

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	8771 Tiogawoods Drive, Sacramento, CALIFORNIA 95828	Order ID	9141762	Property ID	35043554
Inspection Date	02/02/2024	Date of Report	02/04/2024		
Loan Number	56445	APN	115-1030-059-0000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs

Order Tracking ID	2.2_BPO	Tracking ID 1	2.2_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Edward T Cusick	Condition Comments Single story home with wood siding and brick exterior. It has neutral color paint and some small shrubs and tree in the front yard. There were no signs of deferred maintenance at the time of inspection.
R. E. Taxes	\$1,767	
Assessed Value	\$159,947	
Zoning Classification	RD-5	
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 Neighborhood has a combination of homes that vary in style, year built and GLA. Neighborhood offers schools, parks and public transportation.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$375000 High: \$620000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	8771 Tiogawoods Drive	8025 Chriswoods Ct	8061 Lomand Ct	8354 Sunrise Woods Way
City, State	Sacramento, CALIFORNIA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95828	95828	95828	95828
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.73 ¹	0.70 ¹	1.06 ¹
Property Type	SFR	SFR	SFR	Multifamily
Original List Price \$	\$	\$399,000	\$399,000	\$425,000
List Price \$	--	\$399,000	\$399,000	\$420,000
Original List Date		01/30/2024	01/25/2024	01/03/2024
DOM · Cumulative DOM	-- · --	4 · 5	7 · 10	32 · 32
Age (# of years)	35	36	39	43
Condition	Average	Good	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	1,302	1,289	1,225	1,117
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	5	6	2
Garage (Style/Stalls)	Attached 3 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	.14 acres	.17 acres	.10 acres	.15 acres
Other	--	--	--	--

* 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.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 FM. Superior condition and lot size; however, inferior GLA and garage count. Had to travel outside the neighborhood to obtain listing comps due to low inventory volume. Located in a similar area. It shares similar qualities and amenities. Within 1 mile from schools, parks and public transportation.

Listing 2 FM. Inferior GLA, garage count and lot size. Located within the general area. It shares similar qualities and amenities. Within 1 mile from schools, parks and public transportation.

Listing 3 FM. Inferior GLA and garage count. Had to travel outside the neighborhood to obtain listing comps due to low inventory volume. Located in a similar area. It shares similar qualities and amenities. Within 1 mile from schools, parks and public transportation.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	8771 Tiogawoods Drive	8758 Golden Rose Way	8621 Tiogawoods Dr	8287 Florintown Way
City, State	Sacramento, CALIFORNIA	Sacramento, CA	Sacramento, CA	Sacramento, CA
Zip Code	95828	95828	95828	95828
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.17 ¹	0.42 ¹	1.75 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$410,888	\$419,900	\$429,950
List Price \$	--	\$410,888	\$419,900	\$429,950
Sale Price \$	--	\$405,000	\$417,000	\$430,000
Type of Financing	--	Conv	Cash	Cash
Date of Sale	--	11/16/2023	09/11/2023	01/02/2024
DOM · Cumulative DOM	-- · --	13 · 45	7 · 25	18 · 91
Age (# of years)	35	35	43	44
Condition	Average	Average	Average	Good
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	1,302	1,120	1,307	1,444
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 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	.14 acres	.14 acres	.13 acres	.13 acres
Other	--	--	--	--
Net Adjustment	--	+\$5,460	+\$5,500	-\$18,760
Adjusted Price	--	\$410,460	\$422,500	\$411,240

* 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** FM. Adjustment made reflects differences in GLA. Located within the general area. It shares similar qualities and amenities. Within 1 mile from schools, parks and public transportation.
- Sold 2** FM. Adjustment made reflects differences in garage count (5000) and lot size (500). Located within the general area. It shares similar qualities and amenities. Within 1 mile from schools, parks and public transportation.
- Sold 3** FM. Adjustment made reflects differences in condition (-20000), GLA (-4260), garage count (5000) and lot size (500). Had to travel outside the neighborhood to obtain sold comps due to low inventory volume. Located in a similar area. It shares similar qualities and amenities. Within 1 mile from schools, parks and public transportation.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no current sales or listing history located on MLS or tax records. The last transaction listed on tax records is dated 02/28/1989 with a sales price of \$89,000.			
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	\$420,000	\$420,000
Sales Price	\$420,000	\$420,000
30 Day Price	\$420,000	--
Comments Regarding Pricing Strategy		
Price reliance was placed on the high end because there is low inventory volume. In addition, most current listings go under contract within 30 days and receive multiple offers.		

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.
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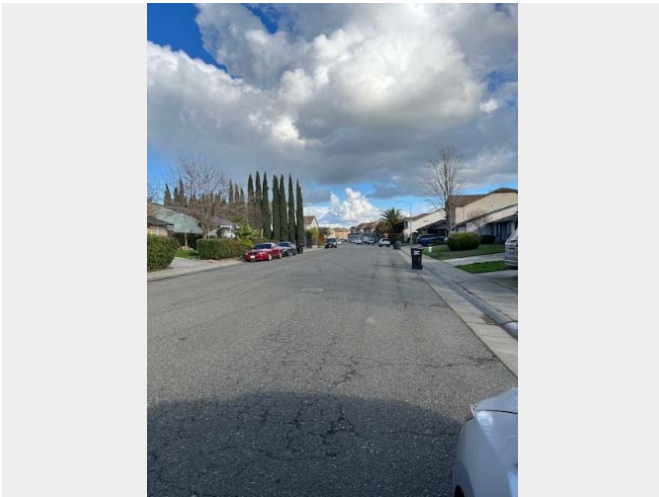
Subject Photos



Front



Address Verification



Street

Listing Photos

L1 8025 Chriswoods Ct
Sacramento, CA 95828



Front

L2 8061 Lomand Ct
Sacramento, CA 95828



Front

L3 8354 Sunrise Woods Way
Sacramento, CA 95828



Front

Sales Photos

S1 8758 Golden Rose Way
Sacramento, CA 95828



Front

S2 8621 Tiogawoods Dr
Sacramento, CA 95828



Front

S3 8287 Florintown Way
Sacramento, CA 95828



Front

ClearMaps Addendum

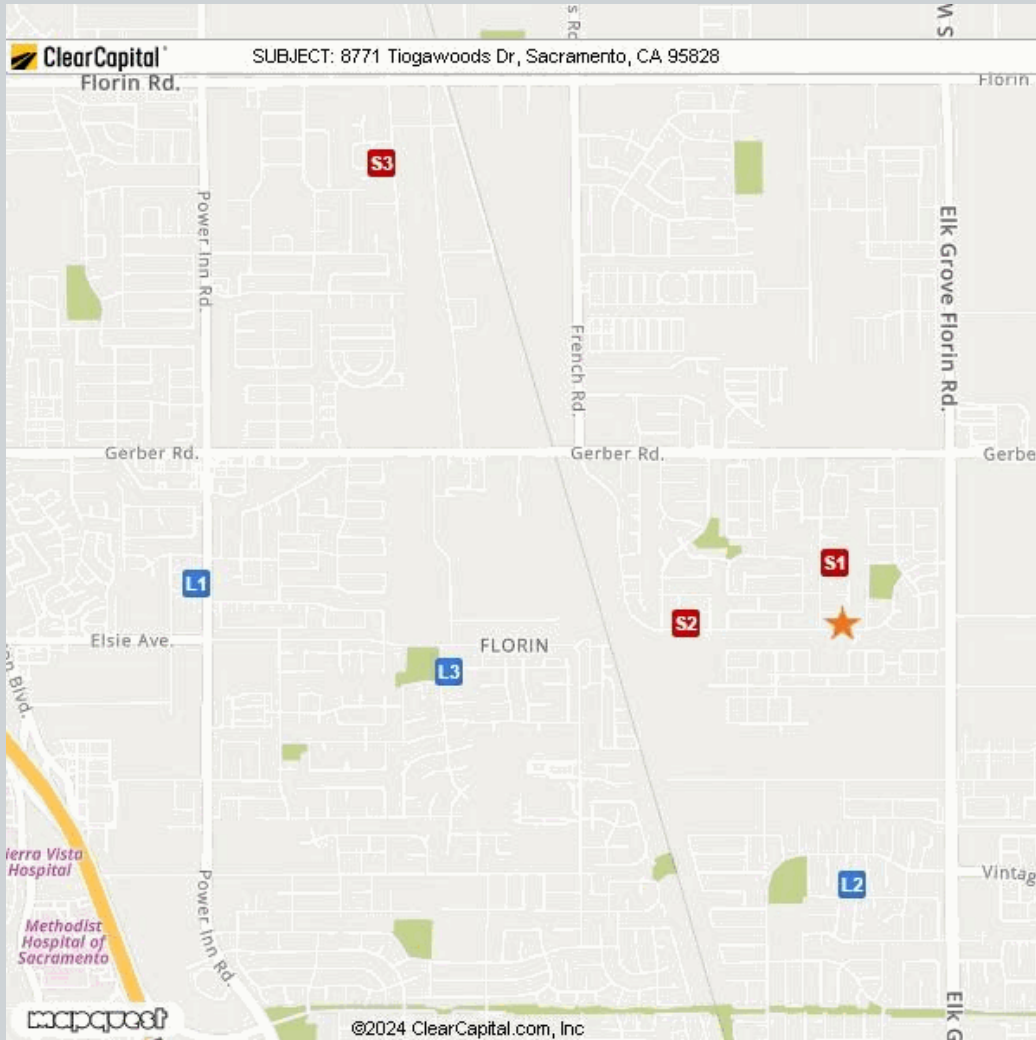
Address ★ 8771 Tiogawoods Drive, Sacramento, CALIFORNIA 95828

Loan Number 56445

Suggested List \$420,000

Suggested Repaired \$420,000

Sale \$420,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8771 Tiogawoods Drive, Sacramento, California 95828	--	Parcel Match
L1 Listing 1	8025 Chriswoods Ct, Sacramento, CA 95828	1.73 Miles ¹	Parcel Match
L2 Listing 2	8061 Lomand Ct, Sacramento, CA 95828	0.70 Miles ¹	Parcel Match
L3 Listing 3	8354 Sunrise Woods Way, Sacramento, CA 95828	1.06 Miles ¹	Parcel Match
S1 Sold 1	8758 Golden Rose Way, Sacramento, CA 95828	0.17 Miles ¹	Parcel Match
S2 Sold 2	8621 Tiogawoods Dr, Sacramento, CA 95828	0.42 Miles ¹	Parcel Match
S3 Sold 3	8287 Florintown Way, Sacramento, CA 95828	1.75 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	Claudia White	Company/Brokerage	Re/Max Gold
License No	01389870	Address	2081 Arena Blvd #100 Sacramento CA 95834
License Expiration	07/01/2027	License State	CA
Phone	9165480290	Email	claudiawhite25@gmail.com
Broker Distance to Subject	13.90 miles	Date Signed	02/04/2024

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.