

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	5400 70th Street, Sacramento, CA 95820	Order ID	8889274	Property ID	34530935
Inspection Date	08/24/2023	Date of Report	08/24/2023		
Loan Number	54789	APN	02302620030000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs					
Order Tracking ID	08.21.23 BPO Request	Tracking ID 1	08.21.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	VICTORIA BRADLEY	Condition Comments The subject property is in average visible condition, no visible damages.
R. E. Taxes	\$608	
Assessed Value	\$36,841	
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: \$307500 High: \$459000	
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	5400 70th Street	5725 79th Street	5251 79th St	5451 70th St
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95820	95824	95820	95820
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.63 ¹	0.57 ¹	0.05 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$358,000	\$389,900	\$395,000
List Price \$	--	\$358,000	\$389,900	\$395,000
Original List Date		07/26/2023	08/10/2023	08/12/2023
DOM · Cumulative DOM	-- · --	6 · 29	14 · 14	12 · 12
Age (# of years)	71	62	66	71
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	858	1,071	1,033	858
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	3 · 1	2 · 1
Total Room #	4	5	5	4
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.11 acres	0.11 acres	0.11 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.

Current Listings - Cont.

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

- Listing 1** All buttoned up and ready to call home! This house features 3 good sized bedrooms, one newly remodeled bathroom, an open kitchen, living/family room, and an attached 1-car garage with laundry hookups. This place is move-in ready with new interior paint throughout, new exterior paint with freshly added siding in the front, new flooring throughout, and a new roof. That big backyard is full of potential!
- Listing 2** Terrific Opportunity in Colonial Village. Come see this lovely 3 Bed, 1Bath Home with 2 Car Garage. Located close to everything and just steps to Earl Warren Park & Elementary School. Enjoy easy HWY access and proximity to Downtown Sacramento. Ready for your personal touches, this home features a Living Room with Fireplace, Built In Shelving & Picture Window in the front as well as a large separate Family Room with fantastic natural light. The Kitchen features Granite Tops, Wood Cabinets, Stainless Steel Appliances, Laminate Wood Floors and an Oversized Stainless Sink. Additional Features/ Upgrades include: Central Heat & Air; Recessed Lighting; Ceiling Fans; Bathroom Vanity; Stucco Exterior; & Expanded Driveway. This home is ready for new homeowners to restore and revitalize it to it's full potential.
- Listing 3** Truly a gem. You won't want to miss this turnkey home. Remodeled kitchen & bathroom. Corian kitchen counter, tiled backsplash. Designer light fixtures. Dual pane windows. Spacious inside laundry room. Fresh paint throughout. LVP flooring in living room & dining rooms. Carpets in bedrooms. Roof approx 3 years old. Enjoy the large yard with a woodshed for additionalAll remodeling done within 3 years Large storage Shed in rear yard.Garage has auto garage door opener. Mitsubishi split heating & air system Ductless very efficient Located in Colonial Village. Just minutes from downtown Sacto, UC Davis, restaurants & freeway access. Pride of ownership THIS COLONIAL VILLAGE HOME IS A MUST SEE..YOU WILL NOT BE DISAPPOINTED. WON'T LAST!!!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5400 70th Street	5331 Ontario St	4951 Whittier Dr	5010 Whittier Dr
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95820	95820	95820	95820
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.48 ¹	0.25 ¹	0.20 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$380,000	\$333,900	\$350,000
List Price \$	--	\$380,000	\$333,900	\$350,000
Sale Price \$	--	\$375,000	\$355,000	\$365,500
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	03/15/2023	05/31/2023	06/22/2023
DOM · Cumulative DOM	-- · --	79 · 97	6 · 65	7 · 49
Age (# of years)	71	66	71	71
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	858	925	858	969
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	2 · 1	2 · 1
Total Room #	4	5	4	4
Garage (Style/Stalls)	Attached 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	0.11 acres	0.11 acres	0.11 acres	0.11 acres
Other	None	None	None	None
Net Adjustment	--	-\$5,680	\$0	-\$4,440
Adjusted Price	--	\$369,320	\$355,000	\$361,060

* 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** Price adjusted for bedroom -\$3000, SqFt -\$2680. Incentive! Seller is offering \$5,000 towards closing costs. An opportunity in Colonial Village awaits. This darling three bedroom, 1 bath home is clean, freshly painted and features updated kitchen cabinets and more. A sensible floor plan with updated laminate flooring, newer interior doors, and dual pane windows throughout. You will love the nice size yard with an outdoor patio space. Make this home for the holidays or start the New Year fresh in this turnkey home.
- Sold 2** No price adjustment needed. Nestled in the well-established community in the southeast part of the City of Sacramento is Colonial Village. This community has an established Neighborhood Association that meets regularly at the Colonial Heights Library and occasionally at the beloved Colonial Park. This home is a commuter's dream conveniently located close to freeway access and Downtown Sacramento. Don't miss this amazing opportunity for home ownership.
- Sold 3** Price adjusted for SqFt -\$4440. This charming home is located in the established neighborhood of Colonial Village. It is a two-bedroom, one-bath home that has been well-cared for and is move-in ready. It has beautiful hardwood floors, granite countertops in the kitchen, dual pane windows throughout the home, ceiling fans, a lovely covered patio, a fenced-in backyard, and a one-car garage. Convenient location to freeways and shopping. Go see it today!

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	\$365,000	\$365,000
Sales Price	\$355,000	\$355,000
30 Day Price	\$350,000	--
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.
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Subject Photos



Front



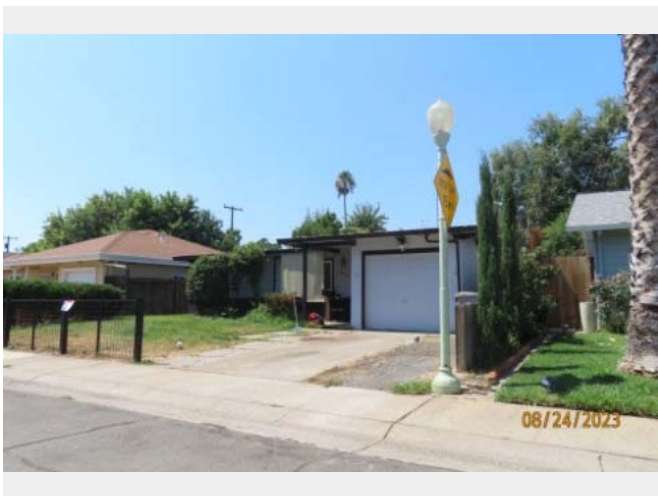
Address Verification



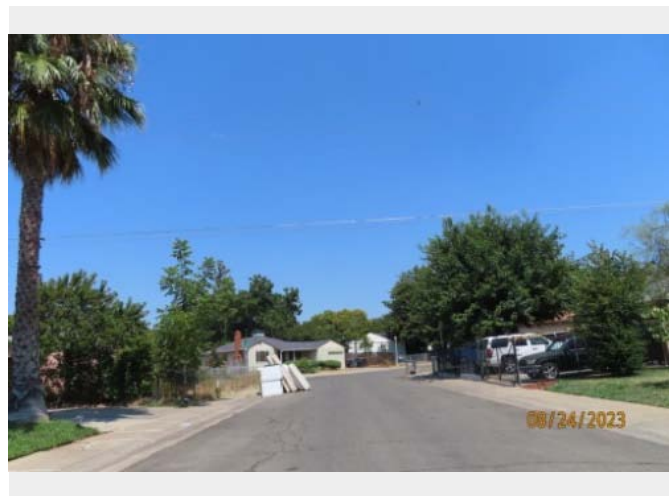
Side



Side



Side



Street

Subject Photos



Street



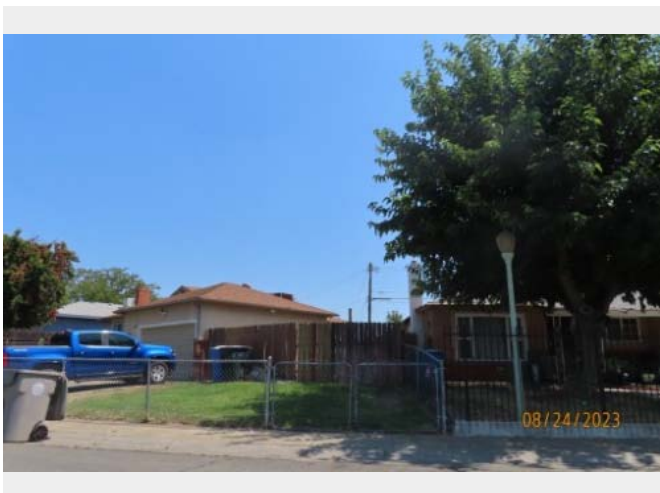
Street



Street



Other



Other

Listing Photos

L1 5725 79th Street
Sacramento, CA 95824



Front

L2 5251 79th St
Sacramento, CA 95820



Front

L3 5451 70th St
Sacramento, CA 95820



Front

Sales Photos

S1 5331 Ontario St
Sacramento, CA 95820



Front

S2 4951 Whittier Dr
Sacramento, CA 95820



Front

S3 5010 Whittier Dr
Sacramento, CA 95820



Front

ClearMaps Addendum

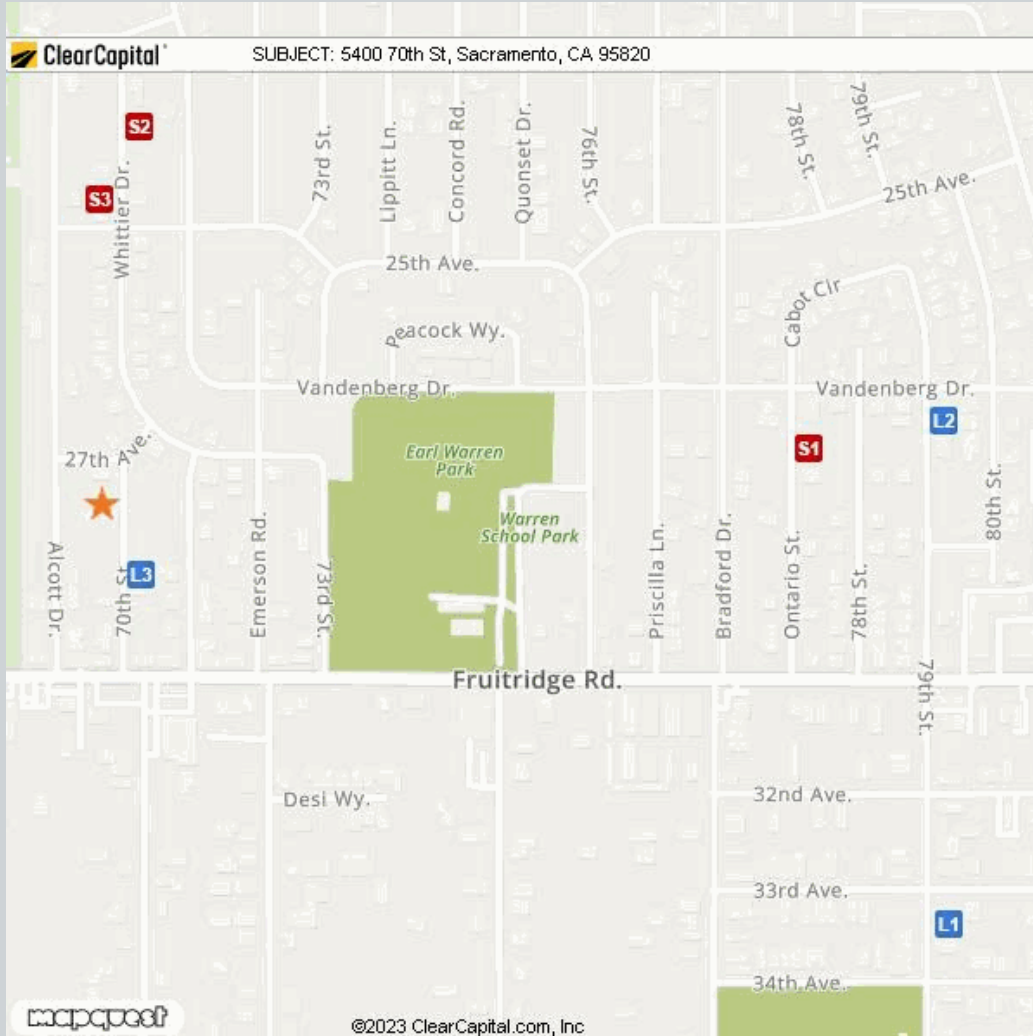
Address ★ 5400 70th Street, Sacramento, CA 95820

Loan Number 54789

Suggested List \$365,000

Suggested Repaired \$365,000

Sale \$355,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5400 70th Street, Sacramento, CA 95820	--	Parcel Match
L1 Listing 1	5725 79th Street, Sacramento, CA 95824	0.63 Miles ¹	Parcel Match
L2 Listing 2	5251 79th St, Sacramento, CA 95820	0.57 Miles ¹	Parcel Match
L3 Listing 3	5451 70th St, Sacramento, CA 95820	0.05 Miles ¹	Parcel Match
S1 Sold 1	5331 Ontario St, Sacramento, CA 95820	0.48 Miles ¹	Parcel Match
S2 Sold 2	4951 Whittier Dr, Sacramento, CA 95820	0.25 Miles ¹	Parcel Match
S3 Sold 3	5010 Whittier Dr, Sacramento, CA 95820	0.20 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	13.34 miles	Date Signed	08/24/2023

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.