

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.

|                        |  |                       |                |                    |          |
|------------------------|--|-----------------------|----------------|--------------------|----------|
| <b>Address</b>         | 7036 Cantel Way, North Highlands, CA 95660 | <b>Order ID</b>       | 8789498        | <b>Property ID</b> | 34289335 |
| <b>Inspection Date</b> | 06/16/2023                                 | <b>Date of Report</b> | 06/17/2023     |                    |          |
| <b>Loan Number</b>     | 54073                                      | <b>APN</b>            | 20001120020000 |                    |          |
| <b>Borrower Name</b>   | Breckenridge Property Fund 2016 LLC        | <b>County</b>         | Sacramento     |                    |          |

| Tracking IDs             |                      |                      |                      |  |  |
|--------------------------|----------------------|----------------------|----------------------|--|--|
| <b>Order Tracking ID</b> | 06.16.23 BPO Request | <b>Tracking ID 1</b> | 06.16.23 BPO Request |  |  |
| <b>Tracking ID 2</b>     | --                   | <b>Tracking ID 3</b> | --                   |  |  |

## General Conditions

|                                       |                  | Condition Comments  |
|---------------------------------------|------------------|---|
| <b>Owner</b>                          | AYANNA U SPIKES  | The subject property is in average visible condition, no visible damages. |
| <b>R. E. Taxes</b>                    | \$4,140          |   |
| <b>Assessed Value</b>                 | \$299,893        |   |
| <b>Zoning Classification</b>          | Residential RD-5 |   |
| <b>Property Type</b>                  | SFR              |   |
| <b>Occupancy</b>                      | Occupied         |   |
| <b>Ownership Type</b>                 | Fee Simple       |   |
| <b>Property Condition</b>             | Average          |   |
| <b>Estimated Exterior Repair Cost</b> | \$0              |   |
| <b>Estimated Interior Repair Cost</b> | \$0              |   |
| <b>Total Estimated Repair</b>         | \$0              |   |
| <b>HOA</b>                            | No               |   |
| <b>Visible From Street</b>            | Visible          |   |
| <b>Road Type</b>                      | Public           |   |

## Neighborhood & Market Data

|  |                                     | Neighborhood Comments  |
|--|-------------------------------------|--|
| <b>Location Type</b>                     | 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. |
| <b>Local Economy</b>                     | Stable                              |  |
| <b>Sales Prices in this Neighborhood</b> | Low: \$269000<br>High: \$527400     |  |
| <b>Market for this type of property</b>  | Decreased 4 % in the past 6 months. |  |
| <b>Normal Marketing Days</b>             | <30                                 |  |

## Current Listings

|                               | Subject               | Listing 1             | Listing 2 *           | Listing 3             |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Street Address</b>         | 7036 Cantel Way       | 3612 Owens Way        | 3817 Milton Way       | 6551 Channing Dr      |
| <b>City, State</b>            | North Highlands, CA   | North Highlands, CA   | North Highlands, CA   | North Highlands, CA   |
| <b>Zip Code</b>               | 95660                 | 95660                 | 95660                 | 95660                 |
| <b>Datasource</b>             | Public Records        | MLS                   | MLS                   | MLS                   |
| <b>Miles to Subj.</b>         | --                    | 0.21 <sup>1</sup>     | 0.38 <sup>1</sup>     | 0.69 <sup>1</sup>     |
| <b>Property Type</b>          | SFR                   | SFR                   | SFR                   | SFR                   |
| <b>Original List Price \$</b> | \$                    | \$405,000             | \$414,900             | \$388,999             |
| <b>List Price \$</b>          | --                    | \$405,000             | \$414,900             | \$388,999             |
| <b>Original List Date</b>     |                       | 01/19/2023            | 06/02/2023            | 06/07/2023            |
| <b>DOM · Cumulative DOM</b>   | -- · --               | 2 · 149               | 14 · 15               | 9 · 10                |
| <b>Age (# of years)</b>       | 66                    | 66                    | 66                    | 67                    |
| <b>Condition</b>              | Average               | Average               | Average               | Average               |
| <b>Sales Type</b>             | --                    | Fair Market Value     | Fair Market Value     | Fair Market Value     |
| <b>Location</b>               | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| <b>View</b>                   | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| <b>Style/Design</b>           | 1 Story Ranch         | 1 Story Ranch         | 1 Story Ranch         | 1 Story Ranch         |
| <b># Units</b>                | 1                     | 1                     | 1                     | 1                     |
| <b>Living Sq. Feet</b>        | 1,339                 | 1,152                 | 1,343                 | 1,272                 |
| <b>Bdrm · Bths · ½ Bths</b>   | 3 · 1                 | 3 · 2                 | 3 · 2                 | 4 · 2                 |
| <b>Total Room #</b>           | 6                     | 6                     | 6                     | 7                     |
| <b>Garage (Style/Stalls)</b>  | Attached 1 Car        | Attached 2 Car(s)     | Attached 2 Car(s)     | Attached 1 Car        |
| <b>Basement (Yes/No)</b>      | No                    | No                    | No                    | No                    |
| <b>Basement (% Fin)</b>       | 0%                    | 0%                    | 0%                    | 0%                    |
| <b>Basement Sq. Ft.</b>       | --                    | --                    | --                    | --                    |
| <b>Pool/Spa</b>               | --                    | --                    | --                    | --                    |
| <b>Lot Size</b>               | 0.17 acres            | 0.15 acres            | 0.2 acres             | 0.14 acres            |
| <b>Other</b>                  | None                  | None                  | None                  | None                  |

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Beautiful 3 bed, 2 bath home perfect for any family. Beautifully restored vintage gas stove with double ovens and griddle. Stainless steel sink. New windows and central heating and air put in around 4 years ago. All recessed lighting throughout the house. New paint, gutters and concrete walkways, driveway and patio. New garage door and opener. The back patio and barbecue area are covered with recessed lighting and fans. New solar powered rod iron fence with an electric gate, with remote openers. New glass shower doors and bathroom cabinet will be left for new buyer still in their boxes.
- Listing 2** Step into this remarkable property that presents three generously bedrooms, two bathrooms, and an enviable location. Nestled in a highly sought-after area, this residence ensures effortless access to a multitude of amenities, including schools, shopping centers, and recreational facilities. The dwelling is complemented by an expansive lot, offering abundant space for outdoor pursuits, gardening endeavors, or future expansions. What sets this home apart is its unwavering dedication to sustainability, exemplified by the incorporation of solar panels. By harnessing the sun's energy, these panels not only curtail energy expenses but also contribute to a greener, more environmentally conscious lifestyle. Embodying the perfect fusion of comfort, convenience, and eco-friendliness, this property presents an unparalleled opportunity.
- Listing 3** Don' miss this great opportunity, single story home with 4 bedrooms, 2 bath. Spacious Living room with kitchen and dining combination with a large back yard, tile floors. Long driveway provides extra space for RV parking. Great location! Close to schools, grocery stores, restaurants, gas station, post office, transportation.

## Recent Sales

|                               | Subject               | Sold 1                | Sold 2 *              | Sold 3                |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Street Address</b>         | 7036 Cantel Way       | 6732 Superior Dr      | 6724 Stoneman Dr      | 3666 Jonothan Way     |
| <b>City, State</b>            | North Highlands, CA   | North Highlands, CA   | North Highlands, CA   | North Highlands, CA   |
| <b>Zip Code</b>               | 95660                 | 95660                 | 95660                 | 95660                 |
| <b>Datasource</b>             | Public Records        | MLS                   | MLS                   | MLS                   |
| <b>Miles to Subj.</b>         | --                    | 0.47 <sup>1</sup>     | 0.46 <sup>1</sup>     | 0.14 <sup>1</sup>     |
| <b>Property Type</b>          | SFR                   | SFR                   | SFR                   | SFR                   |
| <b>Original List Price \$</b> | --                    | \$415,000             | \$380,000             | \$415,000             |
| <b>List Price \$</b>          | --                    | \$415,000             | \$380,000             | \$415,000             |
| <b>Sale Price \$</b>          | --                    | \$413,500             | \$380,000             | \$405,000             |
| <b>Type of Financing</b>      | --                    | Conventional          | Conventional          | Conventional          |
| <b>Date of Sale</b>           | --                    | 04/28/2023            | 05/26/2023            | 05/24/2023            |
| <b>DOM · Cumulative DOM</b>   | -- · --               | 32 · 98               | 17 · 49               | 5 · 28                |
| <b>Age (# of years)</b>       | 66                    | 66                    | 66                    | 66                    |
| <b>Condition</b>              | Average               | Average               | Average               | Average               |
| <b>Sales Type</b>             | --                    | Fair Market Value     | Fair Market Value     | Fair Market Value     |
| <b>Location</b>               | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| <b>View</b>                   | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| <b>Style/Design</b>           | 1 Story Ranch         | 1 Story Ranch         | 1 Story Ranch         | 1 Story Ranch         |
| <b># Units</b>                | 1                     | 1                     | 1                     | 1                     |
| <b>Living Sq. Feet</b>        | 1,339                 | 1,154                 | 1,221                 | 1,245                 |
| <b>Bdrm · Bths · ½ Bths</b>   | 3 · 1                 | 3 · 2                 | 3 · 1                 | 3 · 2                 |
| <b>Total Room #</b>           | 6                     | 6                     | 6                     | 6                     |
| <b>Garage (Style/Stalls)</b>  | Attached 1 Car        | Attached 2 Car(s)     | None                  | None                  |
| <b>Basement (Yes/No)</b>      | No                    | No                    | No                    | No                    |
| <b>Basement (% Fin)</b>       | 0%                    | 0%                    | 0%                    | 0%                    |
| <b>Basement Sq. Ft.</b>       | --                    | --                    | --                    | --                    |
| <b>Pool/Spa</b>               | --                    | --                    | --                    | --                    |
| <b>Lot Size</b>               | 0.17 acres            | 0.19 acres            | 0.16 acres            | 0.15 acres            |
| <b>Other</b>                  | None                  | None                  | None                  | None                  |
| <b>Net Adjustment</b>         | --                    | -\$600                | +\$7,720              | +\$5,760              |
| <b>Adjusted Price</b>         | --                    | \$412,900             | \$387,720             | \$410,760             |

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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 +\$7400, garage -\$3000, lot size -\$2000. Nestled in the desirable Larchmont neighborhood, this charming home has been updated with fresh paint and new carpet throughout, making it move-in ready. Situated on a large corner lot, this property offers endless possibilities for outdoor living, with a pool-sized yard and new fencing for added privacy. Inside, you'll find modern amenities, including an upgraded 200 amp electrical panel, a new solar system, and energy-efficient LED lighting throughout. The smart water heater and thermostat help to optimize energy usage, while the smart locks and security system provide an added layer of protection and convenience. The cozy living room features a new custom wood mantel and built-in bookshelves, creating a warm and inviting atmosphere perfect for relaxing with family and friends. The home also boasts RV access, perfect for those with an adventurous spirit who enjoy exploring new destinations. With all of these updates and features, this home is sure to impress. Don't miss your chance to make it your own at the new price!
- Sold 2** Price adjusted for SqFt +\$4720, garage +\$3000. Nicely updated home on a quiet, family friendly street! Plus a large back yard. A truly great buy for a first time home buyer (FHA okay!) or turn-key investor looking for an easy to manage property - Come see this beautiful and affordable home. This is a 3-4 bedroom with a converted garage into a bedroom. Don't miss out!!
- Sold 3** Price adjusted for bathroom -\$3000, SqFt +\$3760, garage +\$3000, lot size +\$2000. Single Family, new interior paint, new carpet, kitchen updated, garage converted to large room can be used for a bedroom, family room, game room, lots of possibilities. Master/Primary bedroom has sitting room area with outdoor access to covered patio. Ample room in backyard for kids to play, dog to roam. And ample room for built in swimming pool. 2 sheds in backyard for storage. Clean and ready move in.

## Subject Sales & Listing History

|  |                            |                        |                                 |               |                    |                     |               |
|--|----------------------------|------------------------|---------------------------------|---------------|--------------------|---------------------|---------------|
| <b>Current Listing Status</b>                      | Not Currently Listed       |                        | <b>Listing History Comments</b> |               |                    |                     |               |
| <b>Listing Agency/Firm</b>                         |                            |                        | Not listed in Last 12 Months.   |               |                    |                     |               |
| <b>Listing Agent Name</b>                          |                            |                        |                                 |               |                    |                     |               |
| <b>Listing Agent Phone</b>                         |                            |                        |                                 |               |                    |                     |               |
| <b># of Removed Listings in Previous 12 Months</b> | 0                          |                        |                                 |               |                    |                     |               |
| <b># of Sales in Previous 12 Months</b>            | 0                          |                        |                                 |               |                    |                     |               |
| <b>Original List Date</b>                          | <b>Original List Price</b> | <b>Final List Date</b> | <b>Final List Price</b>         | <b>Result</b> | <b>Result Date</b> | <b>Result Price</b> | <b>Source</b> |

## Marketing Strategy

|   | <b>As Is Price</b> | <b>Repaired Price</b> |
|---|--------------------|-----------------------|
| <b>Suggested List Price</b>   | \$405,000          | \$405,000             |
| <b>Sales Price</b>  | \$390,000          | \$390,000             |
| <b>30 Day Price</b>   | \$380,000          | --                    |
| <b>Comments Regarding Pricing Strategy</b>  |                    |                       |
| 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

|                         |  |
|-------------------------|--|
| <b>Reviewer's Notes</b> | 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



Side



Side



Street



Street



## Subject Photos



Other



Other



## Listing Photos

**L2** 3817 Milton Way  
North Highlands, CA 95660



Front

**L3** 6551 Channing Dr  
North Highlands, CA 95660



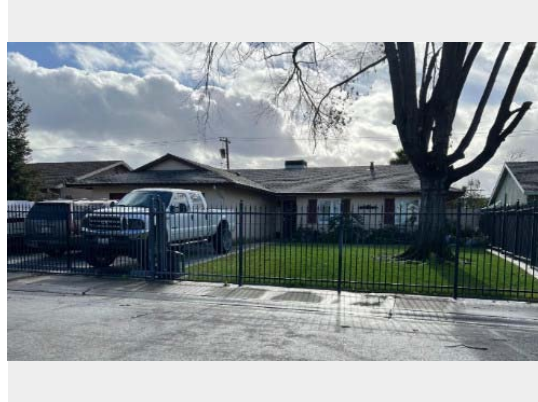
Front

## Sales Photos

**S1** 6732 Superior Dr  
North Highlands, CA 95660



Front



Front

**S2** 6724 Stoneman Dr  
North Highlands, CA 95660



Front

**S3** 3666 Jonothan Way  
North Highlands, CA 95660



Front

## ClearMaps Addendum

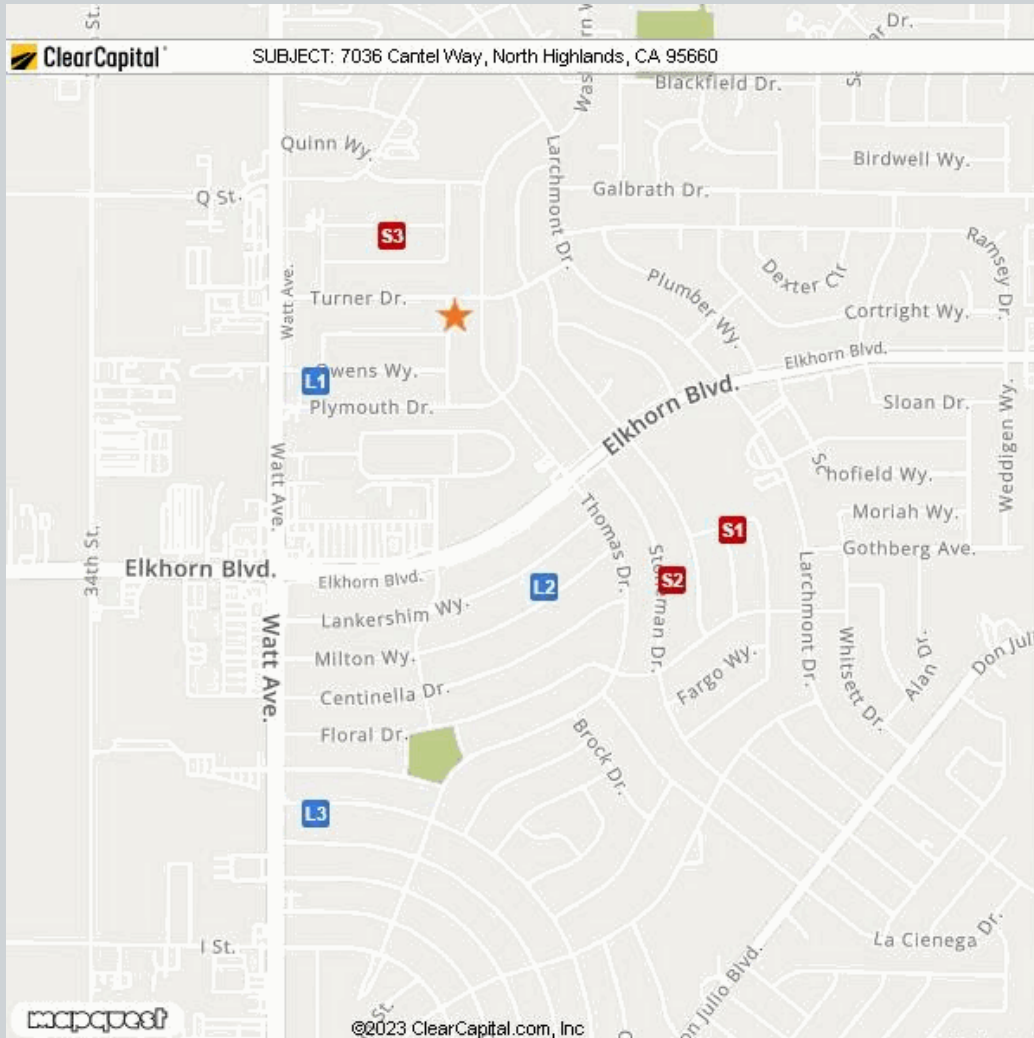
**Address** ★ 7036 Cantel Way, North Highlands, CA 95660

**Loan Number** 54073

**Suggested List** \$405,000

**Suggested Repaired** \$405,000

**Sale** \$390,000



| Comparable   | Address                                      | Miles to Subject        | Mapping Accuracy |
|--------------|--|-------------------------|------------------|
| ★ Subject    | 7036 Cantel Way, North Highlands, CA 95660   | --                      | Parcel Match     |
| L1 Listing 1 | 3612 Owens Way, North Highlands, CA 95660    | 0.21 Miles <sup>1</sup> | Parcel Match     |
| L2 Listing 2 | 3817 Milton Way, North Highlands, CA 95660   | 0.38 Miles <sup>1</sup> | Parcel Match     |
| L3 Listing 3 | 6551 Channing Dr, North Highlands, CA 95660  | 0.69 Miles <sup>1</sup> | Parcel Match     |
| S1 Sold 1    | 6732 Superior Dr, North Highlands, CA 95660  | 0.47 Miles <sup>1</sup> | Parcel Match     |
| S2 Sold 2    | 6724 Stoneman Dr, North Highlands, CA 95660  | 0.46 Miles <sup>1</sup> | Parcel Match     |
| S3 Sold 3    | 3666 Jonothan Way, North Highlands, CA 95660 | 0.14 Miles <sup>1</sup> | Parcel Match     |

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

|                                   |                   |                          |                                       |
|-----------------------------------|-------------------|--------------------------|---------------------------------------|
| <b>Broker Name</b>                | Alina Pustynovich | <b>Company/Brokerage</b> | Usko Realty Inc.                      |
| <b>License No</b>                 | 01904396          | <b>Address</b>           | 5245 Harston Way Antelope CA<br>95843 |
| <b>License Expiration</b>         | 04/03/2024        | <b>License State</b>     | CA                                    |
| <b>Phone</b>                      | 9168066386        | <b>Email</b>             | bpoalina@gmail.com                    |
| <b>Broker Distance to Subject</b> | 2.22 miles        | <b>Date Signed</b>       | 06/17/2023                            |

*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.**