

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	4986 Jackson Street, North Highlands, CA 95660	Order ID	9269595	Property ID	35291570
Inspection Date	04/10/2024	Date of Report	04/11/2024		
Loan Number	57226	APN	22803800480000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sacramento		

Tracking IDs					
Order Tracking ID	4.10_BPO	Tracking ID 1	4.10_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

		Condition Comments
Owner	DALE JOHNSON	The subject property is in average visible condition, no visible damages.
R. E. Taxes	\$4,811	
Assessed Value	\$407,174	
Zoning Classification	Residential 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

		Neighborhood Comments
Location Type	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.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$265000 High: \$580000	
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	4986 Jackson Street	5540 Georgia Dr	4424 Myrtle Ave	4124 Cabinet Cir
City, State	North Highlands, CA	North Highlands, CA	Sacramento, CA	North Highlands, CA
Zip Code	95660	95660	95841	95660
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.82 ¹	0.74 ¹	0.63 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$424,888	\$450,000	\$449,000
List Price \$	--	\$424,888	\$450,000	\$449,000
Original List Date		01/19/2024	03/20/2024	04/08/2024
DOM · Cumulative DOM	-- · --	13 · 83	3 · 22	1 · 3
Age (# of years)	40	70	63	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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,331	1,540	1,376	1,296
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	7	8	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 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	0.14 acres	0.19 acres	0.23 acres	0.23 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** Amazing Remodel, Huge Rooms and separated door to 4th bedroom in back yard (like a private apartment), Master has 2 closets, Corner lot...A Must see.
- Listing 2** Bring your pre approval letter to the showing because you are going to want to write an offer after seeing this fantastic single story. Located in foothill farms 95841 zip code, close to shopping, freeways, and plenty of amenities. You may not be able to find something like this for a long time! Features include: New Kitchen + soft close cabinets+ new hvac + new windows + two new bathrooms + quartz countertops + fresh landscape + Viking stove and over combo + luxury flooring + fresh interior paint and exterior paint. The list goes on and on and on! On almost a quarter of an acre with plenty of room for an RV or boat, this gem also has a detached shed for a man cave or for storage! What is there not to love about this home! This likely will not last long so book your appointment, call your realtor and get going!
- Listing 3** Welcome to this beautifully updated home in Freeway Gardens! Step into refinement, as you are greeted by an open concept living space, next to a gourmet kitchen with immaculate cabinetry, quartz countertops and a large island, perfect for entertainment. The spacious hallway bath comes with updated flooring/shower surround and amenities. Flooring has been updated with luxury vinyl plank and with 5 baseboards. Other updates include new interior/exterior paint. The home is encompassed in a nearly quarter-acre sized lot

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4986 Jackson Street	3830 Lynhurst	4833 Jela Way	3831 Woodhue Way
City, State	North Highlands, CA	North Highlands, CA	North Highlands, CA	North Highlands, CA
Zip Code	95660	95660	95660	95660
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.45 ¹	0.28 ¹	0.06 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$479,999	\$475,000	\$446,000
List Price \$	--	\$479,999	\$475,000	\$446,000
Sale Price \$	--	\$500,000	\$450,000	\$460,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	12/06/2023	02/22/2024	01/31/2024
DOM · Cumulative DOM	-- · --	18 · 60	73 · 126	81 · 132
Age (# of years)	40	64	69	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	1,331	1,553	1,526	1,222
Bdrm · Bths · ½ Bths	3 · 2	4 · 3	4 · 2	3 · 2
Total Room #	7	7	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	None	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	0.14 acres	0.25 acres	0.23 acres	0.23 acres
Other	None	None	None	None
Net Adjustment	--	-\$8,900	-\$7,450	+\$9,750
Adjusted Price	--	\$491,100	\$442,550	\$469,750

* 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 bedroom -\$5000, bathroom -\$4000, SqFt -\$11100, age +\$12000, garage +\$8000, lot size -\$8800. This single story home nestled in north highlands features three bedrooms and two full bathrooms in the main home. This home has been recently remodeled and features new carpet in all three bedrooms, new paint and new baseboards throughout the entire house. Both bathrooms have also been remodeled and feature new tile and vanity sinks. The converted garage also provides a possible fourth bedroom with private separate entrance and additional bathroom. This space also features its own separate air conditioning and refrigerator. Also located in this spacious lot, you can find parking for up to five cars and possible RV parking as well.
- Sold 2** Price adjusted bedroom -\$5000, SQFt -\$9750, age +\$14500, lot size -\$7200. Welcome to this beautiful home in North Highlands. This home is nothing short of comfortable and spacious for all. With laminate flooring throughout cleaning is a breeze. The kitchen is open with formal dining area and overlooking the sunken living room from the island makes entertaining friends and family easy. You won't miss a thing! The back yard offers plenty of space to add whatever your heart imagines! With a concrete patio to a large grass area the possibilities are endless. This is a must see!
- Sold 3** Price adjusted for SqFt +\$5450, age +\$11500, lot size +\$7200. Welcome to this meticulously remodeled home! Boasting a newly updated kitchen with eye-catching Quartz countertops perfectly complimenting the stainless steel appliances and custom cabinetry throughout. Luxury Vinyl Plank floors give the look of a deep rich wood while being durable enough to take on whatever your family throws at them! The flow through the kitchen, dining, family and living room seem effortless and give a sense of breath through the home. The large backyard has the perfect amount of hardscape to template your dream sanctuary, garden, or simple lawn. A brand new Roof(2019) and HVAC(2021), Water Heater, and underground plumbing was installed, letting you focus on turning this house into a Home without the setbacks of deferred maintenance.

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	\$470,000	\$470,000
Sales Price	\$450,000	\$450,000
30 Day Price	\$435,000	--
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



Street

Subject Photos



Street



Street



Other



Other

Listing Photos

L1 5540 Georgia Dr
North Highlands, CA 95660



Front

L2 4424 Myrtle Ave
Sacramento, CA 95841



Front

L3 4124 Cabinet Cir
North Highlands, CA 95660



Front

Sales Photos

S1 3830 Lynhurst
North Highlands, CA 95660



Front

S2 4833 Jela Way
North Highlands, CA 95660



Front

S3 3831 Woodhue Way
North Highlands, CA 95660



Front

ClearMaps Addendum

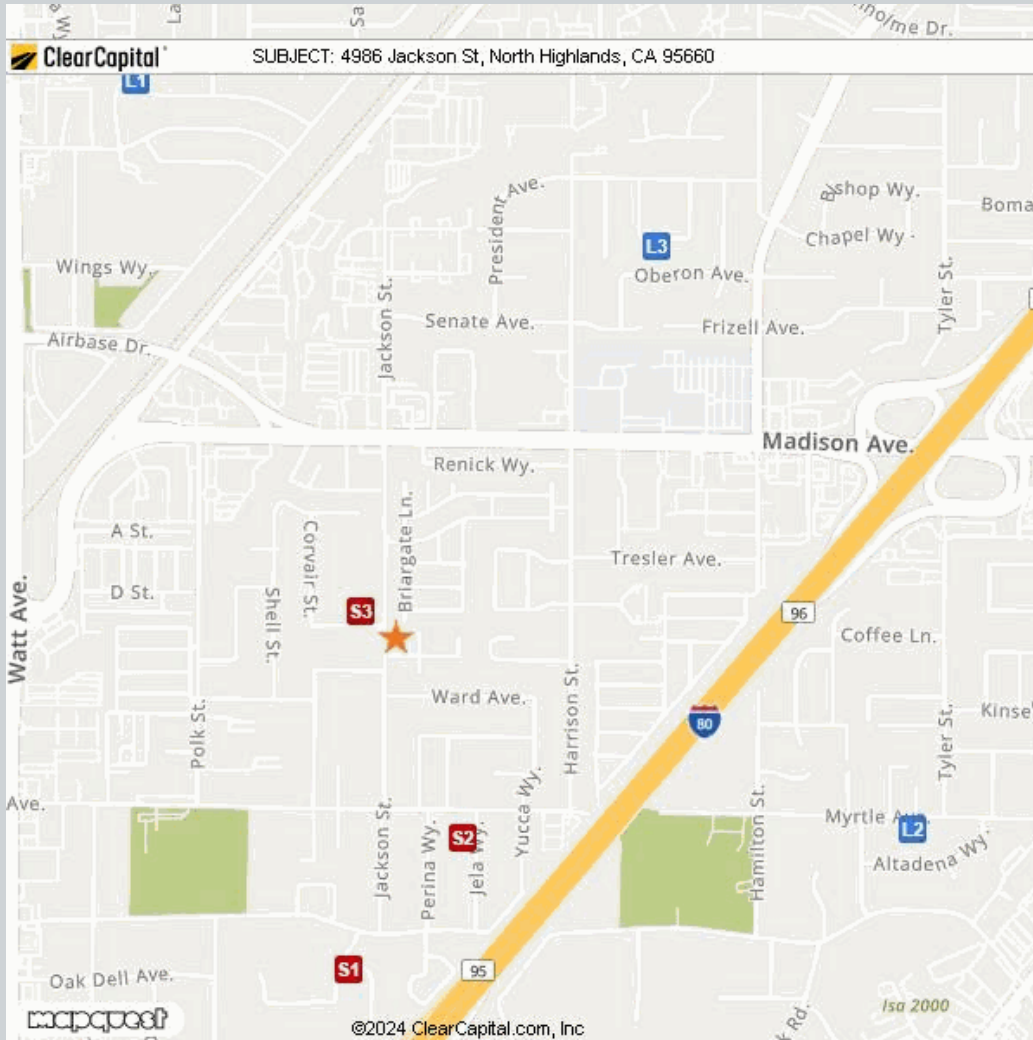
Address ★ 4986 Jackson Street, North Highlands, CA 95660

Loan Number 57226

Suggested List \$470,000

Suggested Repaired \$470,000

Sale \$450,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4986 Jackson Street, North Highlands, CA 95660	--	Parcel Match
L1 Listing 1	5540 Georgia Dr, North Highlands, CA 95660	0.82 Miles ¹	Parcel Match
L2 Listing 2	4424 Myrtle Ave, Sacramento, CA 95841	0.74 Miles ¹	Parcel Match
L3 Listing 3	4124 Cabinet Cir, North Highlands, CA 95660	0.63 Miles ¹	Parcel Match
S1 Sold 1	3830 Lynhurst, North Highlands, CA 95660	0.45 Miles ¹	Parcel Match
S2 Sold 2	4833 Jela Way, North Highlands, CA 95660	0.28 Miles ¹	Parcel Match
S3 Sold 3	3831 Woodhue Way, North Highlands, CA 95660	0.06 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	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	3.98 miles	Date Signed	04/11/2024

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.