

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>	7967 La Riviera Drive, Sacramento, CALIFORNIA 95826	<b>Order ID</b>	8921713	<b>Property ID</b>	34579983
<b>Inspection Date</b>	09/12/2023	<b>Date of Report</b>	09/12/2023		
<b>Loan Number</b>	54075	<b>APN</b>	07904000160000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Sacramento		

### Tracking IDs

<b>Order Tracking ID</b>	09.11.23 BPO Request p2	<b>Tracking ID 1</b>	09.11.23 BPO Request p2
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	SALLY M BARTON	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,365	The subject property is in average visible condition, no visible damages.	
<b>Assessed Value</b>	\$194,768		
<b>Zoning Classification</b>	Residential R-1A-R-PC		
<b>Property Type</b>	PUD		
<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>	Unknown 9163211234		
<b>Association Fees</b>	\$290 / Month (Landscaping,Insurance)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	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>Sales Prices in this Neighborhood</b>	Low: \$390000 High: \$610000		
<b>Market for this type of property</b>	Decreased 1 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	7967 La Riviera Drive	2470 Northrop Ave #11	8852 La Riviera Dr #B	2501 Exeter Square Ln
<b>City, State</b>	Sacramento, CALIFORNIA	Sacramento, CA	Sacramento, CA	Sacramento, CA
<b>Zip Code</b>	95826	95825	95826	95825
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.56 <sup>1</sup>	1.65 <sup>1</sup>	1.44 <sup>1</sup>
<b>Property Type</b>	PUD	PUD	PUD	PUD
<b>Original List Price \$</b>	\$	\$330,000	\$379,900	\$475,000
<b>List Price \$</b>	--	\$330,000	\$379,900	\$475,000
<b>Original List Date</b>		07/21/2023	08/08/2023	08/24/2023
<b>DOM · Cumulative DOM</b>	-- · --	32 · 53	24 · 35	18 · 19
<b>Age (# of years)</b>	46	36	52	42
<b>Condition</b>	Average	Average	Average	Good
<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>	2 Stories PUD	2 Stories PUD	2 Stories PUD	2 Stories PUD
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,506	1,217	1,518	1,748
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	2 · 2 · 1	4 · 2 · 1	2 · 2 · 1
<b>Total Room #</b>	6	5	7	5
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	None	Attached 2 Car(s)
<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>	0.04 acres	0.0309 acres	0.0244 acres	0.0323 acres
<b>Other</b>	None	None	None	None

\* Listing 1 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** Charming condo in quiet and desirable community. Well maintained home with a nice floor plan, spacious living area that is open to the kitchen with stainless steel appliances and lots of cabinets for storage. Upstairs you will find 2 large bedrooms with full bathrooms. Step out side and enjoy a refreshing beverage on the private patio. The community has a large gated private pool to keep cool during the summer days. Just a block away is Swanston Park with tennis and basketball courts. Conveniently located within 10 minutes to downtown, Sacramento State, with Pavilions & Loehmans shopping close by, restaurants, and the American River. Great home and great location, don't miss this opportunity!

**Listing 2** Imagine a place that is move-in ready

**Listing 3** Rare Opportunity to own in highly desired Exeter Square!! Offers 2 Bedrooms/2.5 Baths & 2 car detached garage with EVC charging, in gated community with park like setting. Beautiful mature trees throughout the community with walking trail amongst private fountains & Streams. Home equipped W/smart home technology, energy efficient heat pump water heater & HVAC. Natural light illuminating the spacious main bedroom w/elegant fireplace & walk-in closet. Plus, Amazing office/library/sitting area w/skylight off main bedroom. Enjoy the large kitchen overlooking the family room & dining area- perfect for entertaining! Private enclosed back yard sanctuary with deck & space to create the garden of your dreams. Relax in the oasis-like pool and spa area surrounded by an array of vegetation & jump out for a BBQ the private community pool. Located near The Pavilions for upscale shopping centers, The American River Trail, and Sacramento State University,

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	7967 La Riviera Drive	8045 La Riviera Dr	8029 La Riviera Dr	8185 La Riviera Dr
<b>City, State</b>	Sacramento, CALIFORNIA	Sacramento, CA	Sacramento, CA	Sacramento, CA
<b>Zip Code</b>	95826	95826	95826	95826
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.09 <sup>1</sup>	0.04 <sup>1</sup>	0.24 <sup>1</sup>
<b>Property Type</b>	PUD	PUD	PUD	PUD
<b>Original List Price \$</b>	--	\$417,500	\$410,000	\$335,000
<b>List Price \$</b>	--	\$417,500	\$410,000	\$335,000
<b>Sale Price \$</b>	--	\$390,000	\$406,122	\$358,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	05/05/2023	05/25/2023	08/02/2023
<b>DOM · Cumulative DOM</b>	-- · --	19 · 60	9 · 37	7 · 33
<b>Age (# of years)</b>	46	46	46	51
<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>	2 Stories PUD	2 Stories PUD	2 Stories PUD	2 Stories PUD
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,506	1,506	1,506	1,326
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 1 · 1
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<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>	0.04 acres	0.0433 acres	0.0432 acres	0.02 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	\$0	\$0	+\$9,200
<b>Adjusted Price</b>	--	\$390,000	\$406,122	\$367,200

\* Sold 1 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** No price adjustment needed. Arare opportunity for a stunning riverfront PUD overlooking the beautiful American River Parkway. This unit offers 3 large bedrooms (one bedroom has an office unit built into the closet) and 2.5 bathrooms with an expansive deck to enjoy the lovely Parkway views. The property boasts a spacious floor plan with neutral decor, indoor laundry, lots of closet space, dishwasher, refrigerator, common pool and spa, newer central HVAC and a cozy fireplace to keep you comfortable year-round. Unit offers an attached 2 car garage and is centrally located near CSUS, midtown, Hwy 50, public transit, restaurants, bars, shopping and parks. A fantastic location for the American River enthusiast. A MUST SEE PROPERTY!!!
- Sold 2** No price adjustment needed. Come home to your private view of the American River and immaculately cared for 3-bedrooms with private guest quarters, 2.5 bath, 2 car garage condo including a bonus fenced in front yard area- private to this unit! This home features a spacious lay out with an open floorplan concept of living area/dining/kitchen combo and vaulted open beam ceilings. The spacious deck extends the indoor/outdoor living space with an unobstructed view of the American River. Unique to this unit is the downstairs area with a private guest quarters; including private access, full bath and small kitchenette type area. This quaint community of 69 units has a lovely pool to cool down on our hot Sacramento nights. Premier location with gate access to the levee & bike trail, close proximity to restaurants, shopping, minutes from Sac State, downtown and American River. This is a fabulous opportunity that you do not want to miss!
- Sold 3** Price adjusted for bathroom +\$2000, SqFt +\$7200. Well-maintained townhouse just steps from the gorgeous American River Parkway and a bike ride away from Sacramento State. Featuring 3 bedrooms, 1.5 baths and 1,326 square feet, you have a private back patio for outdoor entertaining and a covered parking spot for easy access. Tons of storage space, indoor laundry hook up and a very open and naturally bright living space. Wonderful College Greens location, this is a Planned Unit Development (PUD) and is not a condo, which allows for easy financing. There are dual pane windows throughout for energy efficiency, newer wood laminate floors in the main living area and is ready for move-in. Well maintained community provides beautiful landscaping without any needed yard work. Easy access to American River/bike trail, shops, schools, parks, restaurants, Sac State, Hwy 50/downtown.

## 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>	\$380,000	\$380,000
<b>Sales Price</b>	\$370,000	\$370,000
<b>30 Day Price</b>	\$360,000	--
<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.
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## Subject Photos



Front



Front



Front



Address Verification



Side



Side

## Subject Photos



Side



Side



Side



Street



Street



Street



## Subject Photos



Street



Street



Street



Other

## Listing Photos

**L1** 2470 Northrop Ave #11  
Sacramento, CA 95825



Front

**L2** 8852 La Riviera Dr #B  
Sacramento, CA 95826



Front

**L3** 2501 Exeter Square Ln  
Sacramento, CA 95825



Front

## Sales Photos

**S1** 8045 La Riviera Dr  
Sacramento, CA 95826



Front

**S2** 8029 La Riviera Dr  
Sacramento, CA 95826



Front

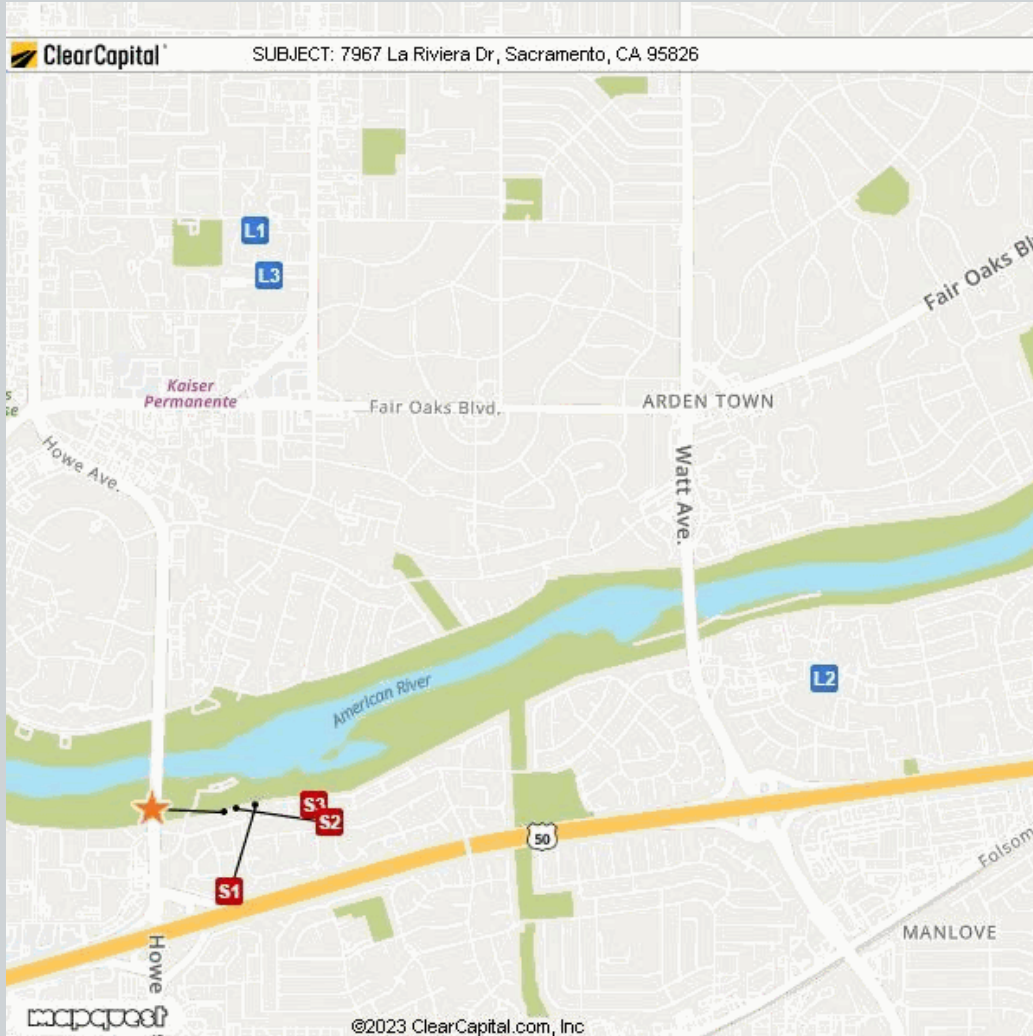
**S3** 8185 La Riviera Dr  
Sacramento, CA 95826



Front

## ClearMaps Addendum

**Address** ★ 7967 La Riviera Drive, Sacramento, CALIFORNIA 95826  
**Loan Number** 54075      **Suggested List** \$380,000      **Suggested Repaired** \$380,000      **Sale** \$370,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7967 La Riviera Drive, Sacramento, California 95826	--	Parcel Match
L1 Listing 1	2470 Northrop Ave #11, Sacramento, CA 95825	1.56 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	8852 La Riviera Dr #B, Sacramento, CA 95826	1.65 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2501 Exeter Square Ln, Sacramento, CA 95825	1.44 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	8045 La Riviera Dr, Sacramento, CA 95826	0.09 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	8029 La Riviera Dr, Sacramento, CA 95826	0.04 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	8185 La Riviera Dr, Sacramento, CA 95826	0.24 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 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>	10.98 miles	<b>Date Signed</b>	09/12/2023

*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.**