quiet street and surrounded by: Elementary & High Schools; Beautiful parks & recreation areas; & just a block away from grocery, restaurants & Starbucks! Enjoy easy access to Sacramento International Airport & Endless North Natomas shopping, eats & entertainment. Situated on a sizeable lot, this home features: Open layout w/ vaulted ceilings including high windows for natural light; Kitchen w/ dining space & Stainless steel appliances; Updated bathrooms; Covered patio; Dual pane windows; Fireplace & mantle; Ceiling fans; & Water purification systems w/ 5 stage filtration. Recent Updates include: Beautiful laminate floors, Light fixtures; Complete Re-plumbing +/- 3 years ago, & Workshop roof recently replaced.
- Sold 3** Price adjusted SQFt -\$6760. This charming home has been well maintained. Low maintenance front yard with beautiful flowers, wonderful size backyard with covered patio to enjoy the summer. The inside is ready for you to make it the color and style all your own. The living room could be used as a 4th bedroom, it has a closet and doors for privacy. Close to schools and shopping.

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	\$415,000	\$415,000
Sales Price	\$395,000	\$395,000
30 Day Price	\$385,000	--
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



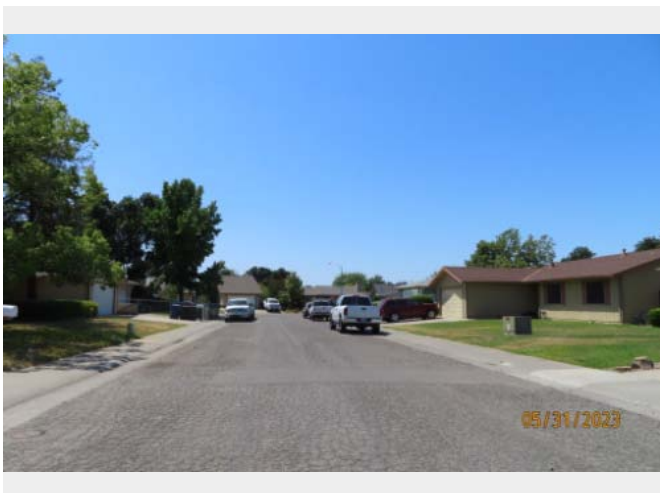
Address Verification



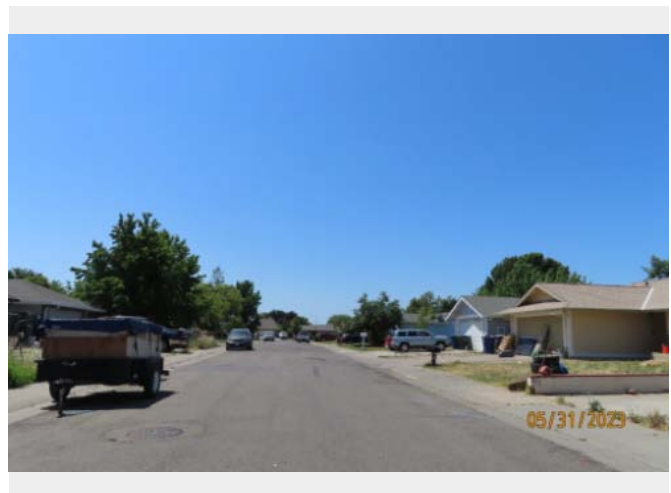
Side



Side

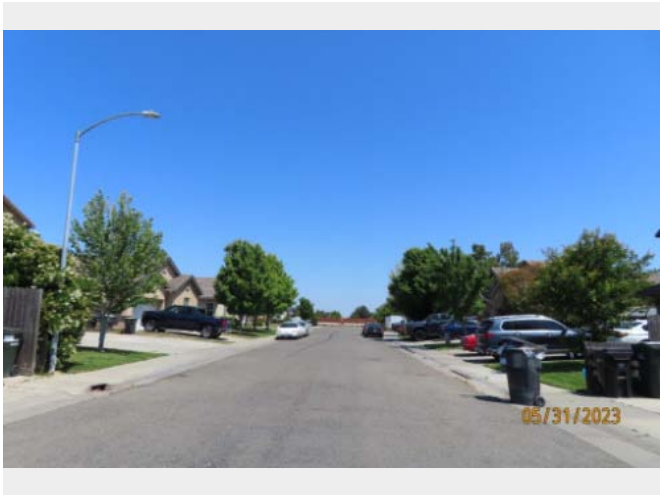


Street

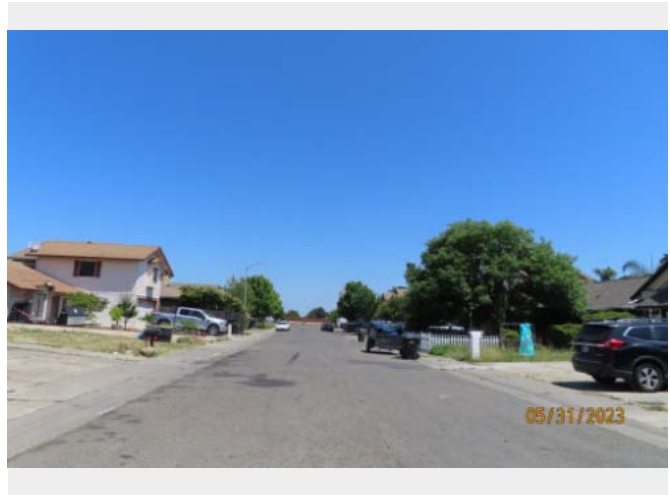


Street

Subject Photos



Street



Street



Other



Other

Listing Photos

L1 6406 Camelot
Rio Linda, CA 95673



Front

L2 6341 Elkhorn Manor Dr
Rio Linda, CA 95673



Front

L3 6625 4th Ave
Rio Linda, CA 95673



Front

Sales Photos

S1 300 Quadra Ave
Rio Linda, CA 95673



Front

S2 221 Jubilee Way
Rio Linda, CA 95673



Front

S3 6738 W 2nd St
Rio Linda, CA 95673



Front

ClearMaps Addendum

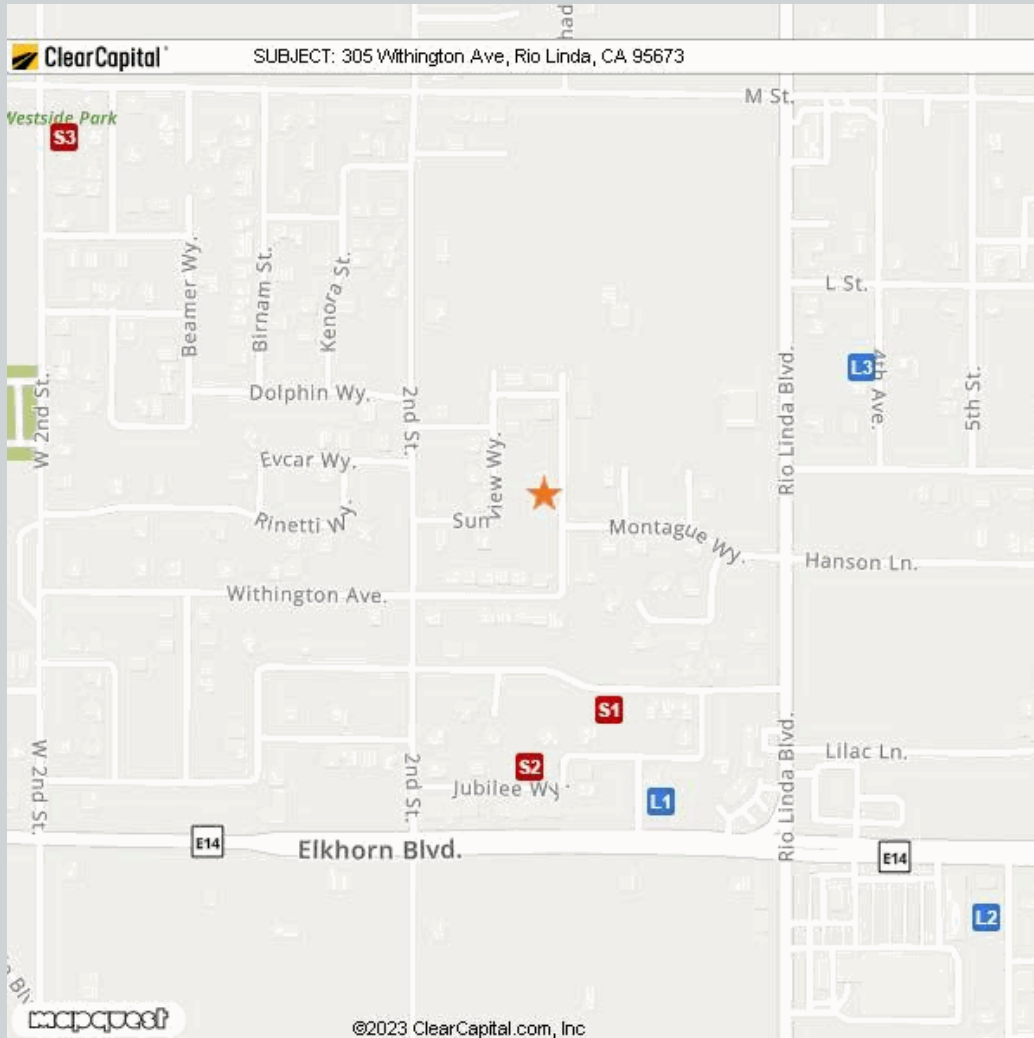
Address ★ 305 Withington Avenue, Rio Linda, CALIFORNIA 95673

Loan Number 53821

Suggested List \$415,000

Suggested Repaired \$415,000

Sale \$395,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	305 Withington Avenue, Rio Linda, California 95673	--	Parcel Match
L1	6406 Camelot, Rio Linda, CA 95673	0.22 Miles ¹	Parcel Match
L2	6341 Elkhorn Manor Dr, Rio Linda, CA 95673	0.41 Miles ¹	Parcel Match
L3	6625 4th Ave, Rio Linda, CA 95673	0.23 Miles ¹	Parcel Match
S1	300 Quadra Ave, Rio Linda, CA 95673	0.15 Miles ¹	Parcel Match
S2	221 Jubilee Way, Rio Linda, CA 95673	0.18 Miles ¹	Parcel Match
S3	6738 W 2nd St, Rio Linda, CA 95673	0.40 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	6.58 miles	Date Signed	05/31/2023

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.