

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.

<b>Address</b>	7961 Coral Oak Way, Citrus Heights, CA 95610	<b>Order ID</b>	9004682	<b>Property ID</b>	34766644
<b>Inspection Date</b>	11/02/2023	<b>Date of Report</b>	11/03/2023		
<b>Loan Number</b>	55652	<b>APN</b>	22404300630000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Sacramento		

Tracking IDs					
<b>Order Tracking ID</b>	11.1_BPO	<b>Tracking ID 1</b>	11.1_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	KETIL MOKSNES	<b>Condition Comments</b> The subject property is in average visible condition, no visible damages.
<b>R. E. Taxes</b>	\$4,153	
<b>Assessed Value</b>	\$224,529	
<b>Zoning Classification</b>	Residential RD5	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> The subject property is located in well established neighborhood. Value has been going slightly up, due to limited availability of listings on the market.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$483000 High: \$626200	
<b>Market for this type of property</b>	Increased 1 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	7961 Coral Oak Way	8235 Majestic Oak Way	8144 Forest Oak Way	8113 Mesa Oak Way
<b>City, State</b>	Citrus Heights, CA	Citrus Heights, CA	Citrus Heights, CA	Citrus Heights, CA
<b>Zip Code</b>	95610	95610	95610	95610
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.27 <sup>1</sup>	0.15 <sup>1</sup>	0.22 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$549,900	\$528,888	\$499,000
<b>List Price \$</b>	--	\$549,900	\$528,888	\$499,000
<b>Original List Date</b>		10/03/2023	10/19/2023	11/01/2023
<b>DOM · Cumulative DOM</b>	-- · --	14 · 31	15 · 15	1 · 2
<b>Age (# of years)</b>	46	45	41	45
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,516	1,601	1,833	1,458
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	4 · 2	3 · 2	3 · 2
<b>Total Room #</b>	7	8	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	Pool - Yes	Pool - Yes	--	--
<b>Lot Size</b>	0.19 acres	0.19 acres	0.19 acres	0.16 acres
<b>Other</b>	None	None	None	None

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Incredible opportunity to own this Magnificent 4 bedroom/2 bath single story Citrus Heights home in a fantastic location! Attention to detail throughout. Open concept floor plan with beautiful bamboo flooring in the living areas and hallway. Amazing Home Theater family room and vaulted ceiling living room provide areas for everyone to enjoy. Both bathrooms and kitchen were remodeled in the past 5 years. Step outside into the backyard to enjoy the covered patio and built-in pool. Don't miss the boat/trailer storage on the left side of the home...And, if that isn't enough, then check out the 12x60 covered RV storage on the right side! Must see to appreciate!
- Listing 2** Wonderful home! Great location! Cutom built! Come check out the nice tile floors, granite counters, crown molding, custom tile work in bathrooms, beautiful french doors, sky lights, can light in ceilings and more! Recently updated paint! Large separate family room at back of house! Park like yards with patio areas, garden beds, and large established trees (redwoods, pine, and more!) Quiet Cul-De-Sac on a dead end street! Let the kids play in the front yard! Close to freeway, shopping, restaurants (Leatherby's Ice Cream!) Clean, vacant and ready to move right in! Buy now and have Thanksgiving Dinner and Christmas at your home this year!
- Listing 3** Welcome to this lovely Citrus Heights home with warmth and charm! 3 bedroom, 2 bathroom, 2 car garage, single story. Great floorplan with spacious family room, living room, nice-sized bedrooms, primary bedroom with outdoor access and two closets! Outside there are low maintenance yards, a large covered patio, and a huge shed for extra storage. Newer HVAC! All this and more. Close to Roseville, Fair Oaks, Orangevale, and Folsom. Come By & see you won't be disappointed!

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	7961 Coral Oak Way	8085 Debbie Ann Ct	7800 Auburn Woods Dr	8204 Canyon Oak Dr
<b>City, State</b>	Citrus Heights, CA	Citrus Heights, CA	Citrus Heights, CA	Citrus Heights, CA
<b>Zip Code</b>	95610	95610	95610	95610
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.12 <sup>1</sup>	0.24 <sup>1</sup>	0.21 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$529,000	\$550,000	\$529,900
<b>List Price \$</b>	--	\$529,000	\$550,000	\$529,900
<b>Sale Price \$</b>	--	\$500,000	\$555,000	\$515,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	05/08/2023	08/15/2023	10/30/2023
<b>DOM · Cumulative DOM</b>	-- · --	65 · 98	18 · 50	19 · 38
<b>Age (# of years)</b>	46	43	36	46
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,516	1,692	1,775	1,679
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	4 · 2	4 · 2
<b>Total Room #</b>	7	7	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	Pool - Yes	--	--	--
<b>Lot Size</b>	0.19 acres	0.1475 acres	0.17 acres	0.17 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$30,400	+\$3,650	+\$13,450
<b>Adjusted Price</b>	--	\$530,400	\$558,650	\$528,450

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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 -\$8800, lot size +\$3400. Come see this fantastic Citrus Heights property that is nestled in a quiet cul-de-sac with gorgeous landscaping and palm trees. Boasting 3 bedrooms and 2 bathrooms, this home has much to offer within its 1,692 square feet. The updated kitchen was made for entertaining with gorgeous granite countertops and island along with beautiful cabinets that flow right into the family room where friends and family can enjoy. From the kitchen, make your way into the large living room and dining room with high ceilings and tile flooring. Also featuring a 2 car garage, solar, covered patio, Dual Pane Windows, updated bathrooms, laminate flooring, stainless steel appliances, and much more!
- Sold 2** Price adjusted for bedroom -\$5000, SqFt -\$12950, age -\$5000, lot size +\$1600, pool +\$25000. Nothing like this home in the beautiful Shadow Oaks Estates. Auburn Woods Drive welcomes you to a 1,775 sq.ft. home with 4 bedrooms, 2 full bathrooms, 2 car garage, living room and family room with fireplace. Lovely Master bedroom with walk in closet and outside access plus a recently updated bathroom. Let's not forget about the great 7,405 Corner lot with RV access and plenty of space for your water toys. Must see to appreciate. Hurry, it won't last!
- Sold 3** Price adjusted for bedroom -\$5000, sqFt -\$8150, lot size +\$1600, pool +\$25000. Discover your dream home at 8204 Canyon Oaks Way, a meticulously updated 4-bedroom, 2-bathroom residence in the heart of Citrus Heights. Covering an expansive 1,679 square feet, this house promises modern conveniences paired with enduring style. As you step inside, let the warmth of the sunlight filtering through new windows (installed between 2018 and 2022) welcome you. The living space seamlessly integrates with a brand-new kitchen, crowned by gleaming quartz countertops and stylish cabinets fresh from 2023. Each bedroom offers a haven of tranquility, with the master suite elevated by a newly remodeled bathroom in 2023. Take comfort knowing that the house stands strong with a new roof from 2020 and a robust HVAC system from 2018. Additional updates include a modernized garage door and opener from 2022, a new hot water heater from 2018, and freshly painted exteriors the same year. The real showstopper, however, is the expansive outdoor space. Featuring amazing RV access, it's tailored to accommodate any size RV with ease. Need space for both an RV and a boat? No problem! This versatile area is designed to house both, or any other recreational vehicles and equipment you may have.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Not listed in last 12 months.				
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$550,000	\$550,000
<b>Sales Price</b>	\$540,000	\$540,000
<b>30 Day Price</b>	\$530,000	--
<b>Comments Regarding Pricing Strategy</b>		
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

<b>Reviewer's Notes</b>	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



Front



Address Verification



Side



Side

## Subject Photos



Side



Side



Street



Street



Street



Other



## Subject Photos



Other

## Listing Photos

**L1** 8235 Majestic Oak Way  
Citrus Heights, CA 95610



Front

**L2** 8144 Forest Oak Way  
Citrus Heights, CA 95610



Front

**L3** 8113 Mesa Oak Way  
Citrus Heights, CA 95610



Front

## Sales Photos

**S1** 8085 Debbie Ann Ct  
Citrus Heights, CA 95610



Front

**S2** 7800 Auburn Woods Dr  
Citrus Heights, CA 95610



Front

**S3** 8204 Canyon Oak Dr  
Citrus Heights, CA 95610



Front

### ClearMaps Addendum

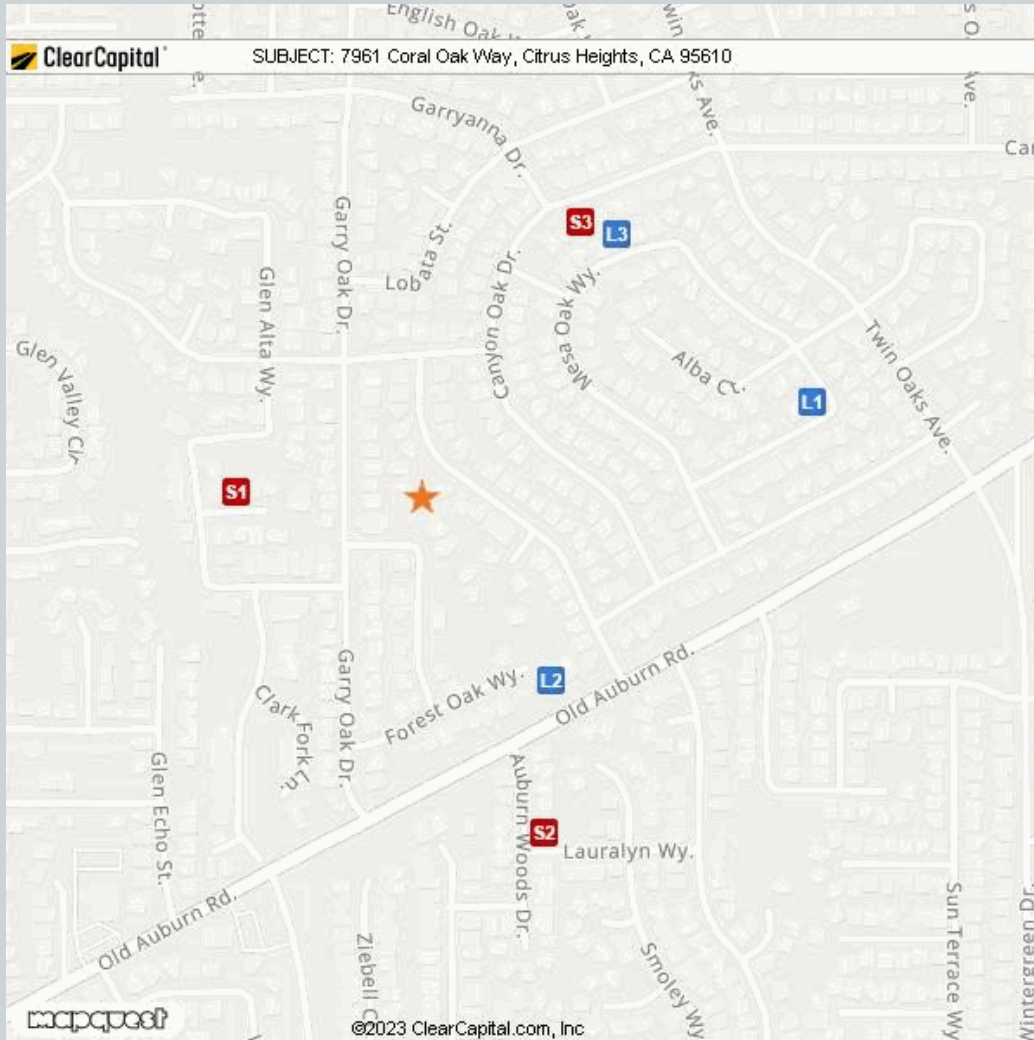
**Address** ★ 7961 Coral Oak Way, Citrus Heights, CA 95610

**Loan Number** 55652

**Suggested List** \$550,000

**Suggested Repaired** \$550,000

**Sale** \$540,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7961 Coral Oak Way, Citrus Heights, CA 95610	--	Parcel Match
L1 Listing 1	8235 Majestic Oak Way, Citrus Heights, CA 95610	0.27 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	8144 Forest Oak Way, Citrus Heights, CA 95610	0.15 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	8113 Mesa Oak Way, Citrus Heights, CA 95610	0.22 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	8085 Debbie Ann Ct, Citrus Heights, CA 95610	0.12 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	7800 Auburn Woods Dr, Citrus Heights, CA 95610	0.24 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	8204 Canyon Oak Dr, Citrus Heights, CA 95610	0.21 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Alina Pustynovich	<b>Company/Brokerage</b>	Usko Realty Inc.
<b>License No</b>	01904396	<b>Address</b>	5245 Harston Way Antelope CA 95843
<b>License Expiration</b>	04/03/2024	<b>License State</b>	CA
<b>Phone</b>	9168066386	<b>Email</b>	bpoalina@gmail.com
<b>Broker Distance to Subject</b>	4.32 miles	<b>Date Signed</b>	11/03/2023

*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.**