

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 | 1972 Grand Avenue, Sacramento, CA 95838 | Order ID | 8878138 | Property ID | 34500560 |
| Inspection Date | 08/15/2023 | Date of Report | 08/15/2023 | | |
| Loan Number | 54577 | APN | 25201240010000 | | |
| Borrower Name | Breckenridge Property Fund 2016 LLC | County | Sacramento | | |

| Tracking IDs | | | | | |
|--------------------------|----------------------|----------------------|----------------------|--|--|
| Order Tracking ID | 08.14.23 BPO Request | Tracking ID 1 | 08.14.23 BPO Request | | |
| Tracking ID 2 | -- | Tracking ID 3 | -- | | |

| General Conditions | | |
|---------------------------------------|-----------------|--|
| Owner | LEE VANG | Condition Comments The subject property is in average visible condition, no visible damages. |
| R. E. Taxes | \$1,508 | |
| Assessed Value | \$127,706 | |
| Zoning Classification | Residential R-1 | |
| 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: \$64100 High: \$602000 | |
| Market for this type of property | Decreased 1 % in the past 6 months. | |
| Normal Marketing Days | <90 | |

Current Listings

| | Subject | Listing 1 | Listing 2 | Listing 3 * |
|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 1972 Grand Avenue | 3618 Dayton St | 1836 South Ave | 3717 Presidio . St |
| City, State | Sacramento, CA | Sacramento, CA | Sacramento, CA | Sacramento, CA |
| Zip Code | 95838 | 95838 | 95838 | 95838 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.26 ¹ | 0.28 ¹ | 0.06 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$385,000 | \$375,000 | \$369,000 |
| List Price \$ | -- | \$385,000 | \$375,000 | \$369,000 |
| Original List Date | | 04/11/2023 | 06/08/2023 | 07/07/2023 |
| DOM · Cumulative DOM | -- · -- | 51 · 126 | 10 · 68 | 39 · 39 |
| Age (# of years) | 77 | 68 | 80 | 77 |
| 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 | 1,222 | 1,047 | 1,075 | 1,148 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 3 · 1 | 2 · 1 | 3 · 1 |
| Total Room # | 5 | 5 | 4 | 5 |
| Garage (Style/Stalls) | Attached 2 Car(s) | Attached 2 Car(s) | Attached 1 Car | None |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.09 acres | 0.18 acres | 0.35 acres | .14 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.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 Great home for first time buyer or investor. Newly updated. Newer laminate floors, remodeled bathroom, newer windows and doors, new paint through entire home. Huge backyard, fenced front yard with wrought iron. You must see this beautiful home. Quiet street, close to school, shopping area, highway, 10 minutes to downtown. The back yard is so peaceful also plenty of room to plant fruit trees.

Listing 2 Great first time home buyer opportunity or investment opportunity! 1,075 living square footage with 2 bedroom / 1 bathroom and an office room on large .35 acre lot! Large RV access & lots of backyard space for possible ADU! Laminate and tile flooring throughout home. Separate living room and indoor laundry room. Spa comes with the house.

Listing 3 Charming starter home, well keep, Tenants are great,

Recent Sales

| | Subject | Sold 1 | Sold 2 | Sold 3 * |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 1972 Grand Avenue | 2117 Harris Ave | 3841 Pinell St | 1981 Grand Ave |
| City, State | Sacramento, CA | Sacramento, CA | Sacramento, CA | Sacramento, CA |
| Zip Code | 95838 | 95838 | 95838 | 95838 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.28 ¹ | 0.14 ¹ | 0.05 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$375,000 | \$378,000 | \$349,000 |
| List Price \$ | -- | \$375,000 | \$378,000 | \$349,000 |
| Sale Price \$ | -- | \$388,500 | \$393,000 | \$350,000 |
| Type of Financing | -- | Conventional | Conventional | Conventional |
| Date of Sale | -- | 04/21/2023 | 07/17/2023 | 08/14/2023 |
| DOM · Cumulative DOM | -- · -- | 11 · 35 | 6 · 35 | 13 · 52 |
| Age (# of years) | 77 | 36 | 43 | 76 |
| 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 | 1,222 | 1,300 | 1,241 | 1,100 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 3 · 2 | 3 · 2 | 3 · 1 |
| Total Room # | 5 | 5 | 5 | 5 |
| Garage (Style/Stalls) | Attached 2 Car(s) | Attached 5+ Car(s) | Attached 1 Car | Detached 3 Car(s) |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.09 acres | 0.1855 acres | 0.14 acres | 0.14 acres |
| Other | None | None | None | None |
| Net Adjustment | -- | -\$35,070 | -\$16,600 | +\$880 |
| Adjusted Price | -- | \$353,430 | \$376,400 | \$350,880 |

* Sold 3 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 -\$3120, age -\$16400, garage -\$6000, lot size -\$9550. *2-CAR ATTACHED GARAGE to House PLUS 3-CAR DETACHED GARAGE w/ FULL BATH* This is a unique opportunity has two driveways w/ Plenty of room for RV* House is 3 bed, 2 full baths, one level* Open Kitchen w/ breakfast bar, lots of cabinets and drawers PLUS PANTRY & an inside laundry area, dining area has sliding glass door to outside & opens to spacious living room w/ gas starter fireplace, entry way tile in great condition.*Large Master Bedroom has floor to ceiling mirrored sliding doors to spacious closet plus a sliding glass door to exit to outside* Master Bath is Tiled counters & Tiled Shower, PLUS OVERHEAD FAN & HEAT lights & extra storage*Main bathroom has Tiled around Tub & Tiled counter tops w/ Overhead shower plus built-in laundry shoots. Inside only needs new paint & new floor covering and some new appliances, except garbage disposal and plumbing underneath was replaced a couple of weeks ago. No holes in walls & has good Kitchen cabinets. Tile in kitchen is in good condition*The outside/inside needs painting* Roof Doctors can do repairs to roof & certify* A Separate 3 car sized garage has a 2-car automatic opener, PLUS full bathroom w/tiled counter tops & shower bathroom in good condition*New toilets added to all three bathrooms recently*
- Sold 2** Price adjusted for age -\$13600, garage +\$2000, lot size -\$5000. Wow!! Built in 1980.3 bedroom 2 bath . Water proof vinyl flooring. Custom paint. Brand new kitchen . Both bathrooms are brand new. Central heat and air. Huge master bedroom. Fully finished One car garage. Brand new wrought iron gate in front. Big backyard. Close to freeway and downtown. This one will impress you. Hurry. Wont last.
- Sold 3** Price adjusted for bathroom +\$3000, SqFt +\$4880, garage -\$2000, lot size -\$5000. Excellent property to call home. 3 bedroom 1 bathroom house. Rare 3 car garage. Plenty of parking on this corner property. ADU possible. Fully fenced yard. Laminate floors. Central heating and air. Access from two streets. Close to freeways and school. Close to downtown. Its a must see. Will not last.

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 | \$375,000 | \$375,000 |
| Sales Price | \$370,000 | \$370,000 |
| 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. |
|-------------------------|--|

Subject Photos



Front



Address Verification



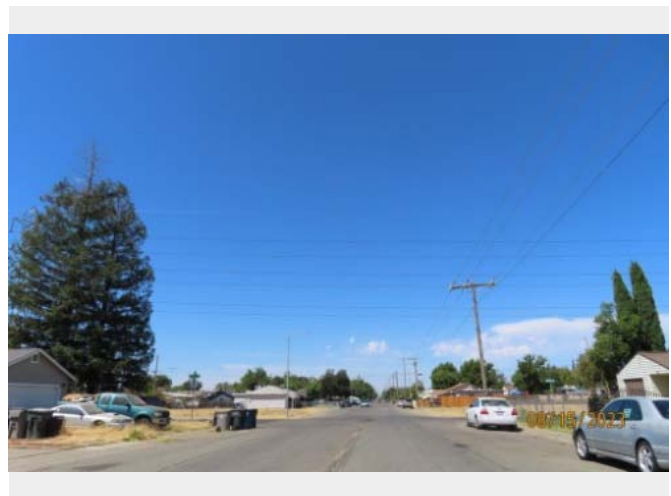
Side



Side



Street

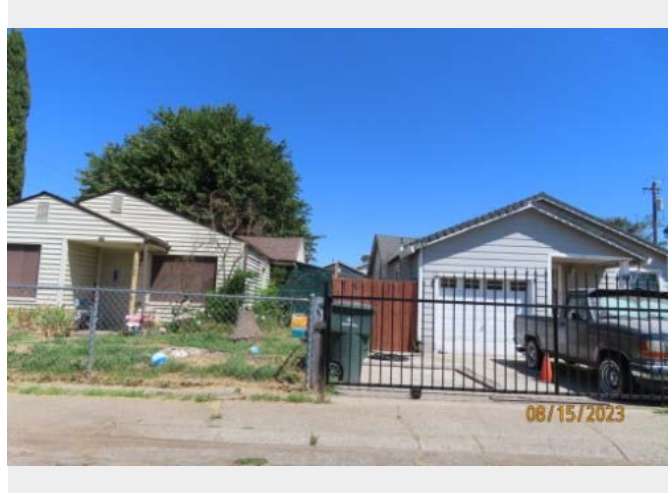


Street

Subject Photos



Other



Other

Listing Photos

L1 3618 Dayton St
Sacramento, CA 95838



Front

L2 1836 South Ave
Sacramento, CA 95838



Front

L3 3717 Presidio . St
Sacramento, CA 95838



Front

Sales Photos

S1 2117 Harris Ave
Sacramento, CA 95838



Front

S2 3841 Pinell St
Sacramento, CA 95838



Front

S3 1981 grand Ave
Sacramento, CA 95838



Front

ClearMaps Addendum

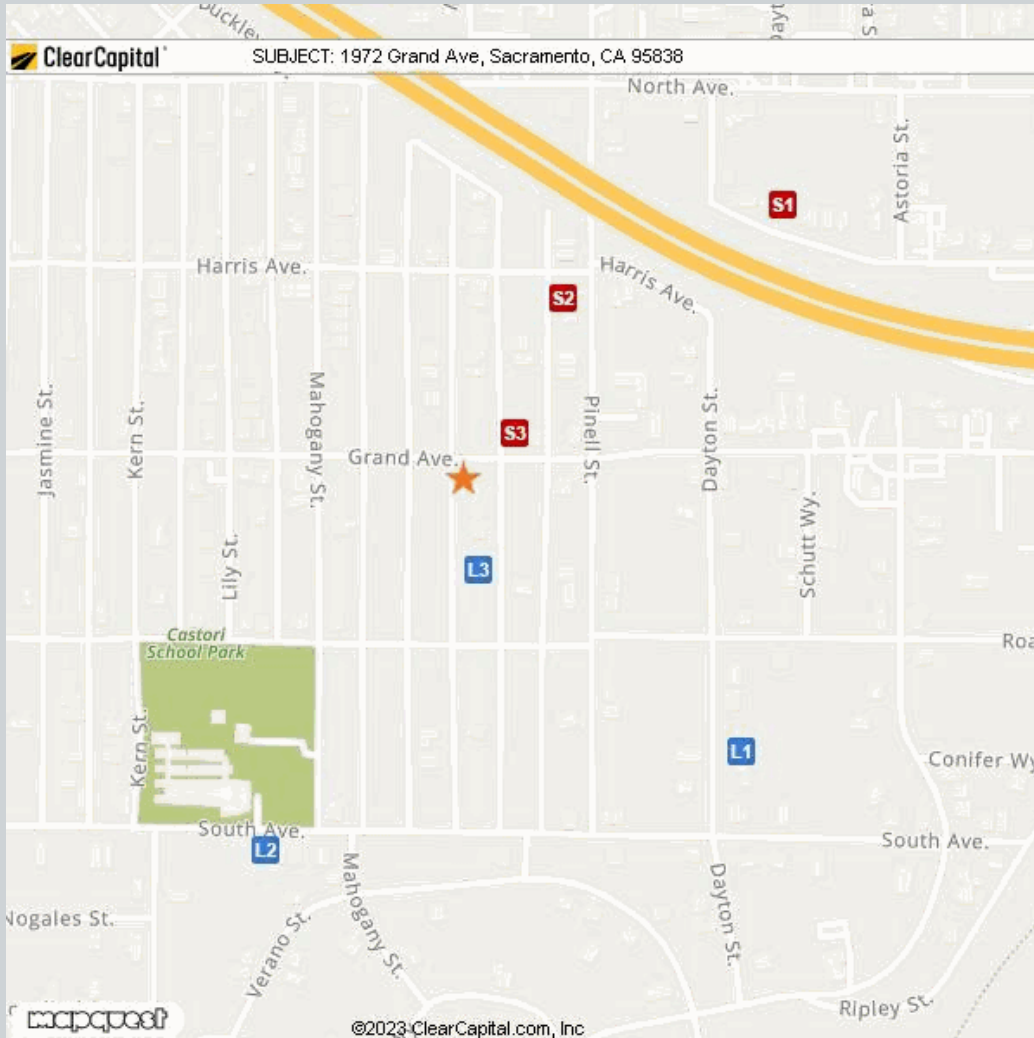
Address ★ 1972 Grand Avenue, Sacramento, CA 95838

Loan Number 54577

Suggested List \$375,000

Suggested Repaired \$375,000

Sale \$370,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|--|-------------------------|------------------|
| ★ Subject | 1972 Grand Avenue, Sacramento, CA 95838 | -- | Parcel Match |
| L1 Listing 1 | 3618 Dayton St, Sacramento, CA 95838 | 0.26 Miles ¹ | Parcel Match |
| L2 Listing 2 | 1836 South Ave, Sacramento, CA 95838 | 0.28 Miles ¹ | Parcel Match |
| L3 Listing 3 | 3717 Presidio . St, Sacramento, CA 95815 | 0.06 Miles ¹ | Parcel Match |
| S1 Sold 1 | 2117 Harris Ave, Sacramento, CA 95838 | 0.28 Miles ¹ | Parcel Match |
| S2 Sold 2 | 3841 Pinell St, Sacramento, CA 95838 | 0.14 Miles ¹ | Parcel Match |
| S3 Sold 3 | 1981 Grand Ave, Sacramento, CA 95838 | 0.05 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 | 6.65 miles | Date Signed | 08/15/2023 |

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:

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