

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	2055 N Burl Drive, Hanford, CALIFORNIA 93230	Order ID	6424256	Property ID	27554816
Inspection Date	11/20/2019	Date of Report	11/21/2019		
Loan Number	39275	APN	008-204-020-000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Kings		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 11.20.19	Tracking ID 1	BotW New Fac-DriveBy BPO 11.20.19
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	John F Laughlin	Condition Comments	
R. E. Taxes	\$69,800	Subject property is a single story with stucco and composition roof, appears to be in good conditions, with not apparent exterior damage noted at the time of the inspection. It does not show signs of deterioration or the need for repairs	
Assessed Value	\$68,968		
Zoning Classification	R16		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (Front door is lock)		
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	
Local Economy	Stable	Subject neighborhood consists of properties of similar style and age with good condition, the homes in the market area are both single story homes and close schools, parks and commerce also close to public transportation. Subject neighborhood market is increasing with high demand 15% reo 25% short sale and 60 % fair market sales.	
Sales Prices in this Neighborhood	Low: \$200,000 High: \$230,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2055 N Burl Drive	330 E Magnolia Ave	2275 E Lemmon Way	606 E Terrace Dr
City, State	Hanford, CALIFORNIA	Hanford, CA	Hanford, CA	Hanford, CA
Zip Code	93230	93230	93230	93230
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.44 ¹	0.31 ¹	0.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$230,000	\$214,900	\$205,000
List Price \$	--	\$230,000	\$214,900	\$205,000
Original List Date		09/09/2019	10/21/2019	10/29/2019
DOM · Cumulative DOM	-- · --	18 · 73	2 · 31	4 · 23
Age (# of years)	53	57	57	59
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 SF detached	1 Story SF detached	1 Story SF detached	1 Story SF detached
# Units	1	1	1	1
Living Sq. Feet	1,296	1,403	1,308	1,152
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	Pool - Yes
Lot Size	0.21 acres	0.23 acres	0.17 acres	0.14 acres
Other	MLS#	MLS#218526	MLS#218751	MLS#218813

* 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 A very well maintained North East Hanford home at a very affordable price. This 1403 sq ft 3 bed 2 bath home on a very spacious lot and has room for RV parking. Both bathrooms have tile flooring.

Listing 2 Fantastic 3 bedroom 2 bath starter home or investment property in a quiet & highly desirable Hanford neighborhood. This home sits on a corner lot. Lots of kitchen counters and laminate flooring in family room and living room. Tile floors in all 3 bedrooms. The backyard has a nice open patio with lots of space for entertaining. Don't miss out and request your viewing today!!

Listing 3 Located in North Hanford, this home has 3 bedrooms, 2 bathrooms, and a pool! Hardwood flooring flows throughout the home. The newer pool equipment, roof, and A/C make this home move in ready!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2055 N Burl Drive	2004 N Waukena Way	195 E Birch Ave	233 E Leland Way
City, State	Hanford, CALIFORNIA	Hanford, CA	Hanford, CA	Hanford, CA
Zip Code	93230	93230	93230	93230
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.55 ¹	0.25 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$210,000	\$217,500	\$210,000
List Price \$	--	\$209,000	\$217,500	\$210,000
Sale Price \$	--	\$200,000	\$217,000	\$210,000
Type of Financing	--	Conv	Conv	Fhaa
Date of Sale	--	09/11/2019	10/11/2019	09/10/2019
DOM · Cumulative DOM	-- · --	56 · 89	19 · 67	0 · 31
Age (# of years)	53	57	60	59
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 SF detached	1 Story SF detached	1 Story SF detached	1 Story SF detached
# Units	1	1	1	1
Living Sq. Feet	1,296	1,152	1,514	1,158
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 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	Pool - Yes	--	--	--
Lot Size	0.21 acres	0.14 acres	0.22 acres	0.20 acres
Other	MLS#	MLS#217926	MLS#218269	MLS#218273
Net Adjustment	--	+\$7,880	+\$640	+\$7,760
Adjusted Price	--	\$207,880	\$217,640	\$217,760

* 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** Great little place located within walking distance to Hanford High School & Grocery Stores... Perfect for a first time buyer or Investor. This home features 3 bedrooms, 2 bath and a cozy living room with a fireplace. Adjustments were made for GLA +\$2,880 and swimming pool +\$5000.
- Sold 2** Adorable home! The welcoming family room has a cozy fireplace and built ins. The kitchen is nice and bright with white cabinetry. Hardwood floors run thru the majority of this 3 bedroom home. Enjoy the large backyard shaded by mature trees and a covered patio. Adjustments were made for GLA -\$4360 and swimming pool +\$5000.
- Sold 3** Charming home will make you feel like you're in a Carmel cottage. Tile flooring in kitchen and bathrooms. Spacious living room features original refinished hardwood floors. All bedrooms have refinished hardwood flooring. Great for many different uses, is a 1000 sq. ft. building with 3 rooms. Family room, with kitchen counter and sink, office, and storage area are not counted in listed square footage. The home has dual pane windows throughout. Spacious backyard has a relaxing covered patio. Adjustments were made for GLA +\$ 2, and swimming pool +\$5000.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject property is not currently listed for sale and is appears not to have been listed in the 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	\$218,000	\$218,000
Sales Price	\$215,000	\$215,000
30 Day Price	\$210,000	--
Comments Regarding Pricing Strategy		
Subject's final value represents a value with a normal marketing times and based on similar comps in this type of property. Both listing and sold comps were taken into consideration to arrive a reasonable price.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.55 miles and the sold comps closed within the last 2 months. The market is reported as having increased 3% in the last 6 months. The price conclusion is deemed supported.
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Subject Photos



Front



Address Verification



Street

Listing Photos

L1 330 E MAGNOLIA Ave
Hanford, CA 93230



Front

L2 2275 E Lemmon Way
Hanford, CA 93230



Front

L3 606 E Terrace Dr
Hanford, CA 93230



Front

Sales Photos

S1 2004 N Waukena Way
Hanford, CA 93230



Front

S2 195 E Birch Ave
Hanford, CA 93230



Front

S3 233 E Leland Way
Hanford, CA 93230



Front

ClearMaps Addendum

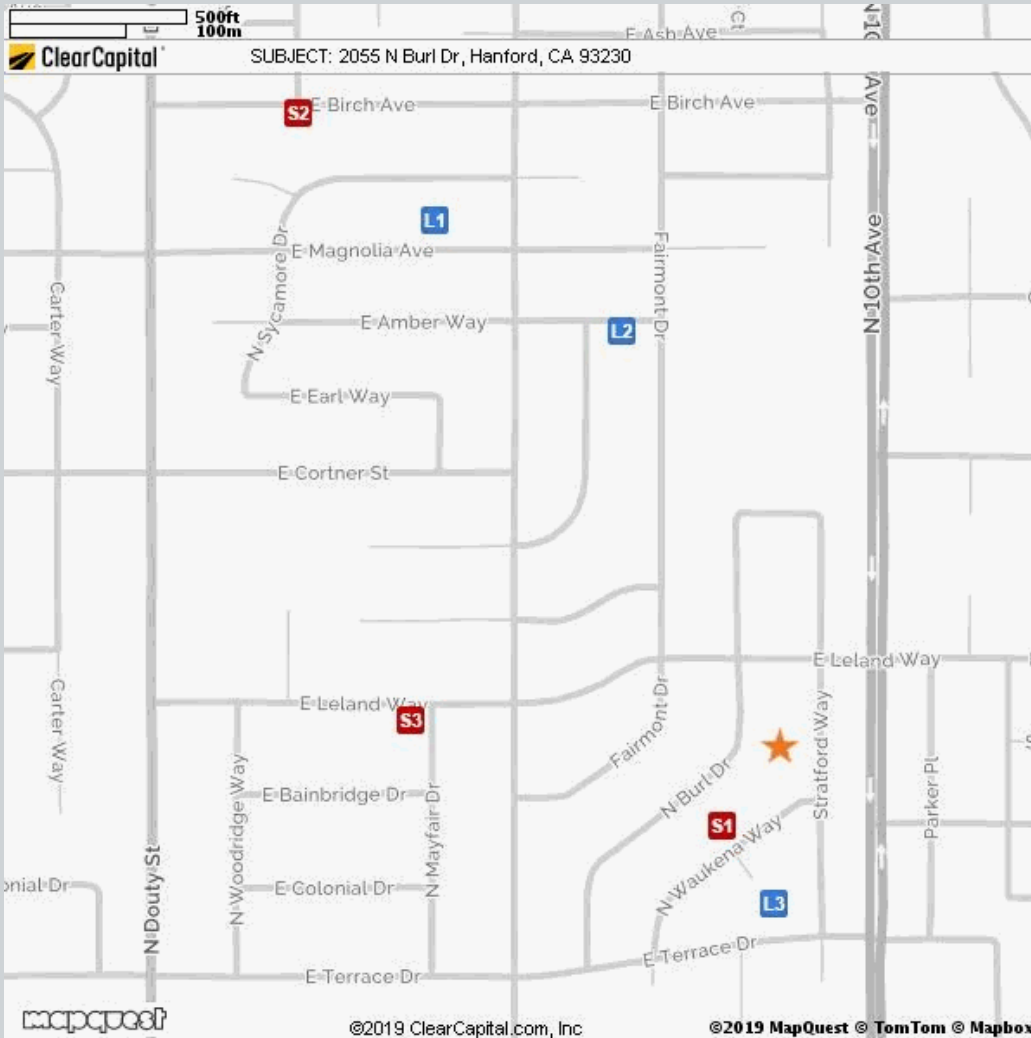
Address ★ 2055 N Burl Drive, Hanford, CALIFORNIA 93230

Loan Number 39275

Suggested List \$218,000

Suggested Repaired \$218,000

Sale \$215,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2055 N Burl Dr, Hanford, CA	--	Parcel Match
L1	330 E Magnolia Ave, Hanford, CA	0.44 Miles ¹	Parcel Match
L2	2275 E Lemmon Way, Hanford, CA	0.31 Miles ¹	Parcel Match
L3	606 E Terrace Dr, Hanford, CA	0.10 Miles ¹	Parcel Match
S1	2004 N Waukena Way, Hanford, CA	0.06 Miles ¹	Parcel Match
S2	195 E Birch Ave, Hanford, CA	0.55 Miles ¹	Parcel Match
S3	233 E Leland Way, Hanford, CA	0.25 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	Felicia Morris	Company/Brokerage	Searchlight Realty
License No	01202950	Address	558 N 11th Ave Hanford CA 93230
License Expiration	07/09/2022	License State	CA
Phone	5595870808	Email	call4homesandloans@sbcglobal.net
Broker Distance to Subject	1.56 miles	Date Signed	11/20/2019

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.