

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	5256 Lake Knoll Lane, Fair Oaks, CALIFORNIA 95628	Order ID	9253205	Property ID	35263944
Inspection Date	04/04/2024	Date of Report	04/09/2024		
Loan Number	57147	APN	23303100020000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs

Order Tracking ID	4.3_BPO	Tracking ID 1	4.3_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	BRENDA SHAW	Condition Comments	
R. E. Taxes	\$4,666	The subject property is in average visible condition, no visible damages.	
Assessed Value	\$279,842		
Zoning Classification	Residential R-2-A (PD)		
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	Unknown 9163211234		
Association Fees	\$420 / Month (Pool,Landscaping)		
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: \$232500 High: \$800000		
Market for this type of property	Increased 1 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	5256 Lake Knoll Lane	5522 Chianti Way	5684 Spyglass Ln	8130 Briar Ridge
City, State	Fair Oaks, CALIFORNIA	Citrus Heights, CA	Citrus Heights, CA	Citrus Heights, CA
Zip Code	95628	95610	95610	95610
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.64 ¹	0.72 ¹	0.67 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$345,000	\$380,000	\$389,000
List Price \$	--	\$345,000	\$380,000	\$389,000
Original List Date		02/12/2024	02/22/2024	03/12/2024
DOM · Cumulative DOM	-- · --	16 · 57	34 · 47	11 · 28
Age (# of years)	51	51	49	38
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	2 Stories PUD	1 Story PUD	1 Story PUD	1 Story PUD
# Units	1	1	1	1
Living Sq. Feet	1,260	1,512	1,460	1,368
Bdrm · Bths · ½ Bths	2 · 1 · 1	2 · 2	3 · 2 · 1	2 · 2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Carport 1 Car	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	0.04 acres	0.047 acres	0.0401 acres	0.0327 acres
Other	None	None	None	None

* 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.

Current Listings - Cont.

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

- Listing 1** Welcome to 5522 Chianti Way! Here is a great opportunity to own a well-maintained home in the beautiful Madison Vista community. One story, spacious, bright PUD with 2 bedrooms, and 2 bathrooms. The open kitchen faces the front of the home, and has an open breakfast bar. The main bedroom has its own en-suite, walk-in closet, and access to a covered patio. There is another patio with a storage locker accessible from the living room. The large living room has a wood-burning fire place, and formal dining area. There is one covered parking with a storage locker, and one uncovered parking space. In addition to all of this, you will have access to the community pool, tennis court, and clubhouse.
- Listing 2** Picturesque landscape with winding road along the units in the Edgewood complex. Our unit faces the common area. Nice green lawn in the front and enclosed patio that access the 2-car detached garage in the back. There is enough room in the patio for a tree to shade the house in the summer, a waterfall rock fountain and a BBQ grill (not included). A perfect 3 bedrooms, 2 1/2 baths, starter home awaits your personal touch. New carpet, interior paint, light fixture & fans. Granite countertops in kitchen and half bath. Hardwood floor downstairs and carpet upstairs. Lots of storage cabinets in the upstairs hallway. Spacious primary bedroom with walk-in closet. 2 closets in the back left bedroom. Mirror closet in the right back bedroom. HOA includes a club house, pool and a tennis court. RV parking. Near parks, golf course, shopping, home improvement stores and restaurants.
- Listing 3** Welcome home to the established and serene Almaden Place. This beautiful move-in -ready 2 bedroom, 2.5 bathroom condo is ideal for quiet care-free living. Its many beautiful features include brand new carpet throughout and attractive tile in entry, kitchen and half bath. The updated kitchen sparkles. Home features two primary suites each with its own private full bath. Convenient upstairs laundry area including overhead shelving. There is a balcony off the living space on the first level for entertaining, and also on the 2nd floor balcony perfect for a quiet moment for yourself. The condo includes a full size two car garage. The lovely and well cared for grounds are highlighted by a pool/spa, tennis courts and community clubhouse. The very low HOA fees in this community, provides for a low maintenance lock and go lifestyle. It's a must see, must have! Live your best life here!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5256 Lake Knoll Lane	5500 Rubion Cir	8035 Briar Ridge Ln	5211 Lake Knoll Ln
City, State	Fair Oaks, CALIFORNIA	Citrus Heights, CA	Citrus Heights, CA	Fair Oaks, CA
Zip Code	95628	95610	95610	95628
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.61 ¹	0.68 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$315,000	\$350,000	\$384,999
List Price \$	--	\$315,000	\$350,000	\$384,999
Sale Price \$	--	\$325,000	\$360,000	\$374,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	05/30/2023	09/22/2023	11/01/2023
DOM · Cumulative DOM	-- · --	7 · 40	6 · 24	26 · 48
Age (# of years)	51	51	43	51
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	2 Stories PUD	1 Story PUD	1 Story PUD	1 Story PUD
# Units	1	1	1	1
Living Sq. Feet	1,260	1,512	1,295	1,586
Bdrm · Bths · ½ Bths	2 · 1 · 1	2 · 2	2 · 2 · 1	2 · 1 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Carport 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	0.04 acres	0.0464 acres	0.0302 acres	0.0435 acres
Other	None	None	None	None
Net Adjustment	--	-\$9,600	-\$5,750	-\$16,300
Adjusted Price	--	\$315,400	\$354,250	\$357,700

* 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 bathroom +\$3000, SqFt -\$12600. Great opportunity for home ownership! This 2 possible 3 bedroom 2 bath home is super cute! Low maintenance, move in ready! Access to pool and tennis courts! 2 parking spots, in front of unit.
- Sold 2** Price adjusted for bathroom -\$4000, SqFt -\$1750. Welcome home to this cute and charming Condo in the desirable Almaden Place community! Boasting a freshly painted exterior, this home invites you inside to an open floor plan- the Kitchen has all newly updated appliances. Head into the living room and notice the exposed beam ceilings, connecting your cozy yet peaceful patio. Upstairs has not one, but two large Primary Suites and a laundry area. Located just steps away from swimming pool, sauna, clubhouse and Tennis courts. Close to many shopping centers! Come see today!
- Sold 3** Price adjusted for SqFt -\$16300. Welcome home to this updated two level condo in a park-like setting of Fair Oaks. With new flooring, fresh paint, new countertops, new cabinets, new bathroom vanities, and new recessed lighting you will surely be impressed. This corner unit includes outdoor patios off both the kitchen and living spaces as well as an upstairs balcony to take in the fresh air. As part of the HOA you will get to enjoy the year round ponds with plush landscaping and have access to the pool and clubhouse. This opportunity also includes a full 2 car garage with extra built in storage. Don't miss this opportunity to own in Fair Oaks!!! Some photos have been digitally staged.

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	\$357,000	\$357,000
Sales Price	\$350,000	\$350,000
30 Day Price	\$340,000	--
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	**Dispute Resolution (4/9/2024)** The BPO has been corrected/additional commentary added to address the dispute requested.
-------------------------	--

Subject Photos



Front



Front



Front



Front



Address Verification



Side

Subject Photos



Side



Side



Side



Street



Street



Other

Subject Photos



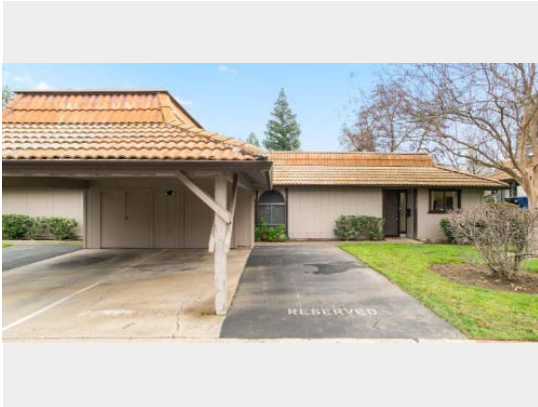
Other



Other

Listing Photos

L1 5522 Chianti Way
Citrus Heights, CA 95610



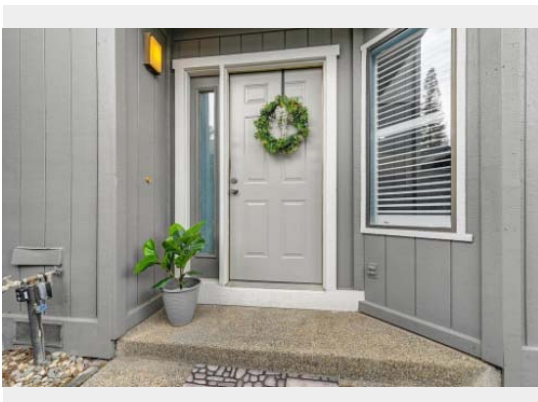
Front

L2 5684 Spyglass Ln
Citrus Heights, CA 95610



Front

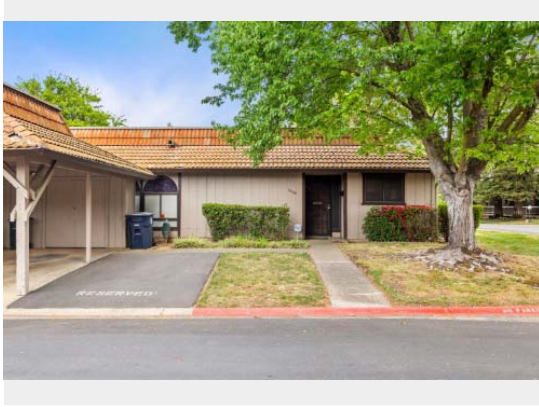
L3 8130 Briar Ridge
Citrus Heights, CA 95610



Front

Sales Photos

S1 5500 Rubion Cir
Citrus Heights, CA 95610



Front

S2 8035 Briar Ridge Ln
Citrus Heights, CA 95610



Front

S3 5211 Lake Knoll Ln
Fair Oaks, CA 95628



Front

ClearMaps Addendum

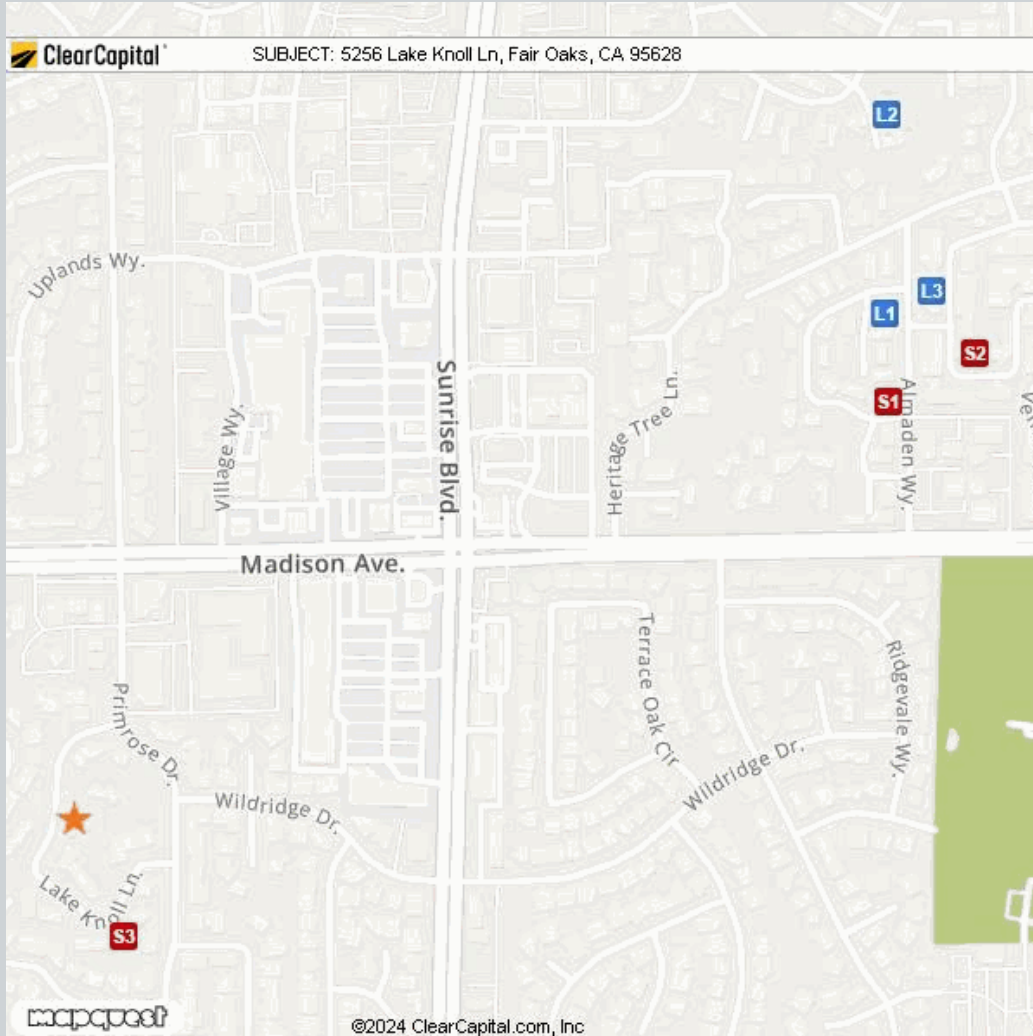
Address ★ 5256 Lake Knoll Lane, Fair Oaks, CALIFORNIA 95628

Loan Number 57147

Suggested List \$357,000

Suggested Repaired \$357,000

Sale \$350,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5256 Lake Knoll Lane, Fair Oaks, California 95628	--	Parcel Match
L1 Listing 1	5522 Chianti Way, Citrus Heights, CA 95610	0.64 Miles ¹	Parcel Match
L2 Listing 2	5684 Spyglass Ln, Citrus Heights, CA 95610	0.72 Miles ¹	Parcel Match
L3 Listing 3	8130 Briar Ridge, Citrus Heights, CA 95610	0.67 Miles ¹	Parcel Match
S1 Sold 1	5500 Rubion Cir, Citrus Heights, CA 95610	0.61 Miles ¹	Parcel Match
S2 Sold 2	8035 Briar Ridge Ln, Citrus Heights, CA 95610	0.68 Miles ¹	Parcel Match
S3 Sold 3	5211 Lake Knoll Ln, Fair Oaks, CA 95628	0.09 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.

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

Broker Name	Alina Pustynovich	Company/Brokerage	Usko Realty Inc.
License No	01904396	Address	5245 Harston Way Antelope CA 95843
License Expiration	04/03/2028	License State	CA
Phone	9168066386	Email	bpoalina@gmail.com
Broker Distance to Subject	4.79 miles	Date Signed	04/09/2024

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.