

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>	7733 Borthwick Way, Antelope, CALIFORNIA 95843	<b>Order ID</b>	9063910	<b>Property ID</b>	34873628
<b>Inspection Date</b>	12/11/2023	<b>Date of Report</b>	12/11/2023		
<b>Loan Number</b>	55903	<b>APN</b>	20319200560000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Sacramento		

Tracking IDs					
<b>Order Tracking ID</b>	12.11_BPO	<b>Tracking ID 1</b>	12.11_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

		Condition Comments
<b>Owner</b>	ANN BRIGGS DEETEE	The subject property is in average visible condition, no visible damages.
<b>R. E. Taxes</b>	\$3,858	
<b>Assessed Value</b>	\$213,385	
<b>Zoning Classification</b>	Residential RD-5	
<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

		Neighborhood Comments
<b>Location Type</b>	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.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$471100 High: \$660000	
<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>	7733 Borthwick Way	9312 Palmerson Dr	5232 Thomasino Way	5866 Pikes Peak Way
<b>City, State</b>	Antelope, CALIFORNIA	Antelope, CA	Antelope, CA	Sacramento, CA
<b>Zip Code</b>	95843	95843	95843	95842
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.75 <sup>1</sup>	0.28 <sup>1</sup>	1.00 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$500,000	\$450,000	\$475,000
<b>List Price \$</b>	--	\$500,000	\$450,000	\$475,000
<b>Original List Date</b>		08/17/2023	09/08/2023	11/16/2023
<b>DOM · Cumulative DOM</b>	-- · --	116 · 116	77 · 94	25 · 25
<b>Age (# of years)</b>	21	26	38	40
<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>	1,261	1,510	1,260	1,418
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	5	5	5	5
<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>	--	--	--	--
<b>Lot Size</b>	0.14 acres	0.1148 acres	0.0892 acres	0.21 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** Are you looking for a one story home in the award winning Dry Creek Elementary and Roseville High School District. Walking distance to both the Antelope Crossing Middle School and Olive Grove Elementary School, both highly sought after schools. Then you have found your home. Enter into a very open floor plan with a bright, sunny, spacious kitchen with tons of cabinet space, a pantry closet plus a breakfast nook overlooking the front yard. A large formal dining area (or a great space for a pool table) that could hold any large family gathering is separated from the expansive great room by a short pony wall which could easily be removed to make the great room just an enormous open room to create a play room, movie theater room all in one. Hypoallergenic tile floors throughout with modern 12 by 24 inch floors through most of the home. Synthetic turf lawns in both the front and back along with rock and other low maintenance features means you will not be spending your weekends mowing lawns and pulling weeds, plus the bill for water is minimal. This exceptionally rare floor plan offers a buyer with so many opportunities to create any type of living space they may look for.
- Listing 2** Fantastic Find in Antelope! Spacious 1,260 Sq.Ft, 3 bedroom, 2 bath home is turn-key ready for you. Primary suite is on ground floor. Tile flooring throughout lower level and new carpet upstairs. The upstairs has 2 guest bedrooms. Kitchen has granite counter tops & fresh painted cabinets & lots of storage, not to mention the cozy eating area. The living room features vaulted ceilings & a gas plumbed fireplace to enjoy on cool evenings. Fresh interior paint & new carpet. The downstairs primary bedroom suite has new mirror closet doors, & opens to patio. A whole house fan & much more. Lots of windows look onto courtyard. Low maintenance backyard, hardscaped courtyard patio with iron railing & beautiful lush greenery set the scene for relaxation, very low maintenance yard. Lots of windows provide lots of light. A fenced large patio & front courtyard.
- Listing 3** Discover comfort and style in this inviting single-story home featuring 3 bedrooms and 2 baths. The separate family room with high ceilings, complete with a cozy fireplace, invites you to unwind and enjoy moments of warmth. The living room effortlessly flows into a galley kitchen and dining area, forming a cohesive living space. One of the standout features of this home is the direct access from the dining area to a generous backyard. While the backyard offers a unique blend of park-like serenity, it is also an entertainer and/or gardener's delight. The outdoor space offers endless possibilities, and with room for an Accessory Dwelling Unit (ADU), it becomes a canvas for your imagination. A separate entrance from the side yard ensures convenience and privacy for this versatile area. This property is not just a house; it's a potential first home or a cozy empty nester's retreat. Whether you're starting a new chapter or looking to downsize, this residence offers the versatility to suit your needs. Beyond the property, this home's location is a true gem. Nestled close to parks, a community center, golf courses, shopping, and freeway access, it seamlessly combines convenience with a vibrant lifestyle.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	7733 Borthwick Way	7738 Borthwick Way	5413 Buena Park Ct	7745 Ravensworth Way
<b>City, State</b>	Antelope, CALIFORNIA	Antelope, CA	Antelope, CA	Antelope, CA
<b>Zip Code</b>	95843	95843	95843	95843
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.03 <sup>1</sup>	0.08 <sup>1</sup>	0.08 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$495,000	\$474,900	\$449,900
<b>List Price \$</b>	--	\$495,000	\$474,900	\$449,900
<b>Sale Price \$</b>	--	\$520,000	\$490,000	\$470,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	06/16/2023	11/17/2023	11/20/2023
<b>DOM · Cumulative DOM</b>	-- · --	6 · 30	7 · 16	5 · 18
<b>Age (# of years)</b>	21	21	32	21
<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>	1,261	1,432	1,408	1,261
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	5	5	5	5
<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>	--	--	--	--
<b>Lot Size</b>	0.14 acres	0.1645 acres	0.1361 acres	0.138 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	-\$10,510	-\$1,850	\$0
<b>Adjusted Price</b>	--	\$509,490	\$488,150	\$470,000

\* Sold 3 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 -\$8550, lot size -\$1960. Welcome to your own private oasis. This remarkable three bedroom two bathroom home is centered around the sparkling pool, inviting you to indulge in endless summer fun and relaxation. Set on a generous lot, there's an abundance of space for outdoor activities and the potential for your dream garden to bloom. Conveniently located near the freeway and shopping centers, your daily errands will be effortlessly taken care of, allowing you to fully embrace the leisurely lifestyle this home affords. Don't miss this incredible opportunity to create cherished memories in a home that combines relaxation and convenience.
- Sold 2** Price adjusted for SqFt -\$7350, age +\$5500. WELCOME TO YOUR DREAM HOME! This stunning 3 bedroom, 2 bathroom home is located in court in prime location close to shopping, schools, park, freeway. Boasts spacious kitchen with nook, open floor plan family room with formal dining area, vaulted ceilings, fireplace, laminate and tile flooring throughout the house. Updated bathrooms with tile showers and vanities. Inside laundry room with cabinets. Good size backyard with covered patio, synthetic grass, shed and flowers ideal for family gathering or entertainment. It will not last long!
- Sold 3** Amazing property in the heart of Antelope w/ Roseville school district! This 3 bedroom/2 bath home has been lovingly updated from the ground up! You'll be mesmerized by all of the designer touches, custom finishes & the amazing improvements to the home that are both energy efficient and smart features. Start with beautiful flooring greeting you & leading you into the living room where there is an abundance of warmth from all of the natural light. Enjoy an open concept w/ breathtaking kitchen featuring brand new white cabinets, beautiful granite counters, stainless steel appliances and large island for cooking & entertaining, all looking out to your wonderful private backyard. Both bathrooms have been remodeled for contemporary look w/ designer fixtures. This exquisitely updated home sits on a private lot w/ Ring security system and external cameras. The custom-built modern garage door is brand new & includes remote wifi control for Amazon Key In-Garage delivery. The backyard has a shade tree & fruit tree but offers a clean slate for you to make it into your own private oasis! Located close to shopping, restaurants, easy commutes & in the highly ranked Dry Creek Joint Elementary for Elem & Middle school & Roseville Joint for High School! This is everything you've been looking for!

## 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>	\$500,000	\$500,000
<b>Sales Price</b>	\$480,000	\$480,000
<b>30 Day Price</b>	\$470,000	--
<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



Address Verification



Side



Side



Side



### Subject Photos



Street



Street



Street



Other



Other



## Listing Photos

**L1** 9312 Palmerson Dr  
Antelope, CA 95843



Front

**L2** 5232 Thomasino Way  
Antelope, CA 95843



Front

**L3** 5866 Pikes Peak Way  
Sacramento, CA 95842



Front

## Sales Photos

**S1** 7738 Borthwick Way  
Antelope, CA 95843



Front

**S2** 5413 Buena Park Ct  
Antelope, CA 95843



Front

**S3** 7745 Ravensworth Way  
Antelope, CA 95843



Front

### ClearMaps Addendum

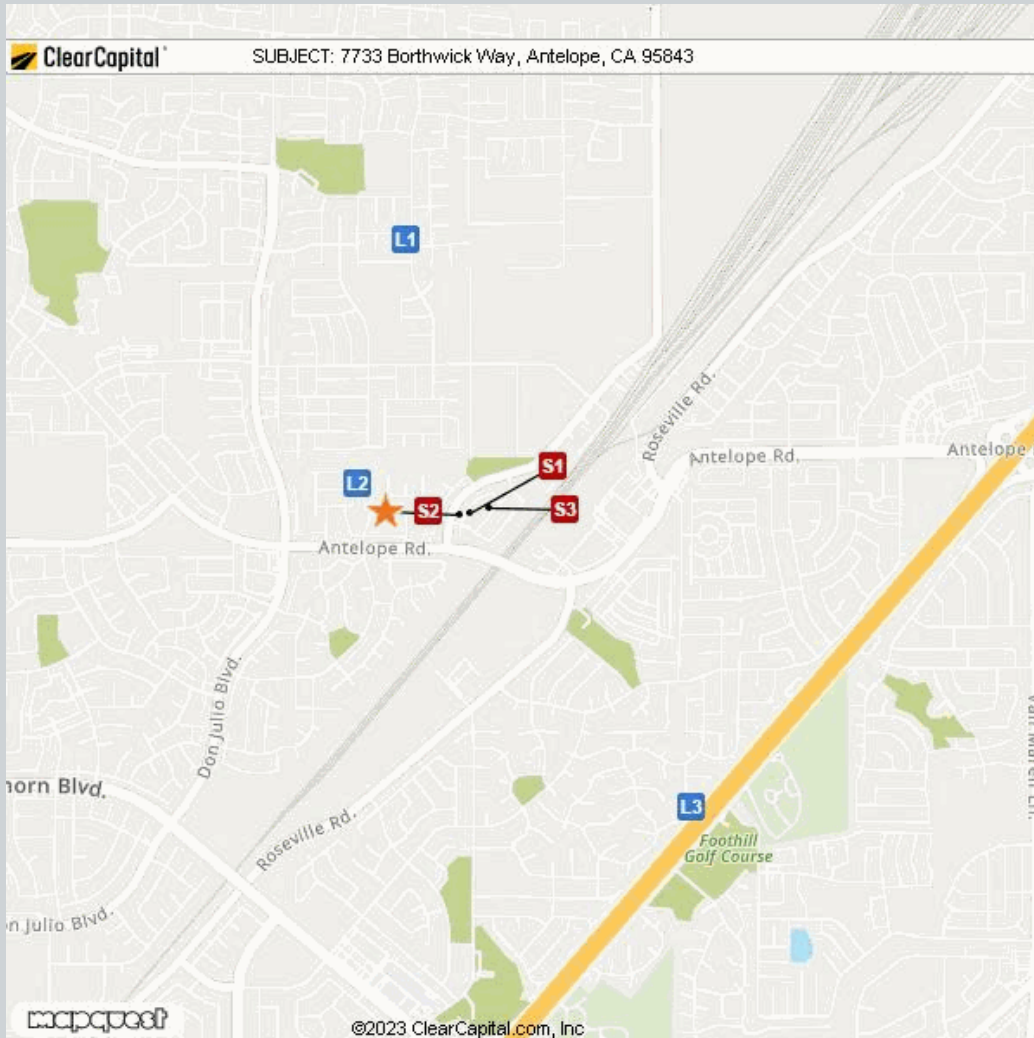
**Address** ★ 7733 Borthwick Way, Antelope, CALIFORNIA 95843

**Loan Number** 55903

**Suggested List** \$500,000

**Suggested Repaired** \$500,000

**Sale** \$480,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7733 Borthwick Way, Antelope, California 95843	--	Parcel Match
L1 Listing 1	9312 Palmerson Dr, Antelope, CA 95843	0.75 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5232 Thomasino Way, Antelope, CA 95843	0.28 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5866 Pikes Peak Way, Sacramento, CA 95842	1.00 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	7738 Borthwick Way, Antelope, CA 95843	0.03 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	5413 Buena Park Ct, Antelope, CA 95843	0.08 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	7745 Ravensworth Way, Antelope, CA 95843	0.08 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>	0.36 miles	<b>Date Signed</b>	12/11/2023

*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.**