

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>	6260 Van Maren Lane, Citrus Heights, CA 95621	<b>Order ID</b>	9135259	<b>Property ID</b>	35032387
<b>Inspection Date</b>	01/30/2024	<b>Date of Report</b>	01/30/2024		
<b>Loan Number</b>	56446	<b>APN</b>	22904800760000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Sacramento		

### Tracking IDs

<b>Order Tracking ID</b>	1.30_bpo	<b>Tracking ID 1</b>	1.30_bpo
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	KATHY FREEMAN	<b>Condition Comments</b> The subject property is in average visible condition, no visible damages.
<b>R. E. Taxes</b>	\$1,258	
<b>Assessed Value</b>	\$110,817	
<b>Zoning Classification</b>	Residential RD10	
<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> 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: \$370000 High: \$620000	
<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>	6260 Van Maren Lane	1444 Hickory St	6222 Spruce Ave	4758 Clothier
<b>City, State</b>	Citrus Heights, CA	Roseville, CA	Sacramento, CA	Sacramento, CA
<b>Zip Code</b>	95621	95678	95841	95841
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	4.75 <sup>1</sup>	1.41 <sup>1</sup>	3.07 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$390,000	\$395,000	\$415,000
<b>List Price \$</b>	--	\$390,000	\$395,000	\$415,000
<b>Original List Date</b>		10/17/2023	01/14/2024	01/22/2024
<b>DOM · Cumulative DOM</b>	-- · --	84 · 105	16 · 16	1 · 8
<b>Age (# of years)</b>	41	39	44	49
<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 Half-Plex	1 Story Half-Plex	1 Story Half-Plex	1 Story Half-Plex
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,297	933	1,176	1,275
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 2	2 · 2	2 · 2
<b>Total Room #</b>	6	5	5	5
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	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>	--	--	--	--
<b>Lot Size</b>	0.08 acres	0.07 acres	0.0748 acres	0.11 acres
<b>Other</b>	None	None	None	None

\* Listing 2 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** This is the one! Clean and updated 2 Bedroom / 2 Bath half-plex in a great location of Roseville \* Tastefully updated Kitchen with Quartz Counter Top \* Newer Samsung Washer/Dryer and Refrigerator included \* Water Purification System \*Newer HVAC \* Newer Dual Pane Windows and Blinds throughout \* Indoor Laundry \* Nice Backyard with Cozy Patio \* Sprinklers Front and Back \* 2-car Garage \* Close to parks and shopping - Better hurry on this one!
- Listing 2** Remodeled large half-plex with newer vinyl flooring, painted interior and exterior a year ago, fans, and newer electric fireplace with remote. Backyard was landscaped with patio a year ago. Cement driveway also replaced a year ago. Property is eligible for up to \$17,500 in Grant Money for Qualified Buyers
- Listing 3** Cute Atrium Half-Plex with garage in River College Square area. Open floorplan with vaulted ceilings and fireplace with large bedrooms and inside Laundry room. Beautiful backyard with deck. Roof replaced in 2017, Large skylight replaced, new toilets, and new garage door in 2023. Nice Retro starter home!

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	6260 Van Maren Lane	7722 Las Lilas Ct	6261 Tupelo Dr	5841 Sperry Dr
<b>City, State</b>	Citrus Heights, CA	Citrus Heights, CA	Citrus Heights, CA	Citrus Heights, CA
<b>Zip Code</b>	95621	95621	95621	95621
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.88 <sup>1</sup>	1.57 <sup>1</sup>	0.86 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$399,900	\$360,000	\$390,000
<b>List Price \$</b>	--	\$399,900	\$360,000	\$390,000
<b>Sale Price \$</b>	--	\$395,000	\$375,000	\$400,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	08/08/2023	08/14/2023	10/17/2023
<b>DOM · Cumulative DOM</b>	-- · --	32 · 56	12 · 35	7 · 26
<b>Age (# of years)</b>	41	46	43	41
<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 Half-Plex	1 Story Half-Plex	1 Story Half-Plex	1 Story Half-Plex
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,297	1,395	1,068	1,040
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	2 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	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>	0.08 acres	0.0936 acres	0.0966 acres	0.0787 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	-\$5,988	+\$10,122	+\$17,850
<b>Adjusted Price</b>	--	\$389,012	\$385,122	\$417,850

\* 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 SqFt -\$4900, lot size -\$1088. Beautiful updated property, ready for new owners. Property features: new kitchen cabinets, granite counter top, laminate flooring, remodeled bathrooms, new roof on the flat area, good size yard with concrete patio. Come see it before it is gone.
- Sold 2** Price adjusted for SqFt +\$11450, lot size -\$1328. This 3 Bed 2 Bath home features ceiling fans, plantation shutters, and dual pane full windows throughout, offering a stylish and energy efficient living environment. Enjoy the comfort and convenience of a well ventilated space with the added benefits of light control, insulation, and reduced energy consumption. It has a large 2 car garage with built in cabinets providing ample storage space and organizational convenience. Enjoy easy access to major highways, public transportation, and a host of entertainment & dining options great for first time home buyers. Don't miss this chance to make this property your new home!
- Sold 3** Price adjusted for bedroom +\$5000, SqFt +\$12850. Pride of Ownership, 2-bedroom 2 bath. Vaulted Ceilings and a Fireplace in Living Area. Beautiful Simulated wood flooring thru out home, with tile in bathrooms. Kitchen has Granite Countertops with large stainless sink & stainless-steel appliances. Master Bathroom has granite counter with a beautifully tiled walk-in shower. Hall bathroom has Granite Counter and tiled tub surround, small office area off dining area. Home also boasts Fresh exterior paint, new gutters and sec 1 repair complete.

## 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>	\$400,000	\$400,000
<b>Sales Price</b>	\$395,000	\$395,000
<b>30 Day Price</b>	\$375,000	--
<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. The subject property is half-plex same as all comps, very limited availability of comparable comps in this area. Forced to increase radius up to 3 miles to find comparable comps.		

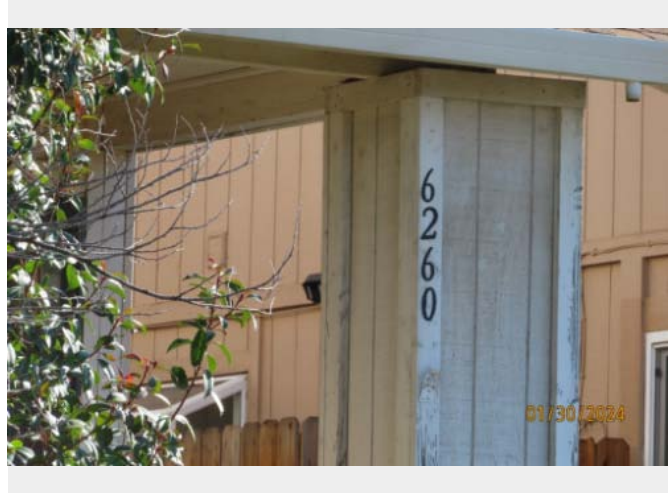
## Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

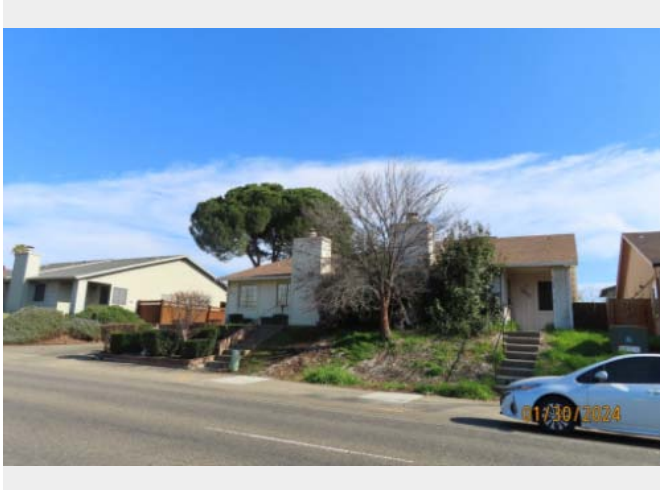
## Subject Photos



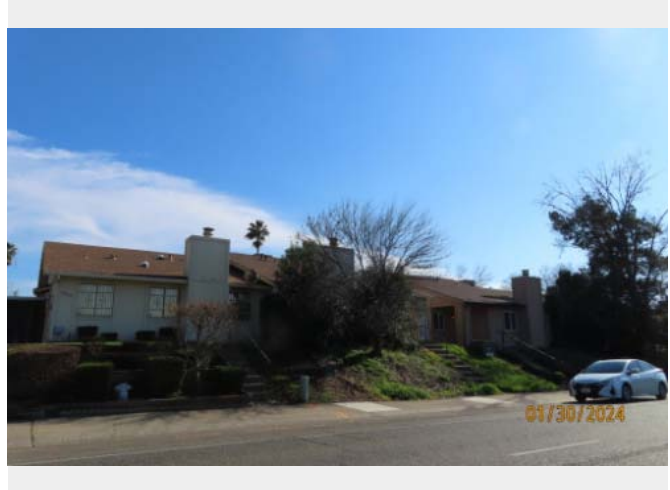
Front



Address Verification



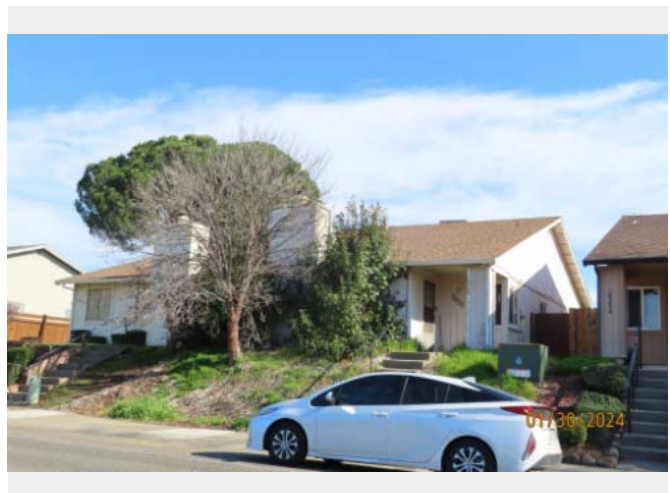
Side



Side



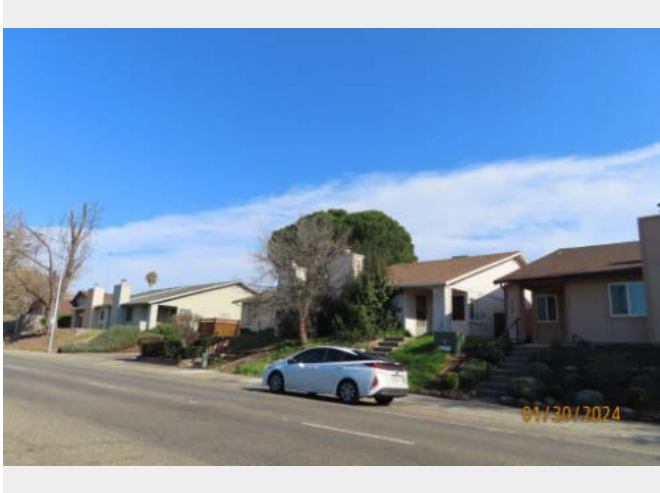
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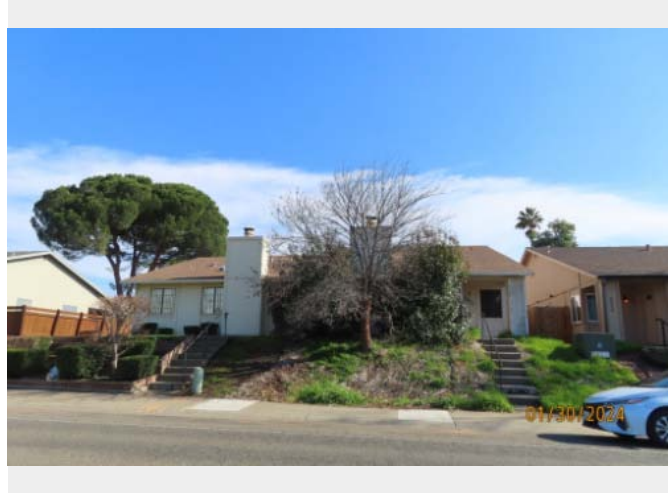
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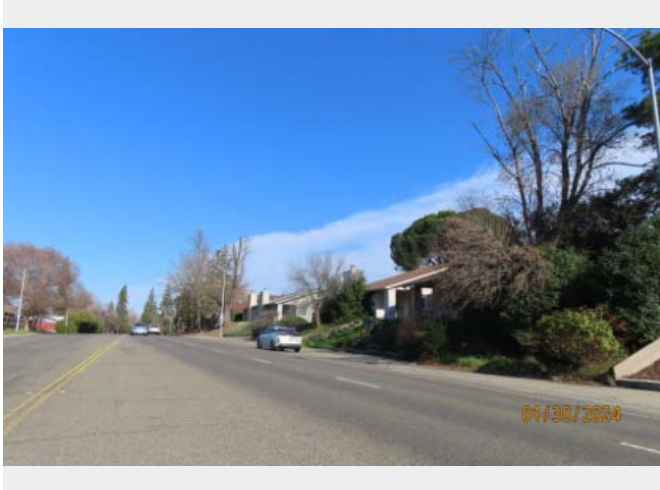
### Subject Photos



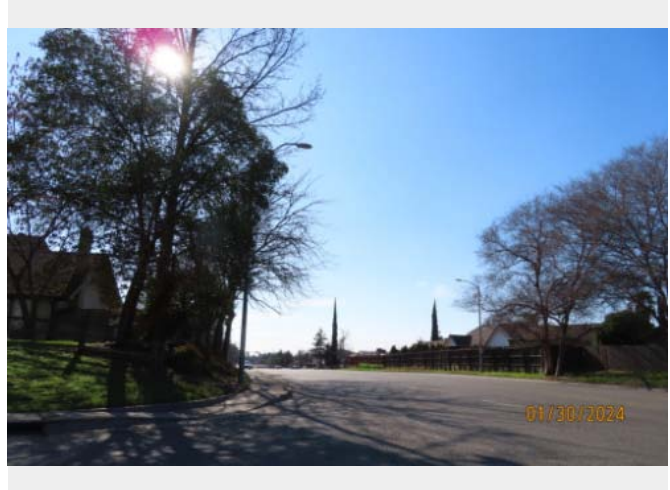
Side



Side



Street



Street



Other



Other

## Listing Photos

**L1** 1444 Hickory St  
Roseville, CA 95678



Front

**L2** 6222 Spruce Ave  
Sacramento, CA 95841



Front

**L3** 4758 Clothier  
Sacramento, CA 95841



Front

## Sales Photos

**S1** 7722 Las Lilas Ct  
Citrus Heights, CA 95621



Front

**S2** 6261 Tupelo Dr  
Citrus Heights, CA 95621



Front

**S3** 5841 Sperry Dr  
Citrus Heights, CA 95621



Front

### ClearMaps Addendum

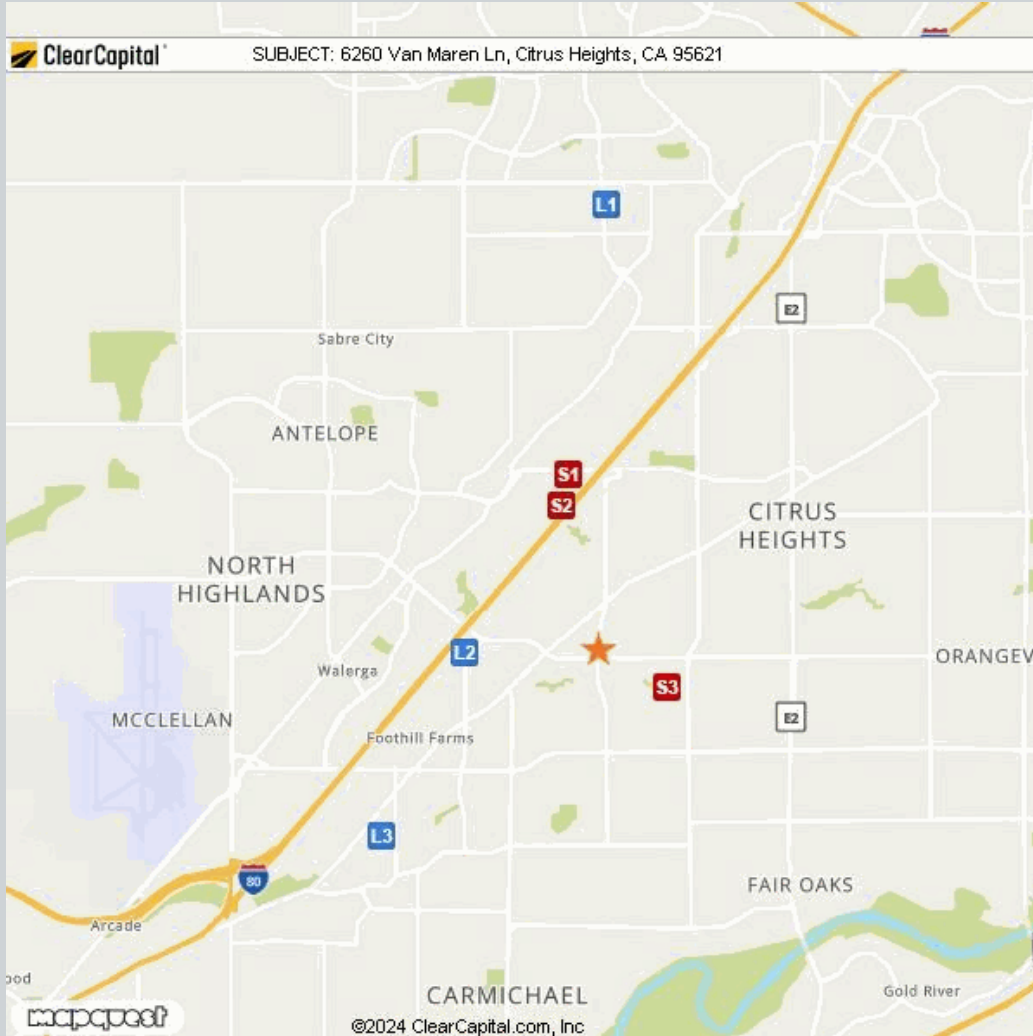
**Address** ★ 6260 Van Maren Lane, Citrus Heights, CA 95621

**Loan Number** 56446

**Suggested List** \$400,000

**Suggested Repaired** \$400,000

**Sale** \$395,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6260 Van Maren Lane, Citrus Heights, CA 95621	--	Parcel Match
L1 Listing 1	1444 Hickory St, Roseville, CA 95678	4.75 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	6222 Spruce Ave, Sacramento, CA 95841	1.41 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	4758 Clothier, Sacramento, CA 95841	3.07 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	7722 Las Lilas Ct, Citrus Heights, CA 95621	1.88 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	6261 Tupelo Dr, Citrus Heights, CA 95621	1.57 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	5841 Sperry Dr, Citrus Heights, CA 95621	0.86 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>	2.64 miles	<b>Date Signed</b>	01/30/2024

*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.**