

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	828 Inglewood Drive, West Sacramento, CA 95605	Order ID	9097673	Property ID	34956178
Inspection Date	01/05/2024	Date of Report	01/06/2024		
Loan Number	56167	APN	014254006000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Yolo		

Tracking IDs					
Order Tracking ID	1.5_BPO	Tracking ID 1	1.5_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

		Condition Comments
Owner	CAROLYN P LEONARD	The subject property is in average visible condition, no visible damages.
R. E. Taxes	\$1,531	
Assessed Value	\$111,770	
Zoning Classification	Residential R1A	
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 Comments
Location Type	Suburban	The subject property is located in well established neighborhood. Price has been going up due to improved economy and limited availability of listings on the market.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$182,500 High: \$850,000	
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	828 Inglewood Drive	809 Todhunter Dr	605 Hardy Dr	544 Kegle Drive
City, State	West Sacramento, CA	West Sacramento, CA	West Sacramento, CA	West Sacramento, CA
Zip Code	95605	95605	95605	95605
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.45 ¹	0.32 ¹	0.34 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$389,000	\$379,995	\$379,000
List Price \$	--	\$389,000	\$379,995	\$379,000
Original List Date		10/23/2023	11/07/2023	11/05/2023
DOM · Cumulative DOM	-- · --	72 · 75	55 · 60	62 · 62
Age (# of years)	68	65	66	66
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	1,176	1,316	990	952
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 1
Total Room #	6	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.12 acres	0.12 acres	0.12 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** Welcome to West Sacramento. This cute 3 bedroom 2 bath home is the perfect home for your family. An open living room and open kitchen; its perfect for hosting. Just about 5 minutes away from Downtown Sacramento and major freeways, get to where you're going!
- Listing 2** Affordable 3-bed, 2-bath home with converted garage and storage. Recently renovated, it boasts fresh, modern appeal with newer carpet and paint. The updated kitchen offers a stylish, functional space. Located for easy access to HWY 50 and downtown Sacramento. Don't miss this convenient, contemporary gem!
- Listing 3** Very nice property on a huge corner lot, awaiting a new owner. Price reduced for quick sale! Property features 3 bedrooms, 1 bath. A 4th bedroom was added without permit. Upgraded kitchen, living room, roof that less than 3 years old. Property is all fenced, and equipped with a huge detached garage for additional parking or storage facility.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	828 Inglewood Drive	860 Fairway Dr	1009 Hobson Ave	925 Cummins Way
City, State	West Sacramento, CA	West Sacramento, CA	West Sacramento, CA	West Sacramento, CA
Zip Code	95605	95605	95605	95605
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.11 ¹	0.16 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$365,000	\$398,000	\$375,000
List Price \$	--	\$365,000	\$398,000	\$375,000
Sale Price \$	--	\$380,000	\$389,000	\$370,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	08/22/2023	10/03/2023	10/30/2023
DOM · Cumulative DOM	-- · --	5 · 32	29 · 69	8 · 27
Age (# of years)	68	73	66	67
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	1,176	1,033	990	1,372
Bdrm · Bths · ½ Bths	4 · 2	3 · 1	3 · 1	3 · 2
Total Room #	6	5	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.12 acres	0.12 acres	0.15 acres
Other	None	None	None	None
Net Adjustment	--	+\$18,650	+\$18,300	-\$7,200
Adjusted Price	--	\$398,650	\$407,300	\$362,800

* 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 bedroom +\$5000, bathroom +\$4000, SqFt +\$7150, age +\$2500. Vintage West Sac Bungalow perfect for 1st time buyers or investors. Super Clean and Ready to move into so you can take your time updating to your liking. Both Bedroom 2 and 3 are good size and Bedroom 2 has a slider to back yard and Bedroom 3 has 2 windows. Large shade trees to help keep house cooler and so you can enjoy your covered patio out back and BBQ on those warm summer nights. Great location that is close to shopping, transportation and Elkhorn Village Elementary School and park is just down the street too!
- Sold 2** Price adjusted for bedroom +\$5000, bathroom +\$4000, SqFt +\$9300. Updated and ready for new owners! New roof, gutters, dual pane windows and HVAC installed in 2022. Kitchen features new cabinets, quartz countertop and stainless steel appliances. New vinyl flooring and lighting. Fresh paint inside and out and many more updates throughout. Spacious backyard great for entertaining and space for future projects. Convenient to downtown access, river trail, nearby entertainment, restaurants, shopping and public transportation. Welcome home!
- Sold 3** Price adjusted for bedroom +\$5000, SqFt -\$9800, lot size -\$2400. Come take a look at this cute 3 bedroom, 2 bath, ranch style home just minutes from downtown. This home features great outdoor areas, both in the front and back yard, along with significant kitchen and bathroom updates over the last 10 years. The layout is great for entertaining, with a large great room - living room / kitchen combo - tied together by a long butcher block island for the home's chef and a bonus dining/family area perfect for your holiday feast. Put the kiddo's to bed and keep the party going out back after hours with plenty of seperation to make sure everyone gets a good nights sleep. Starter home, forever home, downsizer, investment property, etc... this home checks all the boxes.

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	\$390,000	\$390,000
Sales Price	\$379,000	\$379,000
30 Day Price	\$365,000	--
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.
-------------------------	--

Subject Photos



Front



Front



Address Verification



Side



Side



Street

Subject Photos



Street



Street



Other



Other

Listing Photos

L1 809 Todhunter Dr
West Sacramento, CA 95605



Front

L2 605 Hardy Dr
West Sacramento, CA 95605



Front

L3 544 Kagle Drive
West Sacramento, CA 95605



Front

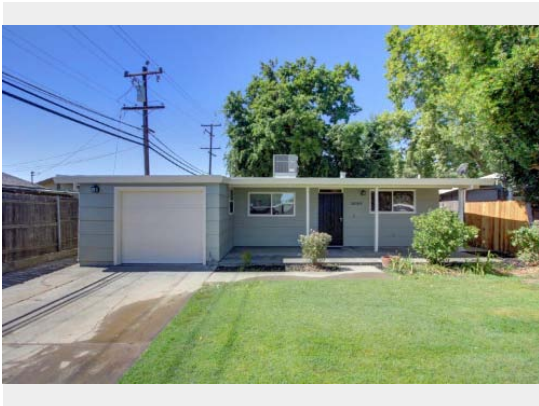
Sales Photos

S1 860 Fairway Dr
West Sacramento, CA 95605



Front

S2 1009 Hobson Ave
West Sacramento, CA 95605



Front

S3 925 Cummins Way
West Sacramento, CA 95605



Front

ClearMaps Addendum

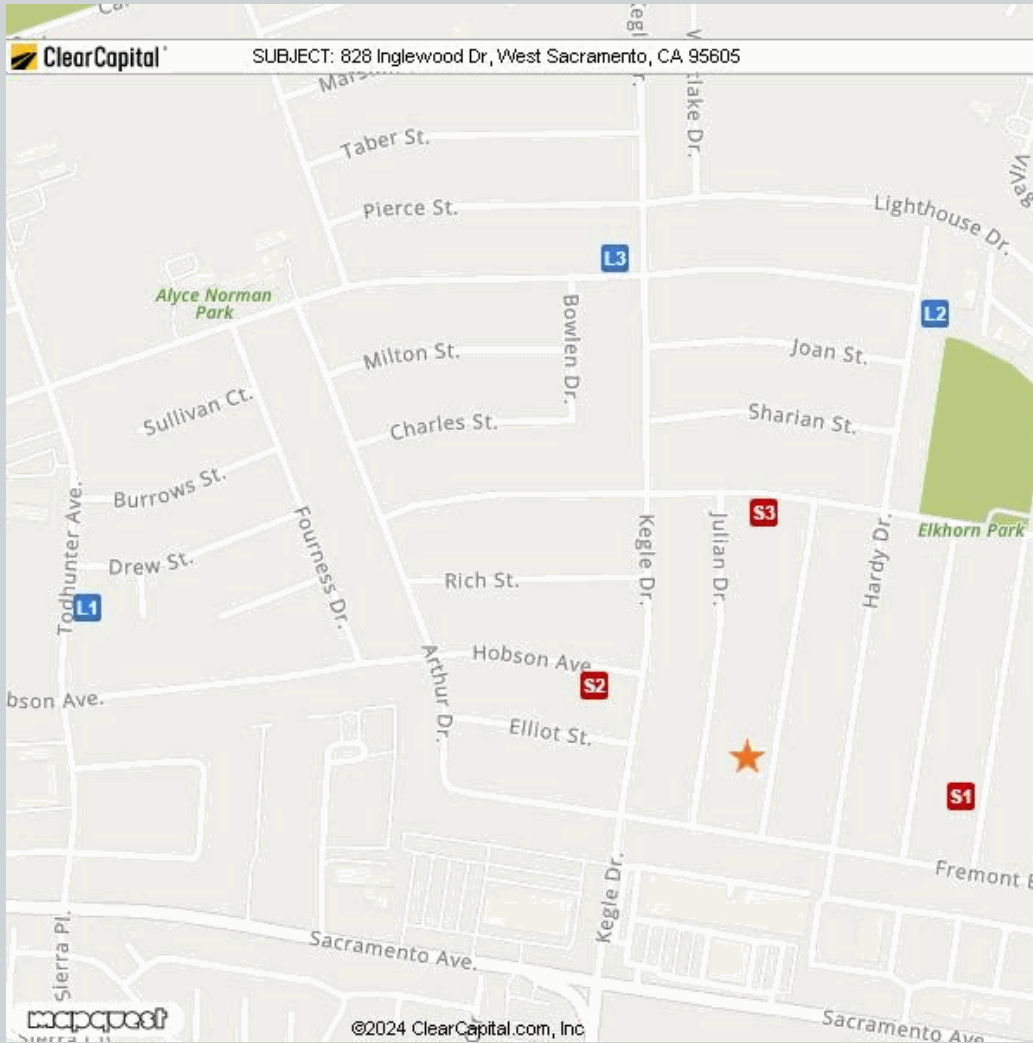
Address ★ 828 Inglewood Drive, West Sacramento, CA 95605

Loan Number 56167

Suggested List \$390,000

Suggested Repaired \$390,000

Sale \$379,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	828 Inglewood Drive, West Sacramento, CA 95605	--	Parcel Match
L1 Listing 1	809 Todhunter Dr, West Sacramento, CA 95605	0.45 Miles ¹	Parcel Match
L2 Listing 2	605 Hardy Dr, West Sacramento, CA 95605	0.32 Miles ¹	Parcel Match
L3 Listing 3	544 Kegle Drive, West Sacramento, CA 95605	0.34 Miles ¹	Parcel Match
S1 Sold 1	860 Fairway Dr, West Sacramento, CA 95605	0.15 Miles ¹	Parcel Match
S2 Sold 2	1009 Hobson Ave, West Sacramento, CA 95605	0.11 Miles ¹	Parcel Match
S3 Sold 3	925 Cummins Way, West Sacramento, CA 95605	0.16 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	12.81 miles	Date Signed	01/06/2024

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.