

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>	750 Douglas Street, West Sacramento, CA 95605	<b>Order ID</b>	9102519	<b>Property ID</b>	34967186
<b>Inspection Date</b>	01/09/2024	<b>Date of Report</b>	01/09/2024		
<b>Loan Number</b>	56232	<b>APN</b>	014261008000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Yolo		

Tracking IDs					
<b>Order Tracking ID</b>	1.9_BPO	<b>Tracking ID 1</b>	1.9_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

General Conditions		Condition Comments
<b>Owner</b>	FRANCISCO IVAN FLORES	The subject property is in average visible condition, no visible damages.
<b>R. E. Taxes</b>	\$4,475	
<b>Assessed Value</b>	\$343,332	
<b>Zoning Classification</b>	Residential R1A	
<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 & Market Data		Neighborhood Comments
<b>Location Type</b>	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.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$300000 High: \$859000	
<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>	750 Douglas Street	809 Todhunter Dr	1016 Virginia Ave Ave	1144 Fernwood St
<b>City, State</b>	West Sacramento, CA	West Sacramento, CA	West Sacramento, CA	West Sacramento, CA
<b>Zip Code</b>	95605	95605	95691	95691
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.70 <sup>1</sup>	1.33 <sup>1</sup>	1.56 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$389,000	\$399,900	\$449,500
<b>List Price \$</b>	--	\$389,000	\$399,900	\$449,500
<b>Original List Date</b>		10/23/2023	12/28/2023	01/02/2024
<b>DOM · Cumulative DOM</b>	-- · --	75 · 78	5 · 12	2 · 7
<b>Age (# of years)</b>	68	65	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 Historical	1 Story Historical	1 Story Historical	1 Story Historical
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,400	1,316	1,236	1,405
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	3 · 2	3 · 1	3 · 1 · 1
<b>Total Room #</b>	7	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	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>	0.12 acres	0.12 acres	0.1802 acres	0.1722 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** 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** Welcome to your dream retreat! Nestled in the heart of a charming community, this delightful 2-bedroom cottage is a haven for those seeking comfort and warmth. Perfect for both empty nesters and growing families, this home boasts a bonus living room that adds an extra layer of versatility to the living space. Step into a cozy embrace as two wood-burning fireplaces welcome you, creating an inviting atmosphere for relaxation and gatherings. The warmth extends beyond the fireplaces, thanks to the central heat and air system a fantastic upgrade that ensures comfort throughout all seasons. With a thoughtful layout, the cottage offers two bedrooms that provide an intimate and tranquil setting. The bonus living room serves as a flexible space, perfect for a home office, playroom, or an additional lounge area to suit your lifestyle. Parking is a breeze with a convenient two-car garage, providing ample space for your vehicles and additional storage. The spacious yard is a true gem, offering an outdoor oasis for entertaining, gardening, or simply enjoying the fresh air. Imagine summer barbecues, cozy winter bonfires, and the joy of watching children play in this expansive and private outdoor space.
- Listing 3** Welcome to a cozy 3-bedroom, 1.5-bathroom home in West Sacramento's Westmore Oaks neighborhood. This house is partially upgraded and ready for you to move in. The kitchen is brand new, with modern features and lots of space. All the plumbing through the house as well as a water heater are also new, ensuring everything works well. Plus, there's an upgraded half bathroom, making life more convenient. The living room is bright and cozy, thanks to big windows that let in lots of natural light. You'll find new carpet throughout, making the bedrooms and living areas more comfortable. Also the house sits on a generous corner lot, offering a sense of privacy and space. You'll enjoy the benefits of a close-knit community, proximity to schools, parks, freeway, and the vibrant culture of West Sacramento. If you're looking for a home that's move-in ready and located in a friendly community, this is it. Come see it for yourself and imagine the possibilities!

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	750 Douglas Street	721 Julian Dr	1007 Taber St	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.	--	0.26 <sup>1</sup>	0.49 <sup>1</sup>	0.26 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$440,000	\$385,000	\$375,000
List Price \$	--	\$440,000	\$385,000	\$375,000
Sale Price \$	--	\$445,000	\$425,000	\$370,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/24/2023	09/05/2023	10/30/2023
DOM · Cumulative DOM	-- · --	8 · 33	8 · 40	8 · 27
Age (# of years)	68	68	53	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 Historical	1 Story Historical	1 Story Historical	1 Story Historical
# Units	1	1	1	1
Living Sq. Feet	1,400	1,307	1,341	1,372
Bdrm · Bths · ½ Bths	4 · 3	5 · 2	4 · 2	3 · 2
Total Room #	7	8	7	6
Garage (Style/Stalls)	Attached 1 Car	None	Attached 2 Car(s)	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	0.14 acres	0.12 acres	0.15 acres
Other	None	None	None	None
Net Adjustment	--	+\$6,050	-\$10,450	+\$8,000
Adjusted Price	--	\$451,050	\$414,550	\$378,000

\* Sold 1 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 bedroom -\$5000, bathroom +\$4000, SqFt +\$4650, garage +\$4000, lot size -\$1600. 5 bedroom home with spacious floor plan, comfort and functionality. As you enter through the front door you are greeted by an open concept layout that seamlessly blends the living spaces. The heart of the home is the large family room & Kitchen bathed in an abundance of natural light that streams in through the windows, creating an airy and inviting atmosphere. Brand new laminate & carpet flooring throughout the house, bringing a touch of contemporary style to the space. The durable laminate flooring graces the common areas, providing a sleek and low-maintenance surface. This home has five bedrooms & two full bathrooms providing plenty of space to claim your own private sanctuary. Inside & outside new paint. Flourish with a HUGE backyard and don't miss the EV charger in the front of the home.
- Sold 2** Price adjusted for bathroom +\$4000, SqFt +\$2950, age -\$7500, garage -\$4000. CUTE! CUTE! CUTE! What a tremendous opportunity for first time home buyers or investor. With a little TLC this is your perfect home. This home is nestled in an established neighborhood where neighbors want to know your name. Kitchen and baths have been updated and remodeled, jetted jacuzzi tub, brand new dual pane windows, clean pest report, new attic insulation and ducts, owned solar and 4 bedrooms! This home is centrally located to major freeways; 5 minutes to downtown and River Cats Raley field, 10 minutes to airport and conveniently located to all major shopping. Hurry, won't last!!
- Sold 3** Price adjusted for bedroom +\$5000, bathroom +\$4000, SqFt +\$1400, 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 separation 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

<b>Current Listing Status</b>		Not Currently Listed		<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject property sold 01/05/2024.			
<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>		1					
<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>
12/20/2023	\$299,000	01/06/2024	\$300,000	Sold	01/05/2024	\$300,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$425,000	\$425,000
<b>Sales Price</b>	\$410,000	\$410,000
<b>30 Day Price</b>	\$390,000	--
<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

**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



Street



Street

## Subject Photos



Street



Other



Other



## Listing Photos

**L1** 809 Todhunter Dr  
West Sacramento, CA 95605



Front

**L2** 1016 Virginia Ave Ave  
West Sacramento, CA 95691



Front

**L3** 1144 Fernwood St  
West Sacramento, CA 95691



Front

## Sales Photos

**S1** 721 Julian Dr  
West Sacramento, CA 95605



Front

**S2** 1007 Taber St  
West Sacramento, CA 95605



Front

**S3** 925 Cummins Way  
West Sacramento, CA 95605



Front

### ClearMaps Addendum

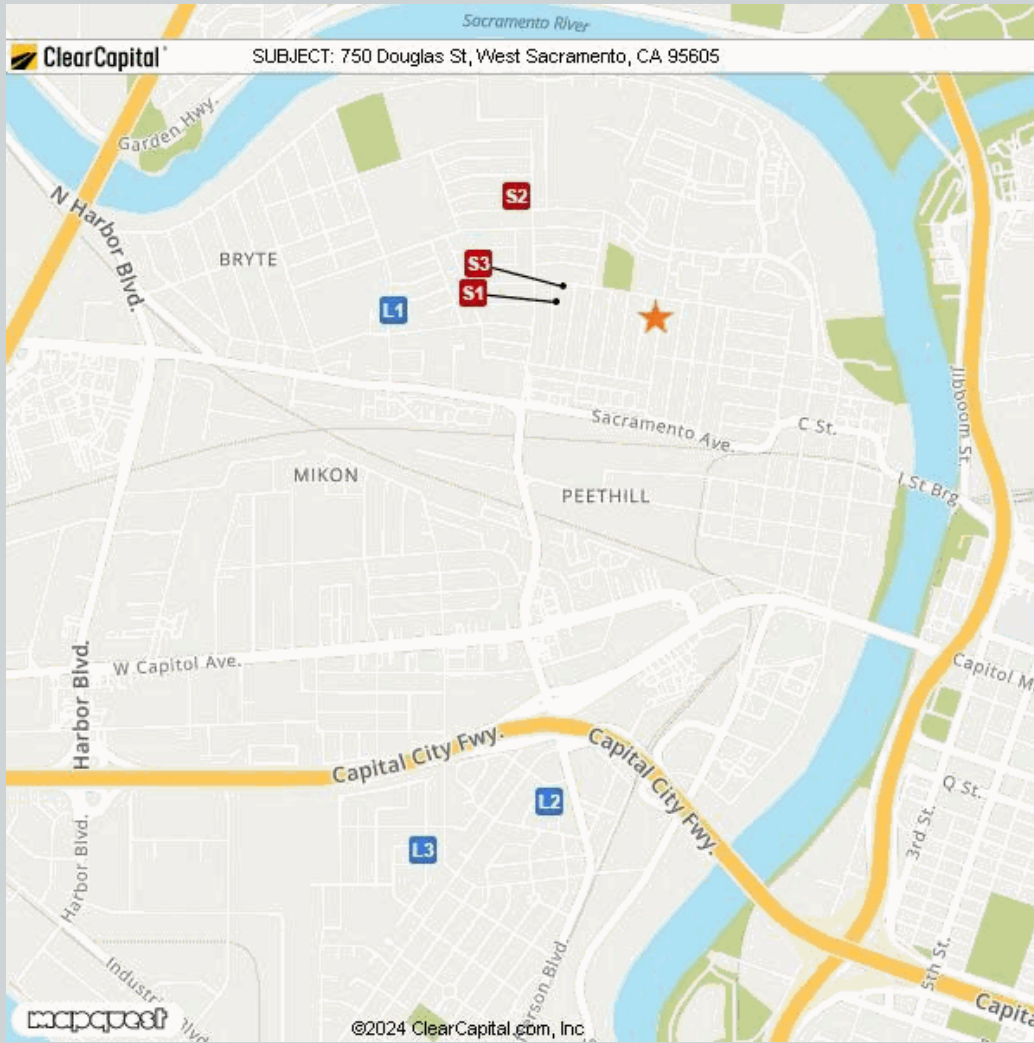
**Address** ★ 750 Douglas Street, West Sacramento, CA 95605

**Loan Number** 56232

**Suggested List** \$425,000

**Suggested Repaired** \$425,000

**Sale** \$410,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	750 Douglas Street, West Sacramento, CA 95605	--	Parcel Match
L1 Listing 1	809 Todhunter Dr, West Sacramento, CA 95605	0.70 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1016 Virginia Ave Ave, West Sacramento, CA 95691	1.33 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1144 Fernwood St, West Sacramento, CA 95691	1.56 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	721 Julian Dr, West Sacramento, CA 95605	0.26 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1007 Taber St, West Sacramento, CA 95605	0.49 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	925 Cummins Way, West Sacramento, CA 95605	0.26 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.

\*\*\* Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! \*\*\*

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.

## Report Instructions - cont.

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.

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>	12.56 miles	<b>Date Signed</b>	01/09/2024

*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.**