

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	7532 18th Street, Rio Linda, CALIFORNIA 95673	Order ID	9186791	Property ID	35137978
Inspection Date	02/28/2024	Date of Report	02/29/2024		
Loan Number	56775	APN	20702820010000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs					
Order Tracking ID	2.28_BPO	Tracking ID 1	2.28_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	DARREL CARON	The subject property is in average visible condition, no visible damages.
R. E. Taxes	\$6,179	
Assessed Value	\$531,962	
Zoning Classification	Residential RD-3	
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

Neighborhood & Market Data		Neighborhood Comments
Location Type	Rural	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.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$329000 High: \$675000	
Market for this type of property	Increased 1 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	7532 18th Street	1431 I St	2327 I St	2101 Royal Enfield Ct
City, State	Rio Linda, CALIFORNIA	Rio Linda, CA	Rio Linda, CA	Elverta, CA
Zip Code	95673	95673	95673	95626
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.47 ¹	1.58 ¹	0.89 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$560,000	\$599,900	\$650,000
List Price \$	--	\$560,000	\$599,900	\$650,000
Original List Date		01/06/2024	01/08/2024	01/25/2024
DOM · Cumulative DOM	-- · --	54 · 54	52 · 52	8 · 35
Age (# of years)	78	77	65	37
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	1,651	1,280	1,500	1,708
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 1	4 · 2
Total Room #	6	6	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	Attached 4 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.42 acres	0.8587 acres	0.4767 acres	1.03 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 Great Home, recently painted and update it. A Must see...

Listing 2 3 bedroom, 1 bath on a half acre! Bring your animals and plant your garden, this home is zoned Agricultural! Inside updates include new flooring in living room and bedrooms, Granite countertops in kitchen, All NEW electrical and plumbing, Fully updated bathroom! NEW central heating and air! This home also has a NEW roof, NEW beautiful and spacious deck right off the kitchen. Outside also features a NEW metal security gate! The home is fully fenced and private. There is so much more to appreciate, come view!!

Listing 3 Welcome to your dream home in Elverta, California! This property offers the perfect blend of comfort, space, and tranquility. With 4 bedrooms, 2 bathrooms, and a generous 1,708 square feet of living space, this residence is designed to accommodate the modern family's needs. The four bedrooms provide plenty of room for everyone to have their own space, and the two bathrooms offer convenience and privacy. Situated on a large lot spanning 1.03 acres, this property goes beyond the confines of the home, offering an expansive outdoor space to enjoy. The possibilities are endless with such a vast lot. Add to the already existing fruit trees (Grapefruit, Orange, Persimmon, Quince), set up a play area for the kids, or simply relish the open space and tranquility of the surrounding nature. With RV parking included, this property caters to those who love to travel or simply want the convenience of extra parking space for recreational vehicles. You will enjoy the benefits of suburban living while still being close to the vibrant culture and amenities of nearby Sacramento. Conveniently located near shopping centers, golf, and freeways. This is a must see!!

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	7532 18th Street	1713 I St	7643 El Verano Ave	1432 U St
City, State	Rio Linda, CALIFORNIA	Rio Linda, CA	Elverta, CA	Rio Linda, CA
Zip Code	95673	95673	95626	95673
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.42 ¹	1.49 ¹	0.43 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$579,000	\$615,000	\$500,000
List Price \$	--	\$579,000	\$615,000	\$500,000
Sale Price \$	--	\$620,000	\$600,000	\$520,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	05/18/2023	08/21/2023	12/18/2023
DOM · Cumulative DOM	-- · --	4 · 20	20 · 59	6 · 49
Age (# of years)	78	63	49	63
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	1,651	1,598	1,884	1,352
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)	None	Attached 5+ Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.42 acres	0.9216 acres	0.47 acres	0.4171 acres
Other	None	None	None	None
Net Adjustment	--	-\$44,978	-\$22,150	-\$6,550
Adjusted Price	--	\$575,022	\$577,850	\$513,450

* Sold 3 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 +\$2650, age -\$7500, lot size -\$40128. All Offers Due 5/1/23 by 5PM. Welcome to your new home in the country! This move-in ready, 3 bedroom, 2 bathroom home is situated on nearly 1 acre of flat land, nestled behind a private gate for ultimate privacy. The interior boasts beautiful floors, cabinets, stainless steel appliances, and granite countertops, with both a living room and separate family room for plenty of space to relax and unwind. Each bedroom is cozy and comfortable, with plenty of natural light and space. Parking is a breeze with ample space for cars, RVs, and boats, along with a large metal carport and shed for additional storage. A separate gate provides easy access to the back half of the property, which is perfect for animals and is zoned AR-2, offering many possibilities. Enjoy the peaceful setting of the backyard with a brick paver patio, perfect for entertaining during those summer barbecues. Plus, this prime location is just minutes from Highway 80 & I-5, making commuting quick and easy. Don't miss out on this incredible opportunity and come see this property today!
- Sold 2** Price adjusted for SqFt -\$11650, age -\$14500, garage +\$8000, lot size -\$4000. Check out this beautiful home in the country nestled on a fully landscaped half acre. The kitchen has been updated with granite counter tops, painted cabinets and a water filtration system. The stunning commercial grade gas range is only 6 months old. The large dining room is perfect for all those family gatherings. Both bathrooms have been updated with beautiful tile work. There is a large laundry room which can also be used as a home office area. The third bedroom is currently used as a media room. The back patio is composite decking and is only 3 years old. The detached outbuilding is fully finished inside. Water & sewer nearby for possible ADU conversion. Fully fenced front & back yard with RV accesses. Close to downtown, airport, and shopping. This stunning property won't last long.
- Sold 3** Price adjusted for SqFt +\$14950, age -\$7500, -\$14000. Well kept Move in ready 3-bedroom 2-bath home with a detached 3-car garage. The property also includes a extra large detached 3-car workshop with roll-up doors. Plenty of room with almost a half acre size lot for all your outdoor toys.

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	\$590,000	\$590,000
Sales Price	\$575,000	\$575,000
30 Day Price	\$550,000	--
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.
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Subject Photos



Front



Front



Address Verification



Side



Side



Side

Subject Photos



Side



Street



Street



Street



Street



Other

Subject Photos



Other

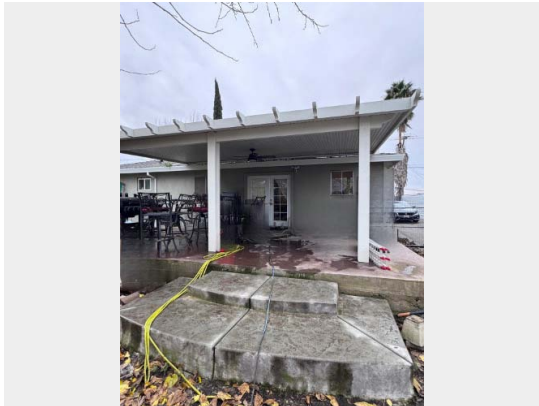
Listing Photos

L1 1431 I St
Rio Linda, CA 95673



Front

L2 2327 I St
Rio Linda, CA 95673



Front

L3 2101 Royal Enfield Ct
Elverta, CA 95626



Front

Sales Photos

S1 1713 I St
Rio Linda, CA 95673



Front

S2 7643 El Verano Ave
Elverta, CA 95626



Front

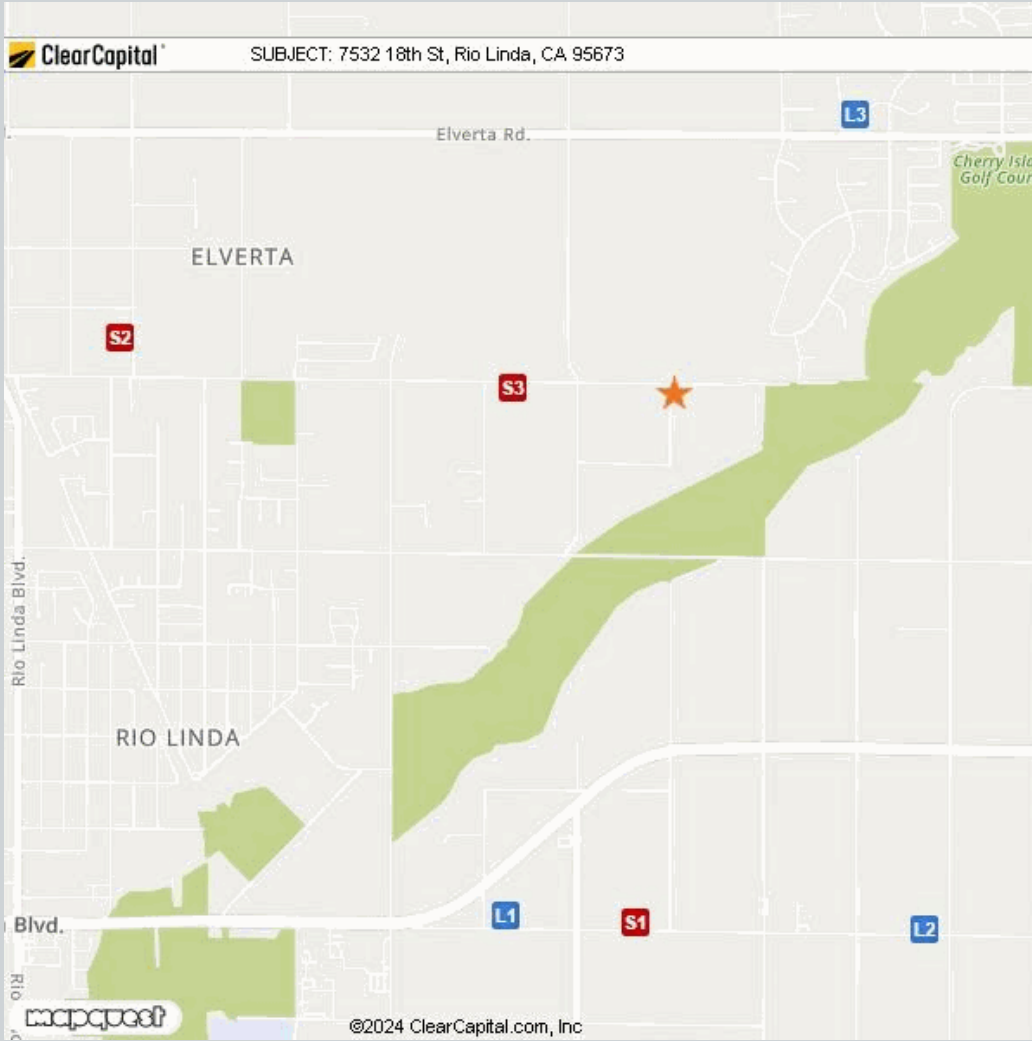
S3 1432 U St
Rio Linda, CA 95673



Front

ClearMaps Addendum

Address ★ 7532 18th Street, Rio Linda, CALIFORNIA 95673
Loan Number 56775 **Suggested List** \$590,000 **Suggested Repaired** \$590,000 **Sale** \$575,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7532 18th Street, Rio Linda, California 95673	--	Parcel Match
L1 Listing 1	1431 I St, Rio Linda, CA 95673	1.47 Miles ¹	Parcel Match
L2 Listing 2	2327 I St, Rio Linda, CA 95673	1.58 Miles ¹	Parcel Match
L3 Listing 3	2101 Royal Enfield Ct, Elverta, CA 95626	0.89 Miles ¹	Parcel Match
S1 Sold 1	1713 I St, Rio Linda, CA 95673	1.42 Miles ¹	Parcel Match
S2 Sold 2	7643 El Verano Ave, Elverta, CA 95626	1.49 Miles ¹	Parcel Match
S3 Sold 3	1432 U St, Rio Linda, CA 95673	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.

*** 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.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

Report Instructions - cont.

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

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	4.49 miles	Date Signed	02/29/2024

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.