

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	6052 Dublin Way, Citrus Heights, CALIFORNIA 95610	Order ID	9026604	Property ID	34802668
Inspection Date	11/16/2023	Date of Report	11/17/2023		
Loan Number	55843	APN	24301200350000		
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	BRETT J MINKIN	Condition Comments The subject property is in average visible condition, no visible damages.
R. E. Taxes	\$7,584	
Assessed Value	\$434,604	
Zoning Classification	Residential RD5	
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. Value has been going slightly up, due to limited availability of listings on the market.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$360000 High: \$599000	
Market for this type of property	Increased 1 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	6052 Dublin Way	7640 Farmgate Way	5815 Tremwell Ct	7654 Farmgate Way
City, State	Citrus Heights, CALIFORNIA	Citrus Heights, CA	Citrus Heights, CA	Citrus Heights, CA
Zip Code	95610	95610	95610	95610
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.38 ¹	0.44 ¹	0.41 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$549,000	\$475,000	\$525,000
List Price \$	--	\$549,000	\$475,000	\$525,000
Original List Date		10/05/2023	10/04/2023	10/12/2023
DOM · Cumulative DOM	-- · --	7 · 43	31 · 44	18 · 36
Age (# of years)	43	39	52	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	2 Stories Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,890	2,162	1,736	1,625
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 3	3 · 2
Total Room #	7	7	8	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	--	--	--	--
Lot Size	0.18 acres	0.278 acres	0.17 acres	0.24 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** A must see, unique property in Citrus Heights! A hard to find house with over 2,000 square feet of living space, coupled with a large lot - this home is move-in ready and poised to host your holiday gatherings. This is a true one-of-a-kind home, and is an entertainer's delight with a spacious floor plan and backyard complete with custom landscaping, fire pit (custom built picnic table included) and charming storage barn. Highly desirable one story that boasts a stamped concrete driveway that will easily accommodate six cars. Laminate flooring, concrete counter tops in kitchen, soaking tub in the primary bath, indoor laundry, plentiful storage in the two-car drive through garage and a 50 amp plug outside for your recreational vehicle. Don't miss this gem!
- Listing 2** Step into your future with this enchanting canvas ready for your dreams. This spacious 4-bedroom, 3-bath home offers 1,736 square feet of living space, brimming with charm and character. You'll find a world of potential within these walls, just waiting for your personal touch. The additional sunroom brings natural light flooding in, while the green lawn in the backyard provides a serene escape. Enjoy the outdoors on the covered patio, and utilize tool sheds and a workshop for all your DIY projects. This house whispers promises of memories to be made and cherished. Transform it into your haven, where each renovation becomes a labor of love, crafting a home uniquely yours. With easy access to restaurants, shopping, and schools, plus proximity to the American River Trail, this home presents a great opportunity to create your ideal living space. This is where your journey begins, where your story finds its place, and where a house becomes your cherished home. Welcome home!
- Listing 3** Welcome to your dream home! This stunning 3/4 bedroom residence offers the perfect blend of comfort, style, and functionality. This property boasts an array of appealing features that will make you want to move right in. This spacious home offers 3 generously-sized bedrooms, with the possibility of using the den as a 4th bedroom. The versatility of this space allows you to adapt it to your unique needs, whether it's a guest room, office, formal dining room or playroom. Enjoy multiple living spaces, including a cozy living room and a welcoming family room with a gas log fireplace. The heart of this home is the updated kitchen, complete with sleek tile counters and new stainless-steel appliances. Whether you're a seasoned chef or just love to cook, this kitchen will inspire your culinary creativity. Enjoy modern amenities in the updated bathrooms, ensuring convenience and comfort. The primary bedroom boasts an ensuite bathroom for added privacy, and with backyard access, you can step outside and enjoy your morning coffee or evening stargazing. Parking is a breeze with the 2-car attached garage. Situated on .24-acre lot, this property offers a serene oasis with mature landscaping. With 1,625 sq. ft. of living space, this home offers room to grow and entertain. Welcome Home!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	6052 Dublin Way	7401 Westgate Dr	6013 Dublin Way	5841 Yeoman Way
City, State	Citrus Heights, CALIFORNIA	Citrus Heights, CA	Citrus Heights, CA	Citrus Heights, CA
Zip Code	95610	95610	95610	95610
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.46 ¹	0.12 ¹	0.39 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$465,000	\$540,000	\$539,000
List Price \$	--	\$465,000	\$540,000	\$539,000
Sale Price \$	--	\$480,000	\$551,000	\$525,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/30/2023	06/09/2023	09/13/2023
DOM · Cumulative DOM	-- · --	13 · 66	5 · 23	15 · 49
Age (# of years)	43	68	58	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	2 Stories Ranch
# Units	1	1	1	1
Living Sq. Feet	1,890	1,863	1,877	1,736
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 3
Total Room #	7	7	7	8
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	0.18 acres	0.24 acres	0.24 acres	0.18 acres
Other	None	None	None	None
Net Adjustment	--	+\$7,700	-\$22,300	+\$3,200
Adjusted Price	--	\$487,700	\$528,700	\$528,200

* 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 age +\$12500, lot size -\$4800. This well maintained 3-bedroom, 2-bathroom home is situated on a nearly quarter acre lot with a fully fenced backyard. Inside, you will find a bright and airy living space with plenty of room to entertain. The living room features a cozy fireplace, perfect for chilly nights. The kitchen includes plenty of counter space and cabinetry for storage, and is adjacent to the dining room making entertaining a breeze. All bedrooms are bright and inviting with plenty of natural light. The spacious master suite includes a sliding glass door for easy access to the outdoors. The backyard is perfect for outdoor activities and offers RV access for storage of all your toys! This home is perfect for anyone looking for a move-in ready option in a great neighborhood. Conveniently located near shopping and restaurants. Don't let this one pass you by!
- Sold 2** Price adjusted for age +\$7500, lot size -\$4800, pool -\$25000. Nestled on a sought-after street, this delightful residence offers a warm and welcoming atmosphere. The backyard is a tranquil oasis, featuring a refreshing pool with a soothing waterfall, providing a serene space for relaxation. In the rear of the yard you will also find a fully detached workshop with electricity. Inside, you'll appreciate the tasteful features such as plantation shutters, porcelain floor tiles, cherry laminate, and hardwood floors. A new roof was installed in 2019, ensuring long-term durability. The addition of a 400sqft all-season room in 2018 expands the living space, creating a versatile area to enjoy year-round. A cozy gas fireplace was installed in 2018 to add warmth and coziness to your winter days. Appliances, including the washer, dryer, and refrigerator, are included for added convenience. Don't miss the chance to make this inviting home yours!
- Sold 3** Price adjusted for bedroom -\$5000, bathroom -\$4000, SqFt +\$7700, age +\$4500. This timelessly decorated 4 bed, 3 bath home has charm and great energy in every inch of its 1736 sq ft. This highly sought after Larchmont Northridge layout with 3 beds and 2 full baths upstairs & 1 bed 1 full bath downstairs make it the perfect multigeneration home. Three rooms with sliding doors to your outdoor patios and space, living room, dining room and family room gives a garden feel to the area. Fabulous home for entertaining. Spacious and memorable. Nice size outdoors for you, the children or grands and fur friends. Walking distance to highly regarded Kingswood Elementary School. Close to some of the best food, shopping and entertainment Citrus Heights has to offer. Newer HVAC and smooth finish stucco. Has a 50 year roof. Tired of seeing nothing but greige? Come home to color where House Beautiful met Architectural Digest.

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	\$525,000	\$525,000
Sales Price	\$505,000	\$505,000
30 Day Price	\$490,000	--
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



Front



Address Verification



Side



Side

Subject Photos



Street



Street



Other



Other

Listing Photos

L1 7640 Farmgate Way
Citrus Heights, CA 95610



Front

L2 5815 Tremwell Ct
Citrus Heights, CA 95610



Front

L3 7654 Farmgate Way
Citrus Heights, CA 95610



Front

Sales Photos

S1 7401 Westgate Dr
Citrus Heights, CA 95610



Front

S2 6013 Dublin Way
Citrus Heights, CA 95610



Front

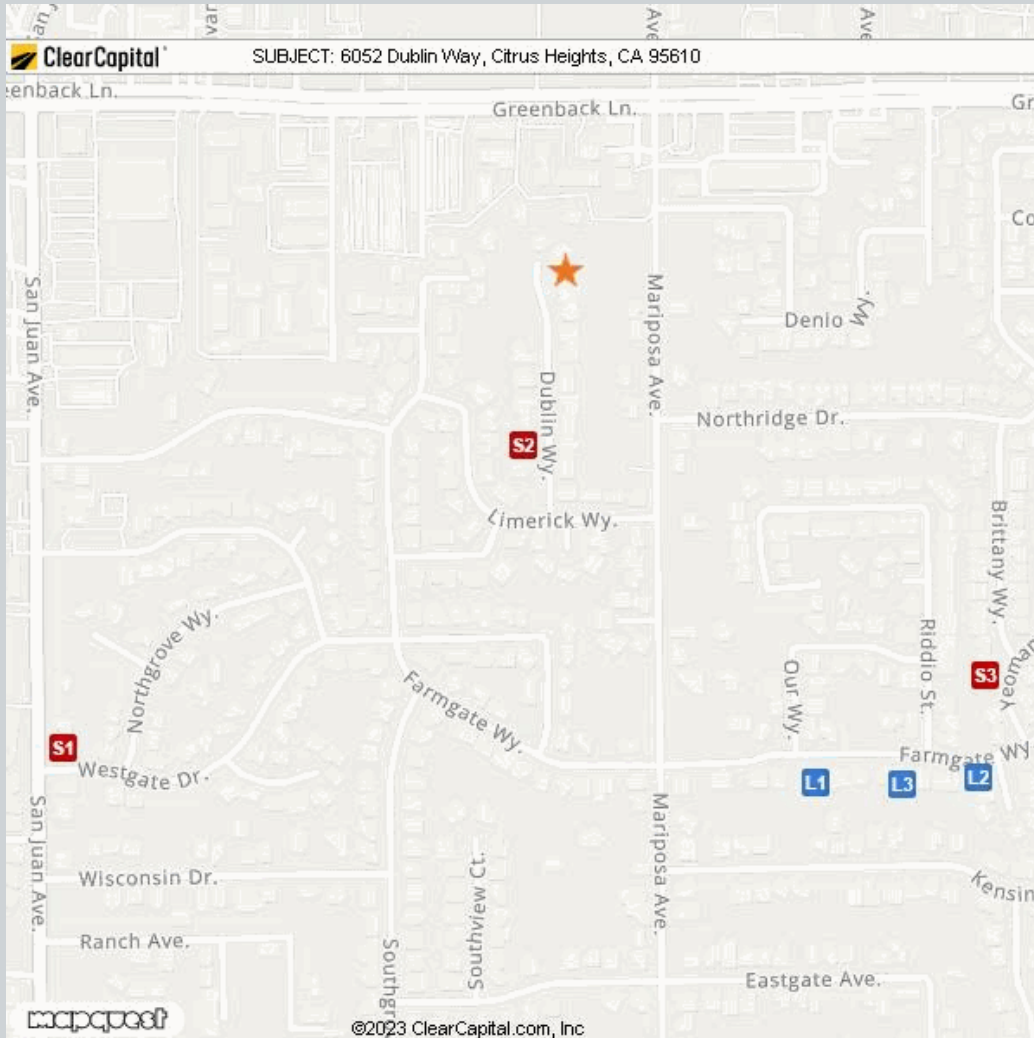
S3 5841 Yeoman Way
Citrus Heights, CA 95610



Front

ClearMaps Addendum

Address ★ 6052 Dublin Way, Citrus Heights, CALIFORNIA 95610
Loan Number 55843 **Suggested List** \$525,000 **Suggested Repaired** \$525,000 **Sale** \$505,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6052 Dublin Way, Citrus Heights, California 95610	--	Parcel Match
L1 Listing 1	7640 Farmgate Way, Citrus Heights, CA 95610	0.38 Miles ¹	Parcel Match
L2 Listing 2	5815 Tremwell Ct, Citrus Heights, CA 95610	0.44 Miles ¹	Parcel Match
L3 Listing 3	7654 Farmgate Way, Citrus Heights, CA 95610	0.41 Miles ¹	Parcel Match
S1 Sold 1	7401 Westgate Dr, Citrus Heights, CA 95610	0.46 Miles ¹	Parcel Match
S2 Sold 2	6013 Dublin Way, Citrus Heights, CA 95610	0.12 Miles ¹	Parcel Match
S3 Sold 3	5841 Yeoman Way, Citrus Heights, CA 95610	0.39 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	Sergey Pustynovich	Company/Brokerage	Usko Realty Inc
License No	01735065	Address	5245 Harston Way Antelope CA 95843
License Expiration	02/14/2026	License State	CA
Phone	9167184319	Email	Sergrealtor@icloud.com
Broker Distance to Subject	3.74 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.