

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	2383 Mcgregor Drive, Rancho Cordova, CA 95670	Order ID	9038325	Property ID	34821864
Inspection Date	11/22/2023	Date of Report	11/28/2023		
Loan Number	55887	APN	05801740020000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs					
Order Tracking ID	11.22_BPO	Tracking ID 1	11.22_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	GRISHABER RALPH D JR TRUST	The subject property is in average visible condition, no visible damages.
R. E. Taxes	\$1,018	
Assessed Value	\$85,370	
Zoning Classification	Residential RD 5	
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

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	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: \$346700 High: \$520800	
Market for this type of property	Increased 2 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2383 Mcgregor Drive	10663 Audubon Way	2355 Pinturo Way	2348 Zinfandel Dr
City, State	Rancho Cordova, CA	Rancho Cordova, CA	Rancho Cordova, CA	Rancho Cordova, CA
Zip Code	95670	95670	95670	95670
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.28 ¹	0.15 ¹	0.24 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$425,000	\$449,900	\$425,000
List Price \$	--	\$425,000	\$449,900	\$425,000
Original List Date		10/30/2023	11/03/2023	11/20/2023
DOM · Cumulative DOM	-- · --	25 · 29	21 · 25	3 · 8
Age (# of years)	61	56	51	62
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	1,481	1,387	1,397	1,322
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	4 · 2
Total Room #	6	6	6	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	--	--	--	--
Lot Size	0.14 acres	0.1837 acres	0.1515 acres	0.1949 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** One owner home extremely well-maintained ready to move in. This home has the eclectic charm of the age that it was built-in. This property will qualify for VA financing interest rates were VA financing at this time are currently in the sixes
- Listing 2** Great family home in the heart of old Rancho Cordova. Open floor plan with kitchen overlooking a generous family room that spills out onto private backyard with plenty of room to play. Perfect for family living or entertaining. Close to shopping, restaurants, schools, parks and the American River Parkway. This home is dialed in with newer HVAC, Water Heater, fencing, tile shower, indoor laundry room and a whole lot more. Come have a look.
- Listing 3** Welcome to the highly sought-after Glenfaire community in Rancho Cordova! This charming four-bedroom, two-bath home offers a fantastic opportunity for those seeking a starter home in a wonderful neighborhood. Boasting 1,322 square feet of living space, this residence comes with several desirable features. The AC and heating have been updated to a newer Trane HVAC unit. The roof is in great condition, and the property showcases newer dual-pane vinyl windows, ensuring energy efficiency. For those who desire easy maintenance flooring, the original hardwood floors lie beneath the carpet, waiting to be revealed and restored to their former glory, and real wood cabinets in the kitchen are not only beautiful but add durability. In the backyard, you will find a beautifully landscaped yard with an orange tree perfect for entertaining and family gatherings. The location is superb, steps from Ahlstrom Park and proximity to many others, the well-known American River, close to many shopping centers, and convenient freeway access. Take the opportunity to make this excellent property your new home!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2383 Mcgregor Drive	10691 Audubon Way	2379 Cordova Ln	10742 Segovia Way
City, State	Rancho Cordova, CA	Rancho Cordova, CA	Rancho Cordova, CA	Rancho Cordova, CA
Zip Code	95670	95670	95670	95670
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.27 ¹	0.31 ¹	0.14 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$424,900	\$410,000	\$399,000
List Price \$	--	\$424,900	\$410,000	\$399,000
Sale Price \$	--	\$440,000	\$410,000	\$425,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/13/2023	09/08/2023	11/03/2023
DOM · Cumulative DOM	-- · --	3 · 33	1 · 8	7 · 17
Age (# of years)	61	59	56	59
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	1,481	1,422	1,656	1,422
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	4 · 2
Total Room #	6	6	6	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	--	--	--	--
Lot Size	0.14 acres	0.2059 acres	0.1433 acres	0.1889 acres
Other	None	None	None	None
Net Adjustment	--	-\$7,050	-\$11,250	-\$6,050
Adjusted Price	--	\$432,950	\$398,750	\$418,950

* Sold 1 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 adjustments for the differences: Bedroom -5000, Sqft 2950. Lot size -5000. Welcome to this single story home in Rancho Cordova. Long time owner has raised their family here and has greatly enjoyed this home, but is now ready to move on. This home features 4 bedrooms, a living room off the kitchen, and a large family room. 10 year old roof and dual pane windows throughout. Original hardwood floors under carpet. The home sits on a beautiful, large corner lot. The backyard has grass, RV/boat parking behind the fence, and a covered patio. You can pick fruit off the lemon, apple, orange, mandarin, and fig trees. Very close to the popular American River Parkway that offers water sports like swimming, rafting, kayaking, and paddle boarding. Miles of trails to walk, run, or cycle. Only a few minutes to the 50 corridor. Welcome Home!
- Sold 2** Price adjustments for the differences: Sqft -8750. Age -2500. Beautiful home in a well-established neighborhood. 3 bedrooms, 2 baths. Front door is very large and decorative. Flooring is complete with Laminate throughout the house, slate in the kitchen, dining room, entry and Living room and tile floors in both bathrooms. Walk into a large entry way which leads to the family room with a fireplace insert. Kitchen is perfect for a family who loves to cook. Kitchen features granite countertops, beautiful maple cabinets, floor to ceiling maple cabinet pantry with pull out shelves to make it easy to find all your groceries, stainless steel appliances, built in cooktop and oven, newer dishwasher and side by side refrigerator. Kitchen and dining room are large enough to host any occasion. Off of the kitchen is a large living room with French doors and wood ceilings. 2 bedrooms have built in closets with drawers, one bedroom being very large and features a long window with a window ledge. Master bedroom has a master bath with tile shower and seat and a walk-in closet with built in shoe rack. Backyard is an oasis with pavers and trees and plants. Great place to sit and enjoy morning coffee or just to relax. 2 car garage with plenty of storage space. A little paint and TLC will make this house a perfect home.
- Sold 3** Price adjustments for the differences: Bedroom -5000, Sqft 2950. Lot size -4000. Welcome to 10742 Segovia Way, a remarkable opportunity in the heart of Rancho Cordova! This cosmetic fixer, single owner expansive four-bedroom, two-bathroom residence presents itself as a blank canvas in a highly sought-after neighborhood. Upon entering, you'll discover a spacious floor plan awaiting your personal touch. The living room showcases a charming wood-burning stove, which adds a touch of character and coziness to the space. The generous backyard offers limitless potential, providing the ideal setting for your landscaping and outdoor design dreams. Whether you envision a lush garden, outdoor entertainment area, or the addition of a pool, this expansive space can accommodate your vision. Nestled in a desirable neighborhood, 10742 Segovia Way provides the perfect blend of convenience and serenity, with parks, schools, and shopping within close reach. With a bit of renovation and your creative touch, this home has the potential to become your dream residence in Rancho Cordova. This is your chance to craft a home that aligns perfectly with your lifestyle and preferences. Don't let this exceptional opportunity pass you by. Your vision, your dream - make it a reality at 10742 Segovia Way.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	eXp Realty of Northern California, Inc	This charming and spacious home is ready for you to make it your own. Bring your vision to this great opportunity. HURRY! This one won't last.					
Listing Agent Name	Chris D Mann						
Listing Agent Phone	916-897-6870						
# 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
11/08/2023	\$399,999	--	--	Pending/Contract	11/17/2023	\$399,999	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$430,000	\$430,000
Sales Price	\$425,000	\$425,000
30 Day Price	\$415,000	--
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. Subject property listed low compare to other comps in the area.		

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



Side

Subject Photos



Street



Street



Street



Other



Other



Other

Listing Photos

L1 10663 Audubon Way
Rancho Cordova, CA 95670



Front

L2 2355 Pinturo Way
Rancho Cordova, CA 95670



Front

L3 2348 Zinfandel Dr
Rancho Cordova, CA 95670



Front

Sales Photos

S1 10691 Audubon Way
Rancho Cordova, CA 95670



Front

S2 2379 Cordova Ln
Rancho Cordova, CA 95670



Front

S3 10742 Segovia Way
Rancho Cordova, CA 95670



Front

ClearMaps Addendum

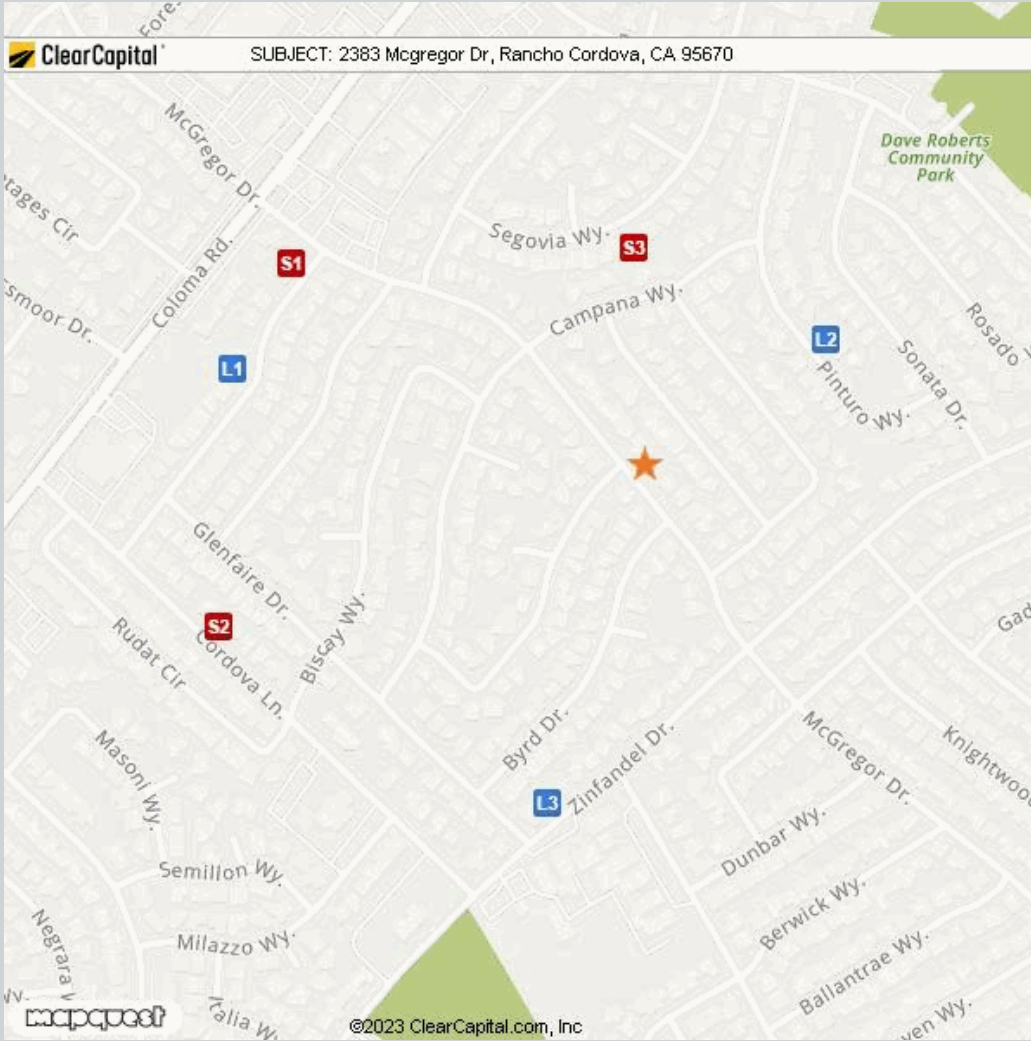
Address ★ 2383 Mcgregor Drive, Rancho Cordova, CA 95670

Loan Number 55887

Suggested List \$430,000

Suggested Repaired \$430,000

Sale \$425,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2383 Mcgregor Drive, Rancho Cordova, CA 95670	--	Parcel Match
L1 Listing 1	10663 Audubon Way, Rancho Cordova, CA 95670	0.28 Miles ¹	Parcel Match
L2 Listing 2	2355 Pinturo Way, Rancho Cordova, CA 95670	0.15 Miles ¹	Parcel Match
L3 Listing 3	2348 Zinfandel Dr, Rancho Cordova, CA 95670	0.24 Miles ¹	Parcel Match
S1 Sold 1	10691 Audubon Way, Rancho Cordova, CA 95670	0.27 Miles ¹	Parcel Match
S2 Sold 2	2379 Cordova Ln, Rancho Cordova, CA 95670	0.31 Miles ¹	Parcel Match
S3 Sold 3	10742 Segovia Way, Rancho Cordova, CA 95670	0.14 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	7.56 miles	Date Signed	11/28/2023

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.