

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>	3201 Wemberley Drive, Sacramento, CA 95864	<b>Order ID</b>	9086305	<b>Property ID</b>	34929048
<b>Inspection Date</b>	12/27/2023	<b>Date of Report</b>	12/27/2023		
<b>Loan Number</b>	56216	<b>APN</b>	28601950280000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Sacramento		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	12.27_BPO	<b>Tracking ID 1</b>	12.27_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

<b>Owner</b>	AIRI A CLAIRIE	<b>Condition Comments</b>
<b>R. E. Taxes</b>	\$3,071	The subject property is in average visible condition, no visible damages.
<b>Assessed Value</b>	\$123,413	
<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

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>
<b>Local Economy</b>	Stable	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.
<b>Sales Prices in this Neighborhood</b>	Low: \$186250 High: \$2600000	
<b>Market for this type of property</b>	Increased 1 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	3201 Wemberley Drive	3312 Windsor Dr	3124 Berkshire Way	3116 Berkshire Way
<b>City, State</b>	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
<b>Zip Code</b>	95864	95864	95864	95864
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.21 <sup>1</sup>	0.35 <sup>1</sup>	0.35 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$399,000	\$479,000	\$385,000
<b>List Price \$</b>	--	\$399,000	\$479,000	\$385,000
<b>Original List Date</b>		11/26/2023	11/27/2023	11/29/2023
<b>DOM · Cumulative DOM</b>	-- · --	9 · 31	11 · 30	28 · 28
<b>Age (# of years)</b>	72	71	71	61
<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>	1,204	1,081	1,391	1,155
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 1	4 · 2	3 · 1
<b>Total Room #</b>	6	6	7	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 1 Car	None
<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>	Pool - Yes	--	--	--
<b>Lot Size</b>	0.14 acres	0.14 acres	0.12 acres	0.12 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** Stop the car, this cute home is located in the often sought out neighborhood of Arden Manor. This 3 bedroom 1 bath is ready to move in. New interior paint. New LG refrigerator. New can lighting, bedroom lights. New ceiling fan. Whole House fan newer HVAC system (2016). Newer roof (2010). The backyard is perfect for entertaining. Located close to the American River, and Sac St. Close to shopping and many restaurants. Hurry this one wont last long
- Listing 2** RENOVATED, 1-story, 4 bedrooms 2 full baths home in Arden Manor. Perfect for first time homebuyer, investor or someone looking to downsize. Open floor plan concept. Home recent updates include: New, Roof/Gutters, 200AMP electrical panel, Windows, Water Heater, HVAC, wiring, PEX water lines, Int/ext doors and trims, Kitchen cabinets (quartz counter-tops, Stainless Steel Appliances), acrylic stucco refinish, Laminate/tile flooring throughout, updated bathroom with tile shower enclosure, LED light fixtures, plumbing fixtures, fresh interior paint, double vanity sinks in master bathroom. Landscaped front and back... Walking distance to Arden Manor Recreation and Park, close to Arden Mall, restaurants etc AN ABSOLUTE MUST SEE!!!
- Listing 3** Welcome to your next project - a hidden gem in the heart of Sacramento! This 3-bedroom, 1 bathroom home, boasting 1155 square feet of potential, is a fixer-upper enthusiast's dream. Located in a quiet and friendly neighborhood, this property offers the perfect canvas for those with a vision to create a personalized haven. Seize the opportunity to turn this fixer-upper into your dream home. Whether you're an investor looking for a rewarding project or a homeowner ready to create a personalized space, this property is your blank canvas. Don't miss your chance to make this Sacramento residence a true masterpiece. Embrace the challenge and reap the rewards of transforming this diamond in the rough into a shining jewel!

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	3201 Wemberley Drive	1105 Amberwood Rd	3104 Churchill Rd	1524 Wyant Way
<b>City, State</b>	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
<b>Zip Code</b>	95864	95864	95864	95864
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.17 <sup>1</sup>	0.12 <sup>1</sup>	0.47 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$435,000	\$399,000	\$438,800
<b>List Price \$</b>	--	\$435,000	\$399,000	\$438,800
<b>Sale Price \$</b>	--	\$455,000	\$425,000	\$435,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	07/06/2023	09/05/2023	11/22/2023
<b>DOM · Cumulative DOM</b>	-- · --	4 · 22	6 · 25	11 · 40
<b>Age (# of years)</b>	72	71	71	71
<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>	1,204	1,176	1,081	1,081
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 1	3 · 1	3 · 1
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
<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>	Pool - Yes	--	--	--
<b>Lot Size</b>	0.14 acres	0.15 acres	0.14 acres	0.15 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$21,400	+\$26,150	+\$26,150
<b>Adjusted Price</b>	--	\$476,400	\$451,150	\$461,150

\* Sold 2 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 +\$1400, pool +\$20000. Welcome to Arden Manor, where pride of ownership & charm meets in this 3 bedroom, 1 bath home. As you step inside, the newer laminate flooring creates a warm & inviting atmosphere. The living room boasts a cozy fireplace & showcasing picturesque views of the lush, parklike backyard. Natural light floods the home, thanks to the newly installed recessed lights. Upon entering, you'll be greeted by a new front entry door, providing a stylish & secure entrance. This home is truly turnkey & has many upgrades. The refrigerator, washer & dryer will remain with the home. The large driveway, enhanced with elegant pavers leads to a garage with a convenient workbench & attic, providing additional storage options for your needs. The fabulous yard is a true oasis-featuring a covered patio to relax & unwind. It offers ample space for gardening, gatherings or simply enjoying the outdoors. Additional storage space is available for all your outdoor equipment. Located in desirable Arden Manor, this home offers a convenient location. Close proximity to parks, schools, shopping centers & dining options & medical facilities. Don't miss this opportunity to make this charming home your own. Pride of ownership, thoughtful upgrades & inviting backyard -- is all here.
- Sold 2** Price adjusted for SQFt +\$6150. pool +\$20000. STOP the CAR! Great curb appeal! This gem is ready to move in! Very comfortable and cute 3 bedroom home with a garden area backyard and front landscaped. Excellent floorplan with tile and newer laminate wood flooring in bedrooms. Bathroom has been updated. Roof only about 10 years old, HVAC is yearly serviced and running great and has newer duct work and insulation in the attic, dual pane windows, fireplace for aesthetics. Overall wonderful home that has many fruit trees, grapes, peach, pear, fig, apple, lemon, pomegranate. Excellent home for the gardener type. Close to Sac State, American River and many shops and restaurants. This will not last long!
- Sold 3** Price adjusted for SQFt +\$6150, pool +\$2000. Single Story Home on Large Lot. White Shaker Cabinets, Center Island, Quartz Slab Countertops & New Appliances. Two-Tone Paint, Spacious Open Floor Plan with 3 Bedrooms & New Updated Bathrooms. Big Open Great room. New Recessed Lights, New Fixtures, New Electrical Outlets, New Water Vinyl Water resistant Flooring. New Interior & Exterior Paint. Dual Pane Windows, Large Pool Sized Backyard with New Sod on the front yard. Minutes to Shopping Centers, & Local Eateries. Move-In Ready, Won't Last!

## 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>	\$470,000	\$470,000
<b>Sales Price</b>	\$460,000	\$460,000
<b>30 Day Price</b>	\$450,000	--
<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** 3312 Windsor Dr  
Sacramento, CA 95864



Front



Front

**L3** 3116 Berkshire Way  
Sacramento, CA 95864



Front

## Sales Photos

**S1** 1105 Amberwood Rd  
Sacramento, CA 95864



Front

**S2** 3104 Churchill Rd  
Sacramento, CA 95864



Front

**S3** 1524 WYANT Way  
Sacramento, CA 95864



Front

### ClearMaps Addendum

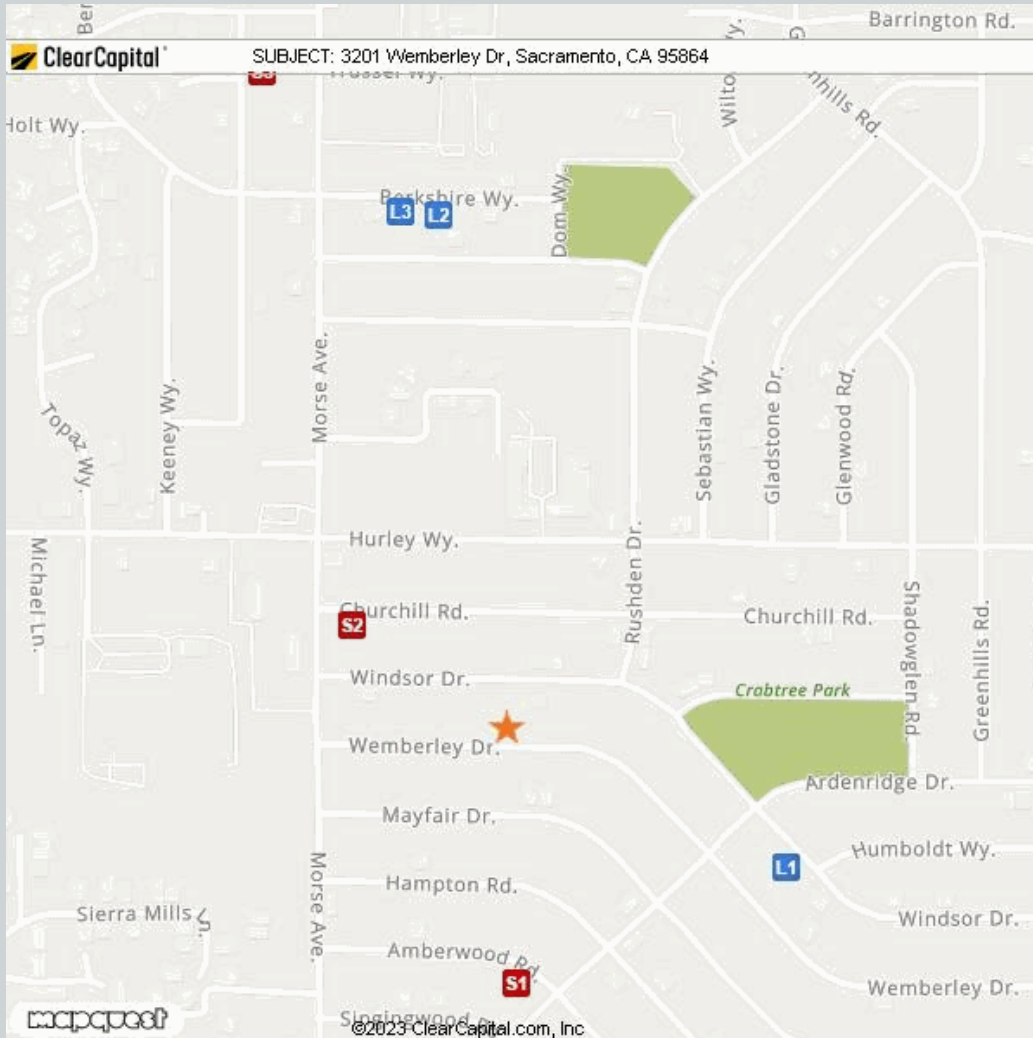
**Address** ★ 3201 Wemberley Drive, Sacramento, CA 95864

**Loan Number** 56216

**Suggested List** \$470,000

**Suggested Repaired** \$470,000

**Sale** \$460,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3201 Wemberley Drive, Sacramento, CA 95864	--	Parcel Match
L1 Listing 1	3312 Windsor Dr, Sacramento, CA 95864	0.21 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3124 Berkshire Way, Sacramento, CA 95864	0.35 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3116 Berkshire Way, Sacramento, CA 95864	0.35 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1105 Amberwood Rd, Sacramento, CA 95864	0.17 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	3104 Churchill Rd, Sacramento, CA 95864	0.12 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1524 Wyant Way, Sacramento, CA 95864	0.47 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>	8.85 miles	<b>Date Signed</b>	12/27/2023

*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.**