

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	2000 Oxford Street, West Sacramento, CA 95691	Order ID	8902711	Property ID	34543028
Inspection Date	08/29/2023	Date of Report	08/29/2023		
Loan Number	54710	APN	008322031000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Yolo		

Tracking IDs					
Order Tracking ID	08.29.23 BPO Request	Tracking ID 1	08.29.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	GRACE FAMILY TRUST	The subject property is in average visible condition, no visible damages.
R. E. Taxes	\$444	
Assessed Value	\$251,227	
Zoning Classification	Residential R1A	
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 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: \$305500 High: \$588100	
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	2000 Oxford Street	604 Westacre Rd	740 Douglas St	701 Walnut St
City, State	West Sacramento, CA	West Sacramento, CA	West Sacramento, CA	West Sacramento, CA
Zip Code	95691	95691	95605	95691
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.36 ¹	0.97 ¹	0.39 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$399,800	\$349,000	\$375,000
List Price \$	--	\$399,800	\$349,000	\$375,000
Original List Date		07/19/2023	08/17/2023	08/25/2023
DOM · Cumulative DOM	-- · --	37 · 41	6 · 12	4 · 4
Age (# of years)	71	73	67	70
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	765	884	784	688
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	2 · 1	2 · 1
Total Room #	4	5	4	4
Garage (Style/Stalls)	Carport 1 Car	Attached 1 Car	Attached 1 Car	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.15 acres	0.131 acres	0.12 acres	0.0918 acres
Other	None	None	None	None

* Listing 2 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** FHA ELIGIBLE! Welcome to this beautiful, newly remodeled cottage in West Sacramento, where wide, tree-lined streets beckon you to take leisurely strolls along the generous sidewalks. Nestled in a serene neighborhood, this single-level home offers three bedrooms, an updated kitchen with quartz countertops, and a spacious lot filled with possibility. Recent updates include new roof, interior/exterior paint, fully remodeled kitchen/bathroom, new cabinets, windows, refinished floors, new water heater, and much more. The perfect starter home or investment is ready for its new owner!
- Listing 2** Looking for an affordable move-in ready home? Well look no further, here it is! This charming two bedroom home has been updated with a newer kitchen and bathroom, beautiful laminate flooring, LED recessed lighting, dual pane windows, and fresh paint. And did I mention central heat and air!!! Open concept floor plan with kitchen family room combo. Private backyard features a large patio and raised garden beds. Ready for one lucky homeowner!
- Listing 3** Charming remodeled home in the heart of West Sacramento, perfectly situated near shopping and amenities. This delightful property features a detached garage with a bonus room which could be used as a granny unit, office, den, she-shed, mancave even a music studio! The house boasts a modern and stylish interior, showcasing the thoughtful renovations that have been completed. Don't miss the chance to own this gem and enjoy the convenience of both location and design. Schedule a viewing today!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2000 Oxford Street	1517 Rockrose	1844 Manzanita Way	509 Poplar Ave
City, State	West Sacramento, CA	West Sacramento, CA	West Sacramento, CA	West Sacramento, CA
Zip Code	95691	95691	95691	95691
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.47 ¹	0.12 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$368,000	\$345,999	\$369,900
List Price \$	--	\$368,000	\$345,999	\$369,900
Sale Price \$	--	\$363,000	\$310,000	\$370,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	03/09/2023	04/03/2023	04/19/2023
DOM · Cumulative DOM	-- · --	34 · 79	10 · 46	12 · 55
Age (# of years)	71	69	70	71
Condition	Average	Average	Fair	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	765	925	960	765
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	2 · 1	2 · 1
Total Room #	4	5	4	4
Garage (Style/Stalls)	Carport 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.15 acres	0.1263 acres	0.1286 acres	0.1263 acres
Other	None	None	None	None
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$363,000	\$310,000	\$370,000

* Sold 1 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** Welcome to 1517 Rockrose! This three bedroom, one bath is centrally located and 15 minutes to Sac Int Airport, downtown Sacramento and UC Davis. Freshly painted inside and outside. Upgrades include wood flooring and granite countertops in the kitchen.
- Sold 2** 2-bedrooms 1 bathroom one story home in a nice neighborhood of West Sacramento. House is on a large lot with a spacious backyard and lots of fruit trees. The property has an Attached One car garage. Great opportunity for a first-time home buyer or investor. Building Sq.Ft, Tax: 765 MLS: 960. As Is sale. Property qualifies for Special Grants for qualified buyer's downpayment and closing costs. Buyers, please Contact the listing agent for details.
- Sold 3** Cozy & Cute! Lovely home with stylishly updated kitchen and bath. Central heat and air for your comfort. Gardener's paradise with greenhouse, garden shed, and compost. Large yard with fruit trees including Orange, Nectarine, Plum, Blood Orange, Meyer Lemon, Mandarin Orange, Pluot, and Apricot. Great neighborhood and location! Across from elementary school. Conveniently close to shopping and freeways.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Angie Acevedo	Subject property Pending 07/27/2023.					
Listing Agent Name	Realty ONE Group Complete						
Listing Agent Phone	916-220-5775						
# 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
07/21/2023	\$285,000	07/27/2023	\$285,000	Pending/Contract	07/27/2023	\$285,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$370,000	\$370,000
Sales Price	\$350,000	\$350,000
30 Day Price	\$340,000	--
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



Front



Address Verification



Side

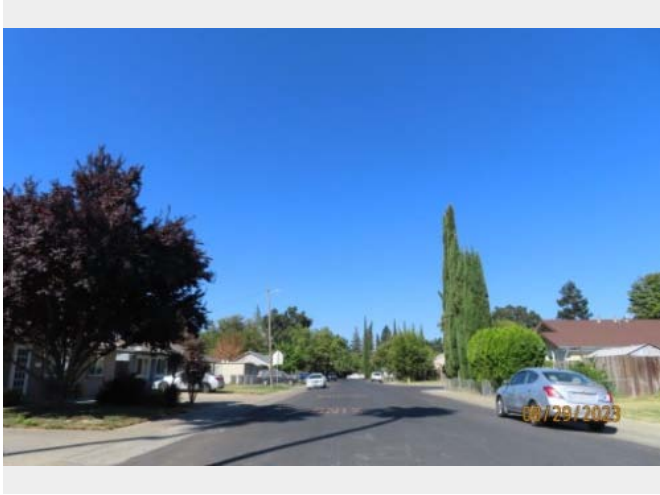


Side



Side

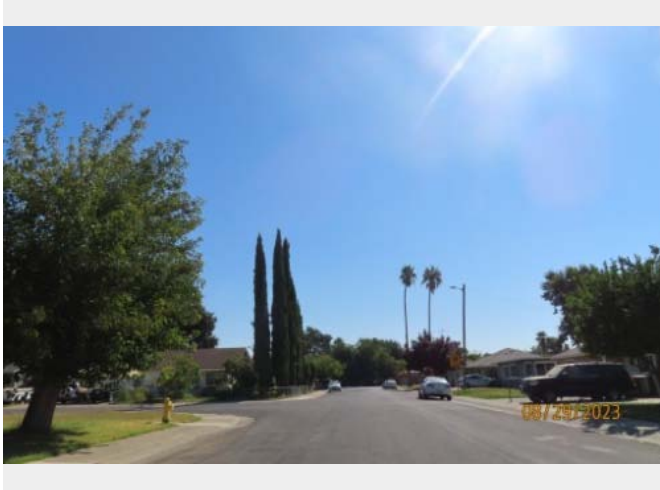
Subject Photos



Street



Street



Street



Other



Other

Listing Photos

L1 604 Westacre Rd
West Sacramento, CA 95691



Front

L2 740 Douglas St
West Sacramento, CA 95605



Front

L3 701 Walnut St
West Sacramento, CA 95691



Front

Sales Photos

S1 1517 Rockrose
West Sacramento, CA 95691



Front

S2 1844 Manzanita Way
West Sacramento, CA 95691



Front

S3 509 Poplar Ave
West Sacramento, CA 95691



Front

ClearMaps Addendum

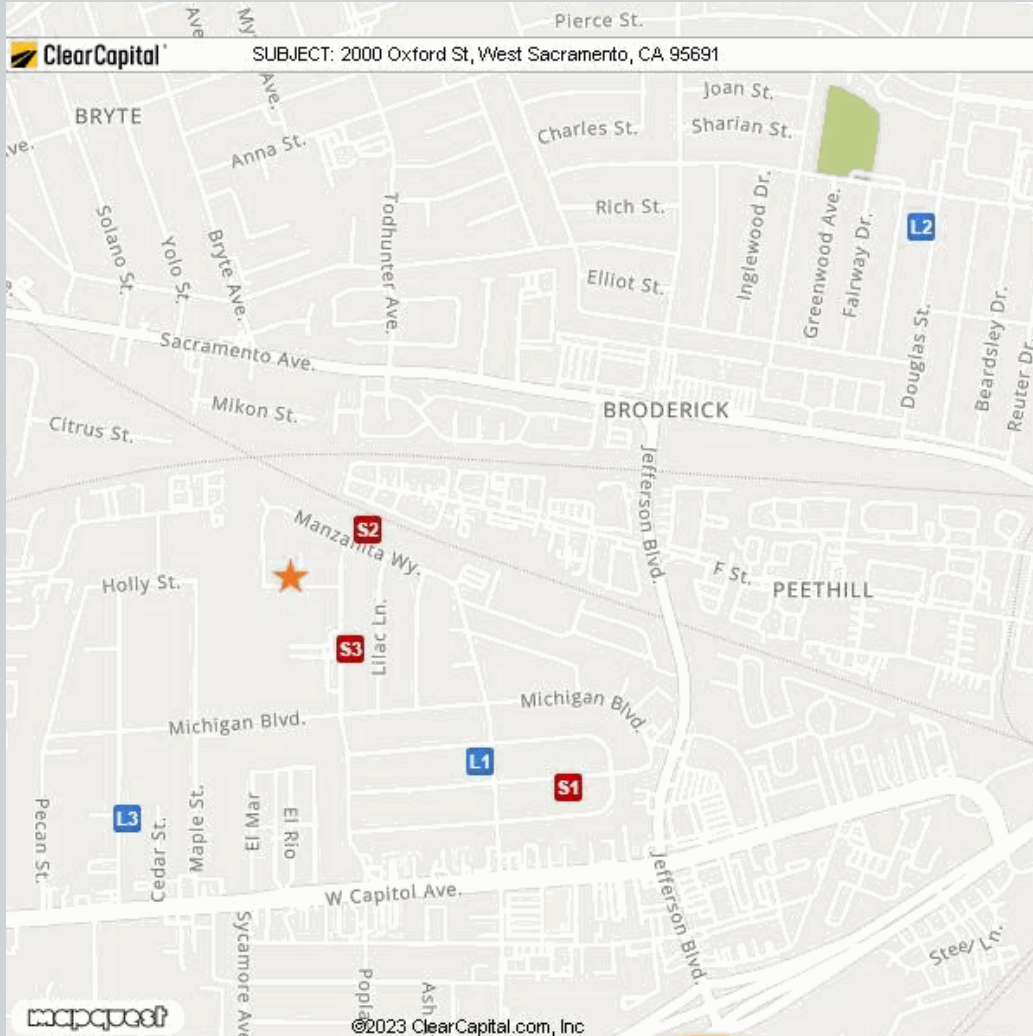
Address ★ 2000 Oxford Street, West Sacramento, CA 95691

Loan Number 54710

Suggested List \$370,000

Suggested Repaired \$370,000

Sale \$350,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2000 Oxford Street, West Sacramento, CA 95691	--	Parcel Match
L1 Listing 1	604 Westacre Rd, West Sacramento, CA 95691	0.36 Miles ¹	Parcel Match
L2 Listing 2	740 Douglas St, West Sacramento, CA 95605	0.97 Miles ¹	Parcel Match
L3 Listing 3	701 Walnut St, West Sacramento, CA 95691	0.39 Miles ¹	Parcel Match
S1 Sold 1	1517 Rockrose, West Sacramento, CA 95691	0.47 Miles ¹	Parcel Match
S2 Sold 2	1844 Manzanita Way, West Sacramento, CA 95691	0.12 Miles ¹	Parcel Match
S3 Sold 3	509 Poplar Ave, West Sacramento, CA 95691	0.13 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	13.50 miles	Date Signed	08/29/2023

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.