

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	932 Cummins Way, West Sacramento, CALIFORNIA 95605	Order ID	8917966	Property ID	34569825
Inspection Date	09/08/2023	Date of Report	09/08/2023		
Loan Number	55169	APN	014281020000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Yolo		

Tracking IDs

Order Tracking ID	09.08.23 BPO Request	Tracking ID 1	09.08.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	TERJON B REED	Condition Comments The subject property is in average visible condition, no visible damages.
R. E. Taxes	\$2,928	
Assessed Value	\$134,835	
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

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: \$256700 High: \$1197400	
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	932 Cummins Way	644 Arthur Dr	600 Arthur Dr	1016 Rogers St
City, State	West Sacramento, CALIFORNIA	West Sacramento, CA	West Sacramento, CA	West Sacramento, CA
Zip Code	95605	95605	95605	95605
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.26 ¹	0.32 ¹	0.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$425,000	\$415,000	\$424,900
List Price \$	--	\$425,000	\$415,000	\$424,900
Original List Date		06/16/2023	08/03/2023	08/18/2023
DOM · Cumulative DOM	-- · --	34 · 84	5 · 36	6 · 21
Age (# of years)	66	64	59	44
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	1,340	1,153	1,396	1,223
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 1	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	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	0.14 acres	0.12 acres	0.15 acres	0.12 acres
Other	None	None	None	None

* 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** WOW! Brand new flooring AND interior paint. Newer exterior paint and HVAC. You will find this home in an established neighborhood in West Sacramento on .12 acres. Great front porch, fenced(not chain linked)front yard and nice back yard with mature trees. Use your imagination to enhance the backyard living space. Close to downtown Sacramento to the East and Davis to the West, ride your bike to Sutter Health Park, take VIA transportation to anywhere in West Sacramento.
- Listing 2** One of the best homes in the neighborhood! This three bedroom home was completely redone several years ago from top to bottom! From the kitchen to the bathroom, this spacious home will not disappoint! Features include a large family room with fireplace, dual pane windows, central HVAC, two car garage, and a large indoor laundry room. The chef's kitchen features white cabinets, quartz counter tops, and stainless steel appliances. Located on a large corner lot with plenty of space for your boat or RV. Just a few minutes from Sutter Health Park and Downtown Sacramento!
- Listing 3** Charming home in established neighborhood, located just 2.5 mi. from favorite hangouts like Drakes: The Barn, Sutter Health Park-home of the Rivercats, boutique coffee shops, and all that Old Sacramento Waterfront offers. Bryte Park is within walking distance w/tons of amenities for your entire family to enjoy including baseball diamonds, play structures, walking paths, & picnic areas. Home features a shady front porch where you can relax with a cold drink under a lush tree canopy. Beautiful backyard with many fruit trees and turf lawn for kids/pets to play on. Fruits: pomegranate, peach, tangerines, fig, kumquat, grapefruit, & persimmon. Home updated within the last 4 years w/waterproof vinyl flooring, granite counters, newer appliances, and interior paint throughout. Enclosed sun room provides flex space for a playroom/crafting/home gym. Major upgrades: newer HVAC system, hot water heater, solar power, backyard fencing, & gutter guards. Bright, warm, cozy & inviting. Feels like HOME!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	932 Cummins Way	721 Julian Dr	1028 Carrie St	1007 Taber St
City, State	West Sacramento, CALIFORNIA	West Sacramento, CA	West Sacramento, CA	West Sacramento, CA
Zip Code	95605	95605	95605	95605
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.41 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$440,000	\$424,900	\$385,000
List Price \$	--	\$440,000	\$424,900	\$385,000
Sale Price \$	--	\$445,000	\$420,000	\$415,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/24/2023	07/28/2023	09/05/2023
DOM · Cumulative DOM	-- · --	8 · 33	8 · 21	8 · 40
Age (# of years)	66	67	37	52
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	1,340	1,307	1,214	1,341
Bdrm · Bths · ½ Bths	3 · 2	5 · 2	3 · 2	4 · 2
Total Room #	6	8	6	7
Garage (Style/Stalls)	None	None	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	0.14 acres	0.14 acres	0.12 acres	0.12 acres
Other	None	None	None	None
Net Adjustment	--	+\$3,320	-\$4,560	-\$6,600
Adjusted Price	--	\$448,320	\$415,440	\$408,400

* 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 -\$6000, SqFt +\$1320, garage +\$8000. 5 bedroom home with spacious floor plan, comfort and functionality. As you enter through the front door you are greeted by an open concept layout that seamlessly blends the living spaces. The heart of the home is the large family room & Kitchen bathed in an abundance of natural light that streams in through the windows, creating an airy and inviting atmosphere. Brand new laminate & carpet flooring throughout the house, bringing a touch of contemporary style to the space. The durable laminate flooring graces the common areas, providing a sleek and low-maintenance surface. This home has five bedrooms & two full bathrooms providing plenty of space to claim your own private sanctuary. Inside & outside new paint. Flourish with a HUGE backyard and don't miss the EV charger in the front of the home.
- Sold 2** Price adjusted for SqFt +\$5040, age -\$11600, lot isze +\$2000. Welcome to 1028 Carrie St., a charming 3 bed, 2 bath home with over 1200 sq ft. Recently painted inside and out, this residence offers a refreshed and inviting atmosphere. With easy freeway access, commuting to various parts of the city is a breeze. Whether you're a first-time homebuyer or an investor seeking a great rental opportunity, 1028 Carrie St. is the perfect choice. Its well-maintained condition and convenient location make it attractive to homeowners and tenants alike. Don't miss this chance to own a fantastic property in West Sacramento! Schedule a showing today and seize this opportunity.
- Sold 3** Price adjusted for bedroom -\$3000, age -\$5600, lot size +\$2000. CUTE! CUTE! CUTE! What a tremendous opportunity for first time home buyers or investor. With a little TLC this is your perfect home. This home is nested in an established neighborhood where neighbors want to know your name. Kitchen and baths have been updated and remodeled, jetted jacuzzi tub, brand new dual pane windows, clean pest report, new attic insulation and ducts, owned solar and 4 bedrooms! This home is centrally located to major freeways; 5 minutes to downtown and River Cats Raley field, 10 minutes to airport and conveniently located to all major shopping. Hurry, won't 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	\$420,000	\$420,000
Sales Price	\$415,000	\$415,000
30 Day Price	\$405,000	--
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



Front



Address Verification



Side



Side



Side

Subject Photos



Side



Street



Street



Street



Other



Other

Listing Photos

L1 644 Arthur Dr
West Sacramento, CA 95605



Front

L2 600 Arthur Dr
West Sacramento, CA 95605



Front

L3 1016 Rogers St
West Sacramento, CA 95605



Front

Sales Photos

S1 721 Julian Dr
West Sacramento, CA 95605



Front

S2 1028 Carrie St
West Sacramento, CA 95605



Front

S3 1007 Taber St
West Sacramento, CA 95605



Front

ClearMaps Addendum

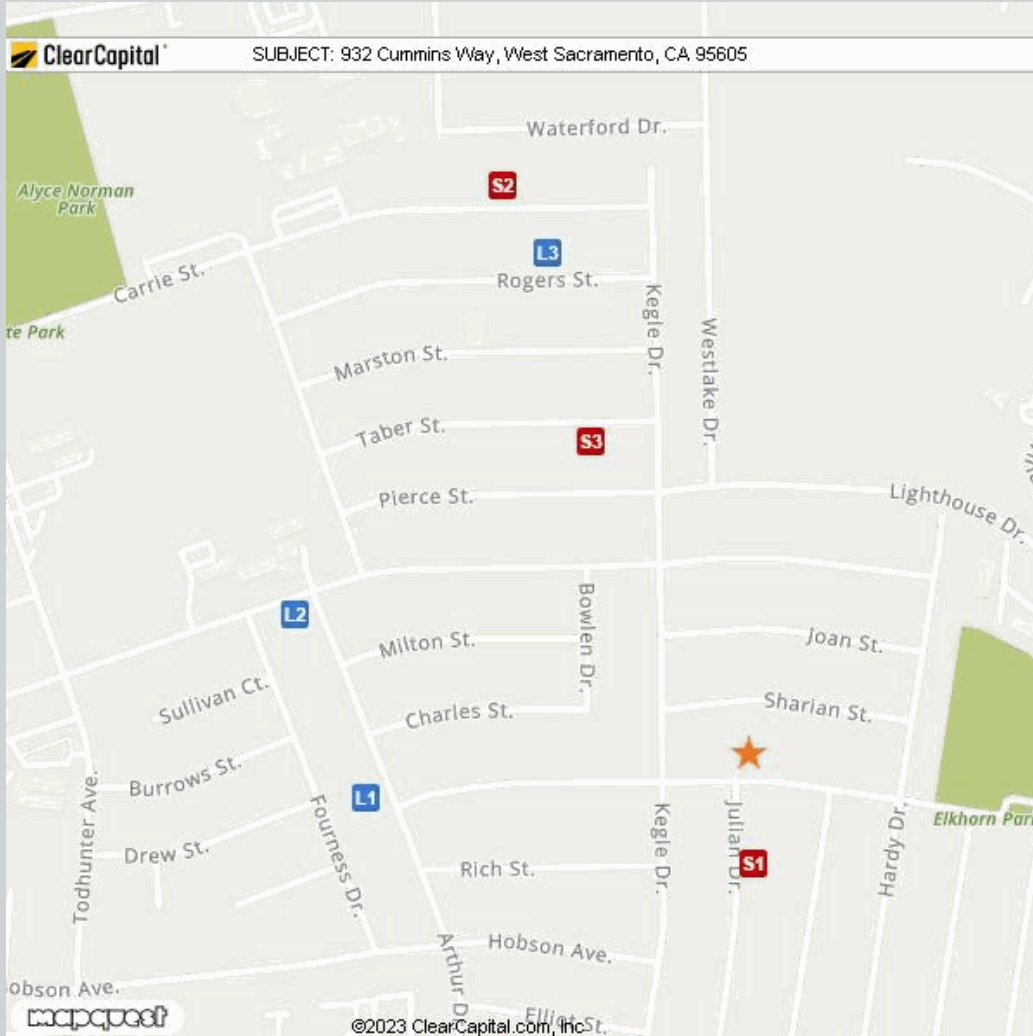
Address ★ 932 Cummins Way, West Sacramento, CALIFORNIA 95605

Loan Number 55169

Suggested List \$420,000

Suggested Repaired \$420,000

Sale \$415,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	932 Cummins Way, West Sacramento, California 95605	--	Parcel Match
L1 Listing 1	644 Arthur Dr, West Sacramento, CA 95605	0.26 Miles ¹	Parcel Match
L2 Listing 2	600 Arthur Dr, West Sacramento, CA 95605	0.32 Miles ¹	Parcel Match
L3 Listing 3	1016 Rogers St, West Sacramento, CA 95605	0.36 Miles ¹	Parcel Match
S1 Sold 1	721 Julian Dr, West Sacramento, CA 95605	0.07 Miles ¹	Parcel Match
S2 Sold 2	1028 Carrie St, West Sacramento, CA 95605	0.41 Miles ¹	Parcel Match
S3 Sold 3	1007 Taber St, West Sacramento, CA 95605	0.23 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	12.69 miles	Date Signed	09/08/2023

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.