

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	5712 Glassboro Way, Sacramento, CA 95842	Order ID	9089180	Property ID	34937609
Inspection Date	12/29/2023	Date of Report	12/29/2023		
Loan Number	56220	APN	22007600670000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs					
Order Tracking ID	12.29_BPO	Tracking ID 1	12.29_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	WAYNE R CAROLL	Condition Comments	
R. E. Taxes	\$3,736	The subject property is in average visible condition, no visible damages.	
Assessed Value	\$341,626		
Zoning Classification	Residential RD-10		
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	
Local Economy	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.	
Sales Prices in this Neighborhood	Low: \$130000 High: \$380000		
Market for this type of property	Increased 1 0 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	5712 Glassboro Way	5328 Hillsdale Blvd	4704 Ravenstone Way	6036 Green Glen Way
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95842	95842	95842	95842
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.46 ¹	0.60 ¹	0.50 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$395,000	\$375,000	\$420,000
List Price \$	--	\$395,000	\$375,000	\$420,000
Original List Date		07/19/2023	11/29/2023	12/15/2023
DOM · Cumulative DOM	-- · --	127 · 163	6 · 30	11 · 14
Age (# of years)	37	63	56	60
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	1,220	1,239	1,269	1,240
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 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	0.14 acres	0.17 acres	0.14 acres
Other	None	None	None	None

* Listing 1 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 this charming one-story home on Main St, offering convenience & comfort in a desirable location. With 3 bedrooms, 2 bathrooms, & 1,239 sq ft, this delightful residence is perfect for a growing family or a cozy retreat. The open floor plan seamlessly connects the living room, dining area, & kitchen, creating an ideal space for entertaining. The kitchen boasts appliances, ample cabinet space, & a breakfast area. The 3 bedrooms offer comfortable living spaces, with the master featuring an ensuite bathroom. The backyard provides a private oasis for relaxation & recreation. Close to commerce, freeways, & Foothill High School, this home offers a convenient lifestyle in a sought-after location. Don't miss out!
- Listing 2** Great Hillsdale home sitting mid-block on one of the most desirable streets in the neighborhood. You'll love the curb appeal and large (.17 acre) pristinely landscaped lot. Welcome to 4704 Ravenstone Way. This large 3 bed 2 bath home has a great open floor plan, lots of natural light & storage galore. The HUGE open Kitchen has lots of cabinet space, a large eating area & it opens up to the massive Living Room w/ Wood burning fireplace. You have great views into your beautifully landscaped backyard too which is ideal for entertaining. You have a huge covered patio, large grass area, beautiful trees & a large built in dog run too. You have no direct rear neighbors which is great if you like privacy. This is one very special home that provides a great big backyard if you like to entertain. Home also has Dual Pane Windows, Newer HVAC (2013) and H2O Heater (2006) too. If you are looking for an affordable home, centrally located in the neighborhood, look no more. Close to local parks, schools & much more. Once again, thank you for viewing 4704 Ravenstone Way.
- Listing 3** Welcome to your dream home in the heart of Foothill Farms! This charming residence offers the perfect blend of comfort and convenience. Equipped With dual pain windows, a new roof, and new HVAC system, 3 spacious bedrooms, including a master suite with an attached bathroom. Enjoy the elegance of tile flooring throughout the common areas, creating a modern and easy-to-maintain living space. Plush carpeting is found in the bedrooms, providing comfort and warmth. Situated in a prime location. You will have quick access to nearby schools, parks, shopping centers, and major freeways. Don't miss the opportunity to make this beautiful home in Foothill Farms your own!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5712 Glassboro Way	4500 Ruskin Ct	4312 Calcutta Way	5901 Green Glen Way
City, State	Sacramento, CA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95842	95842	95842	95842
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.24 ¹	0.10 ¹	0.43 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$410,000	\$364,888	\$410,000
List Price \$	--	\$410,000	\$364,888	\$410,000
Sale Price \$	--	\$420,000	\$380,000	\$415,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	08/07/2023	07/14/2023	10/20/2023
DOM · Cumulative DOM	-- · --	46 · 81	4 · 35	13 · 28
Age (# of years)	37	60	37	60
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	1,220	1,059	1,052	1,211
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	None	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	0.19 acres	0.0933 acres	0.13 acres
Other	None	None	None	None
Net Adjustment	--	+\$15,500	+\$11,776	+\$11,500
Adjusted Price	--	\$435,500	\$391,776	\$426,500

* 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 SQFt +\$8050, age +\$11500, garage +\$8000, lot size -\$4000. Welcome home to this charming and cozy home! This delightful house boasts 3 bedrooms, 2 bathrooms, and is adorned with stunning hardwood floors throughout. Step into the spacious living area and be captivated by the grandeur of the large white brick fireplace, perfect for cozy evenings with loved ones. Outside, you'll find mature trees gracing the property, providing shade and serenity. The kitchen is a true gem, featuring elegant granite countertops that add a touch of sophistication. The property is located close to the freeway making your commute a breeze. With its adorable appeal and desirable features, this house is a must-see!
- Sold 2** Price adjusted for sqFt +\$8040, lot size +\$3736. This is a great opportunity to own a great starter house for a good price. This home has many upgrades and highlights such as granite countertop, stainless steel range, laminate & tile floors, modern ceiling fan, fireplace, walk-in closets, and a spacious backyard. Don't miss out.
- Sold 3** Price adjusted for age +\$11500. This charming 3 bedroom 2 bath home is within close proximity to schools, shopping and the freeway for an easy commute. The home features new flooring, appliances, granite kitchen countertop, window coverings and paint. Enjoy the backyard with a spacious patio for a relaxing evening outdoor or entertain your family and friends.

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	\$410,000	\$410,000
Sales Price	\$395,000	\$395,000
30 Day Price	\$385,000	--
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



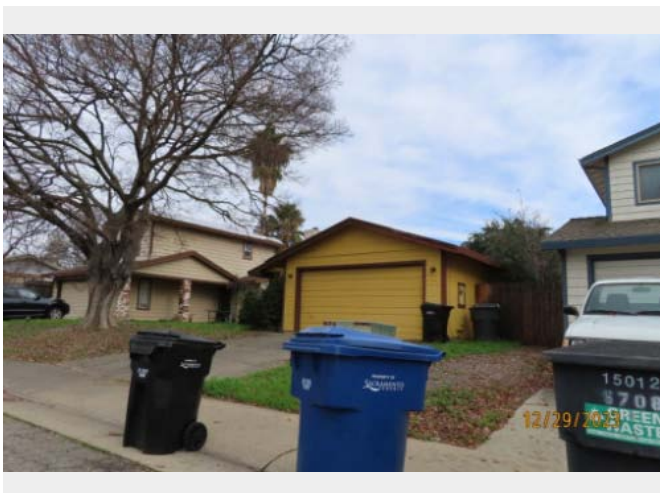
Address Verification



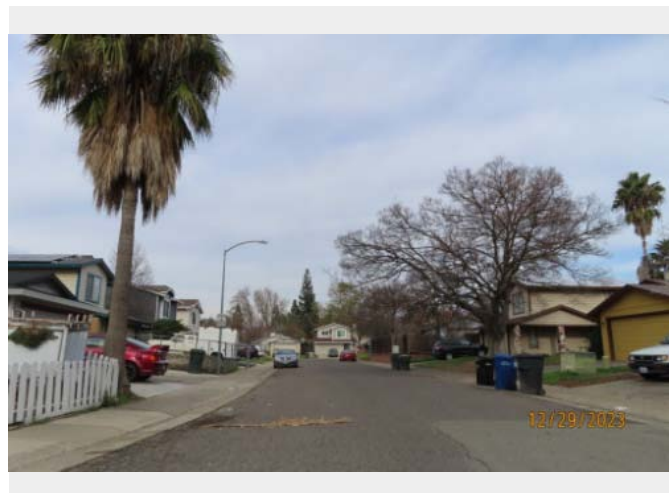
Side



Side



Side



Street

Subject Photos



Street



Other



Other

Listing Photos

L1 5328 Hillsdale Blvd
Sacramento, CA 95842



Front

L2 4704 Ravenstone Way
Sacramento, CA 95842



Front

L3 6036 Green Glen Way
Sacramento, CA 95842



Front

Sales Photos

S1 4500 Ruskin Ct
Sacramento, CA 95842



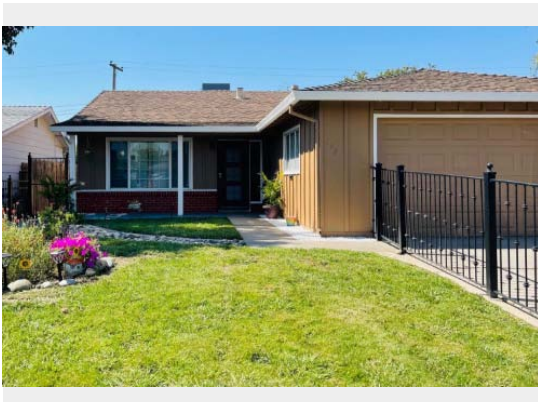
Front

S2 4312 Calcutta Way
Sacramento, CA 95842



Front

S3 5901 Green Glen Way
Sacramento, CA 95842



Front

ClearMaps Addendum

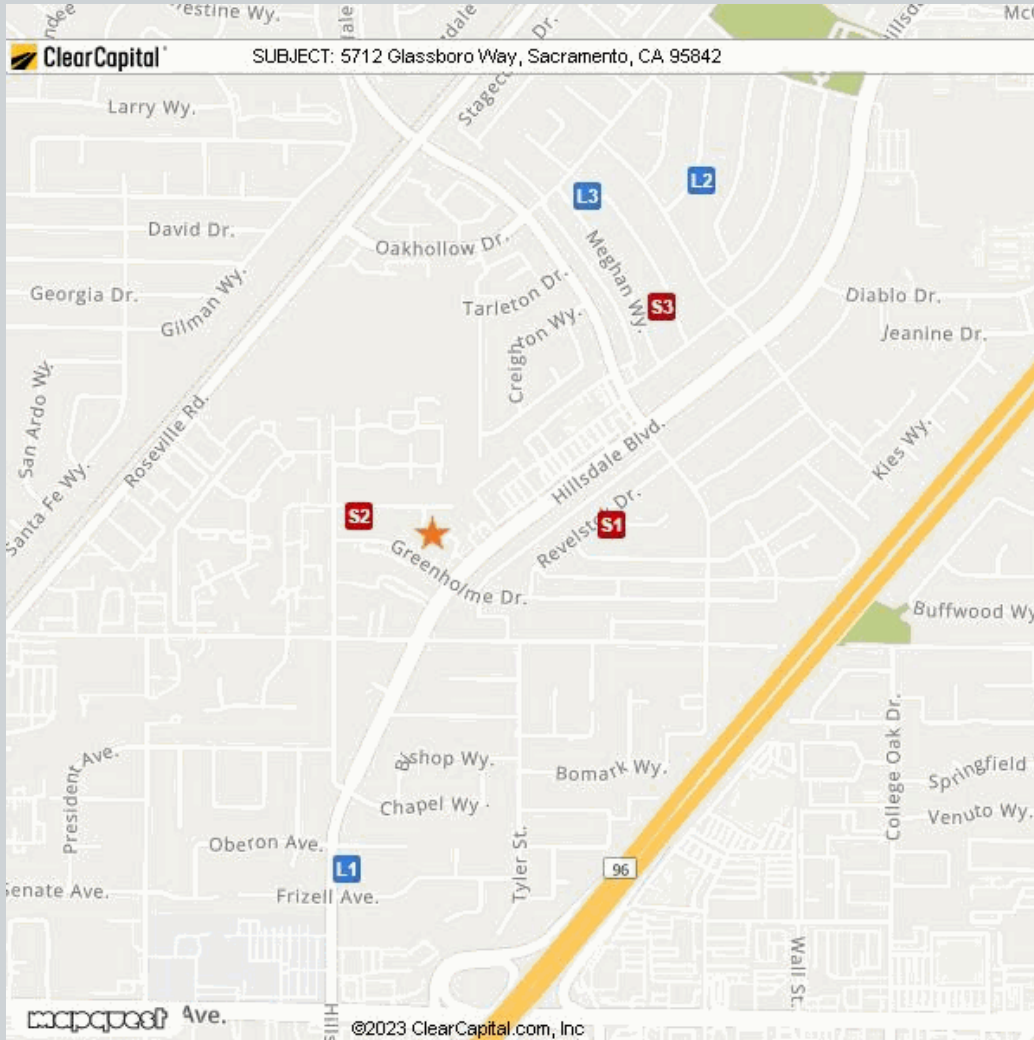
Address ★ 5712 Glassboro Way, Sacramento, CA 95842

Loan Number 56220

Suggested List \$410,000

Suggested Repaired \$410,000

Sale \$395,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5712 Glassboro Way, Sacramento, CA 95842	--	Parcel Match
L1 Listing 1	5328 Hillsdale Blvd, Sacramento, CA 95842	0.46 Miles ¹	Parcel Match
L2 Listing 2	4704 Ravenstone Way, Sacramento, CA 95842	0.60 Miles ¹	Parcel Match
L3 Listing 3	6036 Green Glen Way, Sacramento, CA 95842	0.50 Miles ¹	Parcel Match
S1 Sold 1	4500 Ruskin Ct, Sacramento, CA 95842	0.24 Miles ¹	Parcel Match
S2 Sold 2	4312 Calcutta Way, Sacramento, CA 95842	0.10 Miles ¹	Parcel Match
S3 Sold 3	5901 Green Glen Way, Sacramento, CA 95842	0.43 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	2.90 miles	Date Signed	12/29/2023

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.