

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	7972 Sunset Avenue, Fair Oaks, CALIFORNIA 95628	Order ID	9026604	Property ID	34802667
Inspection Date	11/16/2023	Date of Report	11/17/2023		
Loan Number	55834	APN	24400580040000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs

Order Tracking ID	11.15_BPO	Tracking ID 1	11.15_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	JERRI J DAMBRAUSKAS	Condition Comments The subject property is in average visible condition, no visible damages.
R. E. Taxes	\$4,132	
Assessed Value	\$268,686	
Zoning Classification	Residential RD-5	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$70,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$70,000	
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. Value has been going slightly up, due to limited availability of listings on the market.
Local Economy	Slow	
Sales Prices in this Neighborhood	Low: \$396500 High: \$1343600	
Market for this type of property	Increased 1 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	7972 Sunset Avenue	5352 Ridgevale Way	7813 Muirwood Way	7990 Shrewsbury Ave
City, State	Fair Oaks, CALIFORNIA	Fair Oaks, CA	Citrus Heights, CA	Fair Oaks, CA
Zip Code	95628	95628	95610	95628
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.78 ¹	2.42 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$474,900	\$425,000	\$640,000
List Price \$	--	\$474,900	\$425,000	\$640,000
Original List Date		10/03/2023	10/27/2023	11/09/2023
DOM · Cumulative DOM	-- · --	10 · 45	4 · 21	6 · 8
Age (# of years)	62	51	47	62
Condition	Fair	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	2 Stories Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,029	1,634	1,582	1,807
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2	4 · 2	4 · 2
Total Room #	7	6	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	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	Pool - Yes	--	--	--
Lot Size	0.23 acres	0.24 acres	0.16 acres	0.24 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** This spacious property offers 1634 sq ft of living space on a generous .24-acre lot. Located in the highly sought-after Neighborhood, it's an ideal family home. The property features three bedrooms, two bathrooms, and a convenient two-car garage. There's also RV access on the right side and potential RV access on the opposite side, making it perfect for extra vehicles. In addition, you'll find a large shed for storage and a beautiful brick fireplace for cozy evenings. The neighborhood is known for its great schools, proximity to shopping, and easy access to the freeway. Don't miss the opportunity to make this property your new home in this desirable neighborhood.
- Listing 2** Beautiful opportunity for a great home in the tucked-away neighborhood of Sunrise Meadows community! A 4BR home with huge yard, new paint and carpet, and recent updated hvac and water heater! A little TLC will go a long way making this house a home! More photos Coming Soon!
- Listing 3** Well maintained 4 bedroom 2 bath home in a sought after tucked away neighborhood of Fair Oaks. Huge corner lot, RV/Boat access & storage, owned solar, roof replaced within the last 4 years, original hardwood oak floors, dual pane windows, security alarm, fireplace, ceiling fan, laminate hardwood flooring, updated electrical panel, private covered patio, landscaped front & backyard with a shed. There is also room for a garden, playground, or pool. Comes with a 1 year home owner's warranty provided. Grab this opportunity NOW!

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	7972 Sunset Avenue	5213 Ridgeway Way	7805 Greenridge Way	7847 Olympic Way
City, State	Fair Oaks, CALIFORNIA	Fair Oaks, CA	Fair Oaks, CA	Fair Oaks, CA
Zip Code	95628	95628	95628	95628
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.53 ¹	0.48 ¹	0.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$545,000	\$575,000	\$489,000
List Price \$	--	\$545,000	\$575,000	\$489,000
Sale Price \$	--	\$565,000	\$610,000	\$420,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	08/14/2023	11/08/2023	11/13/2023
DOM · Cumulative DOM	-- · --	1 · 20	6 · 28	5 · 19
Age (# of years)	62	52	63	62
Condition	Fair	Average	Average	Fair
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	2 Stories Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,029	1,628	1,862	1,896
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2	4 · 2	3 · 2
Total Room #	7	6	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	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	Pool - Yes	Pool - Yes	--	--
Lot Size	0.23 acres	0.2 acres	0.25 acres	0.31 acres
Other	None	None	None	None
Net Adjustment	--	+\$17,450	+\$23,350	+\$20,250
Adjusted Price	--	\$582,450	\$633,350	\$440,250

* 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 +\$20050, age -\$5000, lot size +\$2400. Welcome to this charming home located in this highly desirable Fair Oaks neighborhood! This property boasts an ideal location with easy access to amenities, top-rated schools, and a welcoming community atmosphere. Step inside, and you'll find a spacious and versatile floor plan that offers endless possibilities to make it your own. The living areas are filled with natural light, creating a warm and inviting ambiance throughout the home. The central feature of this property is the refreshing pool, perfect for entertaining guests or enjoying relaxing afternoons. While this home has already seen updates to its roof (2019) and HVAC system (2021), it presents an excellent opportunity to put your personal touch on the interior. Newer windows ensure energy efficiency and reduced utility costs, while the flooring and paint offer a blank canvas to customize according to your taste and style. The bedrooms are spacious, providing comfortable retreats after a long day. The bathrooms are well-appointed and present further potential for personalization. The backyard is a true oasis, offering a private space to unwind and entertain. Whether you prefer lounging by the poolside or hosting summer BBQ's, this outdoor space has it all. Come turn this into your dream home!
- Sold 2** Price adjusted for bedroom -\$5000, SqFt +\$8350, pool +\$20000. Watch HD Video Tour! Incredible Fair Oaks Greenridge Estates Four Bedroom Value Home on 1/4 acre lot. Located just down the street from North Ridge Country Club and Million-dollar homes. First time on the market! The home has been lovingly cared for by the original owner. Brand new full exterior and interior paint! Plenty of entertaining areas with a combo family and dining room, a separate living room, an expansive backyard with multiple patios, plus an enclosed sunroom. The home lives like a single story with three bedrooms and two full bathrooms on the main level. The only room on the upper level is a remote bedroom and closet providing a quiet home office area, exercise room, or private bedroom. Inside laundry area!
- Sold 3** Price adjusted for SqFt +\$6650, lot size -\$6400, pool +\$20000. Honey bring the tool belt! Location! Location! Location! This Fair Oaks fixer needs a bit of your TLC to make it a true gem! This 3 bedroom, 2 bath, 1,896 square foot home is situated on a corner lot on just over a quarter acre with RV access. The roof is approximately seven years old and the home also features central heat and air. The backyard also provides a ton a space for family and entertaining fun! Make this home yours! And there is room for adding a possible ADU!!

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	eXp Realty of California, Inc.	Subject property Pending listing.					
Listing Agent Name	Brandon Evans						
Listing Agent Phone	916-606-7604						
# 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
08/02/2023	\$399,000	08/18/2023	\$399,000	Pending/Contract	08/18/2023	\$399,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$460,000	\$560,000
Sales Price	\$441,000	\$541,000
30 Day Price	\$420,000	--
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. Per MLS comments and pictures subject property is in fair condition.		

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



Side



Street



Street



Street



Other



Other

Subject Photos



Other

Listing Photos

L1 5352 Ridgevale Way
Fair Oaks, CA 95628



Front

L2 7813 Muirwood Way
Citrus Heights, CA 95610



Front

L3 7990 Shrewsbury Ave
Fair Oaks, CA 95628



Front

Sales Photos

S1 5213 Ridgeway Way
Fair Oaks, CA 95628



Front

S2 7805 Greenridge Way
Fair Oaks, CA 95628



Front

S3 7847 Olympic Way
Fair Oaks, CA 95628



Front

ClearMaps Addendum

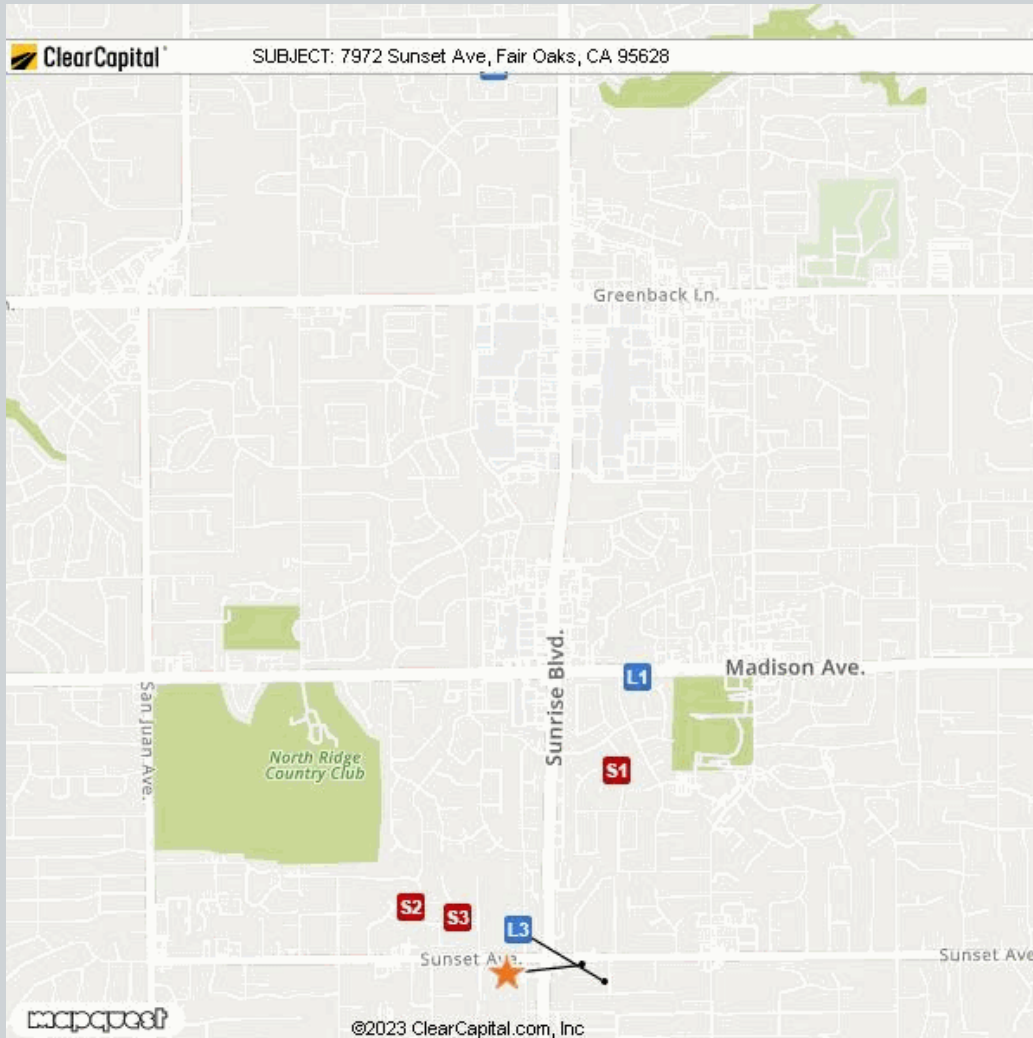
Address ★ 7972 Sunset Avenue, Fair Oaks, CALIFORNIA 95628

Loan Number 55834

Suggested List \$460,000

Suggested Repaired \$560,000

Sale \$441,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7972 Sunset Avenue, Fair Oaks, California 95628	--	Parcel Match
L1 Listing 1	5352 Ridgevale Way, Fair Oaks, CA 95628	0.78 Miles ¹	Parcel Match
L2 Listing 2	7813 Muirwood Way, Citrus Heights, CA 95610	2.42 Miles ¹	Parcel Match
L3 Listing 3	7990 Shrewsbury Ave, Fair Oaks, CA 95628	0.07 Miles ¹	Parcel Match
S1 Sold 1	5213 Ridgeway Way, Fair Oaks, CA 95628	0.53 Miles ¹	Parcel Match
S2 Sold 2	7805 Greenridge Way, Fair Oaks, CA 95628	0.48 Miles ¹	Parcel Match
S3 Sold 3	7847 Olympic Way, Fair Oaks, CA 95628	0.36 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	5.46 miles	Date Signed	11/17/2023

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.