

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	9356 Mirandy Drive, Sacramento, CA 95826	Order ID	8817888	Property ID	34337550
Inspection Date	07/08/2023	Date of Report	07/09/2023		
Loan Number	54110	APN	060-0020-054-0000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs					
Order Tracking ID	07.06.23 BPO Request	Tracking ID 1	07.06.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	Beal Alice L & Beal Robert L	The subject appears well maintained with no repairs required.
R. E. Taxes	\$1,080	
Assessed Value	\$90,944	
Zoning Classification	RD-5	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The subject neighborhood is an older, modest area of Sacramento County
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$350,000 High: \$560,000	
Market for this type of property	Increased 1 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	9356 Mirandy Drive	9454 Salishan	3724 Station	3312 Eisenhower
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95826	95826	95827	95826
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.49 ¹	0.60 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$499,000	\$554,500	\$569,000
List Price \$	--	\$499,000	\$554,500	\$569,000
Original List Date		06/29/2023	06/09/2023	06/12/2023
DOM · Cumulative DOM	-- · --	10 · 10	30 · 30	14 · 27
Age (# of years)	45	45	45	60
Condition	Average	Average	Good	Good
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	1,579	1,586	1,498	1,654
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2	4 · 2
Total Room #	7	7	7	7
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	--	--	--	Pool - Yes
Lot Size	0.20 acres	0.13 acres	0.21 acres	0.22 acres
Other	--	--	--	--

* 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** According to the MLS: Popular 4 bedroom and 2 baths one story in Rosemont with separate living room and family room, laminate wood floor, vaulted ceiling living room area, 2 car garage,
- Listing 2** According to the MLS: REMODELED 4 Beds and 2 Baths! New ROOF! New Concrete on the right side of the house! FRESH CUSTOM PAINT INSIDE & OUTSIDE; Spacious living room with Wood Burning Fireplace & lots of New LED ceiling Lights; Kitchen with Dining space features New Cabinets, New Island, New Countertops & New Appliances. Fully Remodeled Bathrooms! New 100 % water-proof luxury Vinyl & Tile Flooring throughout!
- Listing 3** According to the MLS: Spacious 4 bedroom 2 full remodeled baths, plus formal sunroom with slider w/ dual pane windows in this desired American River proximity estate, chefs kitchen, tons of custom storage, sparkling pool recently refinished, all on this amazing corner lot with mature low maintenance dry scape. Real Oak hardwood throughout, new roof this year, H2O heater, stainless appliances, and refridge!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	9356 Mirandy Drive	9212 Rose Parade	9517 Mirandy	9573 Hollingsworth
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95826	95826	95827	95827
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.83 ¹	0.41 ¹	0.56 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$468,900	\$469,000	\$479,900
List Price \$	--	\$468,900	\$469,000	\$479,900
Sale Price \$	--	\$475,000	\$469,912	\$485,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	06/23/2023	05/26/2023	03/07/2023
DOM · Cumulative DOM	-- · --	5 · 28	17 · 43	9 · 40
Age (# of years)	45	35	44	44
Condition	Average	Average	Good	Good
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	1,579	1,483	1,519	1,519
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2	4 · 2
Total Room #	7	7	7	7
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	0.20 acres	0.10 acres	0.13 acres	0.12 acres
Other	--	--	--	--
Net Adjustment	--	\$0	-\$40,000	-\$40,000
Adjusted Price	--	\$475,000	\$429,912	\$445,000

* 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** According to the MLS: This 4 bedroom 2 bath would be great for a growing family. The entry opens up to a beautiful living room then extends into the family room and kitchen. The kitchen is bright with lots of cabinets. There is a roomy master bedroom with lots of natural light.
- Sold 2** According to the MLS: 4 bedrooms 2 bathrooms and lots of updates! Updates include tile plank flooring, new carpet, fresh interior and exterior paint, dual pane windows, roof has been replaced in last 10 years, HVAC has been replaced in the last 10 years. The adjustment is for the updated condition.
- Sold 3** According to the MLS: 4 Bedroom 2 bath with an added sun room. Brand new 40 year roof and Water Heater!. Resurfaced sparkling clean pool with a built in pool cover. There is plenty of parking as this home sits on a corner lot and has 2 driveways. The adjustment is for the updated condition.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Tax records indicate the subject has not been sold/listed for years.			
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	\$445,000	\$445,000
Sales Price	\$440,000	\$440,000
30 Day Price	\$440,000	--
Comments Regarding Pricing Strategy		
The suggested value is bracketed by the sold comps.		

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.
-------------------------	--

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 9454 Salishan
Sacramento, CA 95826



Front

L2 3724 Station
Sacramento, CA 95827



Front

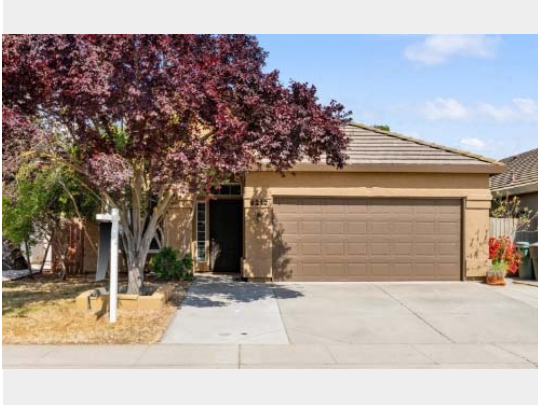
L3 3312 Eisenhower
Sacramento, CA 95826



Front

Sales Photos

S1 9212 Rose Parade
Sacramento, CA 95826



Front

S2 9517 Mirandy
Sacramento, CA 95827



Front

S3 9573 Hollingsworth
Sacramento, CA 95827



Front

ClearMaps Addendum

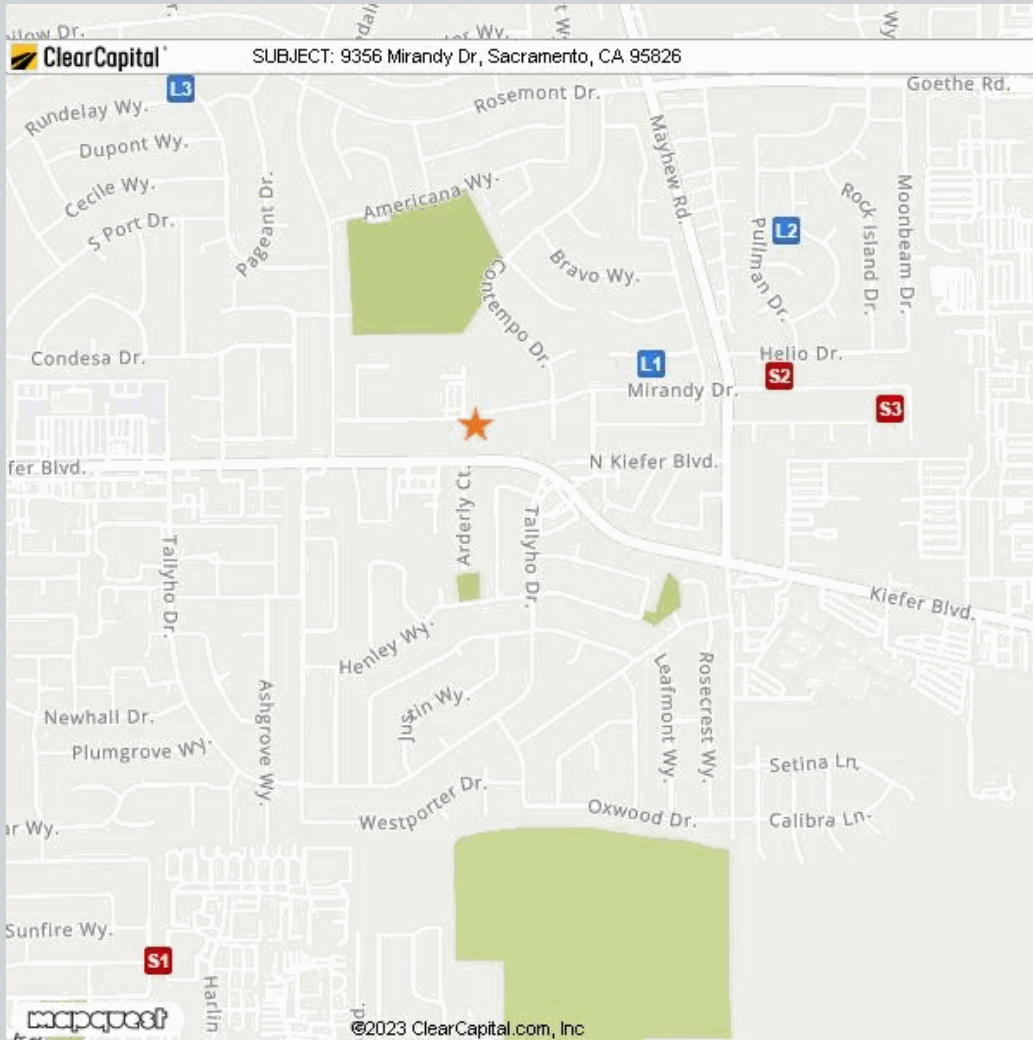
Address ★ 9356 Mirandy Drive, Sacramento, CA 95826

Loan Number 54110

Suggested List \$445,000

Suggested Repaired \$445,000

Sale \$440,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	9356 Mirandy Drive, Sacramento, CA 95826	--	Parcel Match
L1 Listing 1	9454 Salishan, Sacramento, CA 95826	0.25 Miles ¹	Parcel Match
L2 Listing 2	3724 Station, Sacramento, CA 95827	0.49 Miles ¹	Parcel Match
L3 Listing 3	3312 Eisenhower, Sacramento, CA 95826	0.60 Miles ¹	Parcel Match
S1 Sold 1	9212 Rose Parade, Sacramento, CA 95826	0.83 Miles ¹	Parcel Match
S2 Sold 2	9517 Mirandy, Sacramento, CA 95826	0.41 Miles ¹	Parcel Match
S3 Sold 3	9573 Hollingsworth, Sacramento, CA 95826	0.56 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	Steven Brock	Company/Brokerage	Elite REO Services
License No	00425910	Address	8643 Beauxart Cir Sacramento CA 95828
License Expiration	09/25/2024	License State	CA
Phone	9162959446	Email	steve.brock@elitereo.com
Broker Distance to Subject	4.51 miles	Date Signed	07/09/2023

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.