

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	2120 Gaither Street, Selma, CA 93662	Order ID	6644233	Property ID	28143773
Inspection Date	03/06/2020	Date of Report	03/06/2020		
Loan Number	40365	APN	389-054-12		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Fresno		

Tracking IDs

Order Tracking ID	BotW_BPO_Request_03.05.20	Tracking ID 1	BotW_BPO_Request_03.05.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Hurtado Aaron	Condition Comments	
R. E. Taxes	\$2,736		3 bedroom 1 bath single story home. Stucco exterior and composition roofing. Central air and heat, dual pane windows.
Assessed Value	\$163,200		
Zoning Classification	R1		
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

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable		Near parks, cemetery, fire station, school, businesses; this does not affect the subject's value or marketability. Subject is located in an established neighborhood with SFR homes of similar style and appeal, the demand for the area is normal. Within 1/4 mile radius there is 1 active, 4 pending and 9 sold properties. In the last year there have been 13 sold properties. There are no short sales and 1 foreclosure in area. There is no search parameters used in search.
Sales Prices in this Neighborhood	Low: \$149,000 High: \$179,900		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	2120 Gaither Street	2603 B St	2630 Barbara St	2634 C St
City, State	Selma, CA	Selma, CA	Selma, CA	Selma, CA
Zip Code	93662	93662	93662	93662
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.30 ¹	0.75 ¹	0.35 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$155,000	\$205,000	\$165,000
List Price \$	--	\$155,000	\$198,000	\$165,000
Original List Date		11/04/2019	12/06/2019	01/20/2020
DOM · Cumulative DOM	-- · --	94 · 123	91 · 91	37 · 46
Age (# of years)	108	106	48	98
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 na	1 Story na	1 Story na	1 Story na
# Units	1	1	1	1
Living Sq. Feet	848	1,104	1,118	986
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 2	2 · 1
Total Room #	5	4	6	4
Garage (Style/Stalls)	None	None	Attached 1 Car	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.13 acres	0.18 acres	0.22 acres	0.12 acres
Other	NA	MLS#533106	MLS#534485	MLS#536109

* Listing 3 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** Nice, cozy and cute 2 bed 1 bath room, dining room, living room move in ready. There is entry room and separate laundry room, newer carpet in the whole house, fan in each room. There is basement storage room, corner lot with chain link fence in the back yard. The house is next to the Garfield school.
- Listing 2** This remodeled move in ready home is located just a few blocks from Selma High School. This home features 3 bedrooms, 2 bathrooms & 1 car garage with newly remodeled kitchen and restrooms. Additional parking on side of home.
- Listing 3** Very clean well cared for home just waiting for a new family. Home has new carpet and fresh interior paint. There are two bedrooms and one bath, nice sized living room, dining room and a nice sized kitchen. Stove, refrigerator, washer, dryer and freezer are included with no value and no guarantees or warranties. There is an indoor laundry room, 1 car garage and a storage shed that could be used for various purposes such as a playroom, storage, potting shed. Nice front porch to enjoy the lovely spring evenings. Stop by and take a look. Great starter home.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2120 Gaither Street	2115 Gaither St	2135 Dennis Dr	2846 C St
City, State	Selma, CA	Selma, CA	Selma, CA	Selma, CA
Zip Code	93662	93662	93662	93662
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	0.43 ¹	0.33 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$149,000	\$180,000	\$169,500
List Price \$	--	\$149,000	\$179,900	\$169,500
Sale Price \$	--	\$149,000	\$179,900	\$169,500
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	01/03/2020	11/15/2019	01/09/2020
DOM · Cumulative DOM	-- · --	485 · 591	7 · 80	33 · 92
Age (# of years)	108	90	64	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 na	1 Story na	1 Story na	1 Story na
# Units	1	1	1	1
Living Sq. Feet	848	768	1,074	1,090
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 2	2 · 1
Total Room #	5	4	6	4
Garage (Style/Stalls)	None	Carport 1 Car	Attached 2 Car(s)	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.13 acres	0.15 acres	0.14 acres	0.17 acres
Other	NA	MLS#503320	MLS#529407	MLS#531819
Net Adjustment	--	+\$6,000	-\$20,650	-\$13,550
Adjusted Price	--	\$155,000	\$159,250	\$155,950

* Sold 1 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** Cute two bedroom one bath, home in a established quite area.Great investment for first time buyer, neat and clean house with wood floor. Potential for RV parking. Fans in each room, washer and dryer are included in the selling price.Laundry room is inside.Only cash or conventional offers are consider by the sellers. Deducted \$3600 age, \$400 lot. Added \$2000 s,f \$5k for subject property was updated and \$3k bed
- Sold 2** Nice home with a fresh face lift! New carpeting and fresh paint throughout will let you enjoy your home worry free and is move in ready. Large patio in the back yard and a sitting porch in the front for your relaxation! Call listing agent today for your private showing. Deducted \$8800 age, \$5650 sf, \$3k bed/bath, \$3k garage and \$200 lot.
- Sold 3** Cute home for sale in an established neighborhood in Selma. Home is a 2 bedroom and 1 bathroom with new dual pane windows. Home has a detached 1 car garage and is located near schools and shopping. Deducted \$8200 age, \$6050 sf, \$1500 garage, \$800 lot. Added \$3k bed.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Home is not listed or has it been listed in the last 12 months per Fresno MLS			
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	\$155,000	\$155,000
Sales Price	\$155,000	\$155,000
30 Day Price	\$149,000	--
Comments Regarding Pricing Strategy		
<p>Search parameters used for comps, sold date 9/6/19 or sooner, no short sales or foreclosures, square foot 548- 1148, 1900-1940 in age, SFR, within ¼ mile radius there is 2 comps, within ½ mile radius there is 6 comps, there is 1 active, 1 pending and 4 sold comps. Within 1 mile radius there is a shortage of comps; removed age. Subject home was remodeled 2/7/18 attached mls sheet. Comps used are the most similar comps to subject property that is available thru the Fresno MLS. There is a variance in age, lot and GLA. When pricing the subject all 6 comparable were factored in as well as the subject's location, design and appeal. Seller concessions are not required to sell a home in this area but will sometimes help a home sell faster.</p>		

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.

Subject Photos



Front



Address Verification



Address Verification



Side



Side



Side

Subject Photos



Street



Other

Listing Photos

L1 2603 B St
Selma, CA 93662



Front

L2 2630 Barbara St
Selma, CA 93662



Front

L3 2634 C St
Selma, CA 93662



Front

Sales Photos

S1 2115 Gaither St
Selma, CA 93662



Front

S2 2135 Dennis Dr
Selma, CA 93662



Front

S3 2846 C St
Selma, CA 93662



Front

ClearMaps Addendum

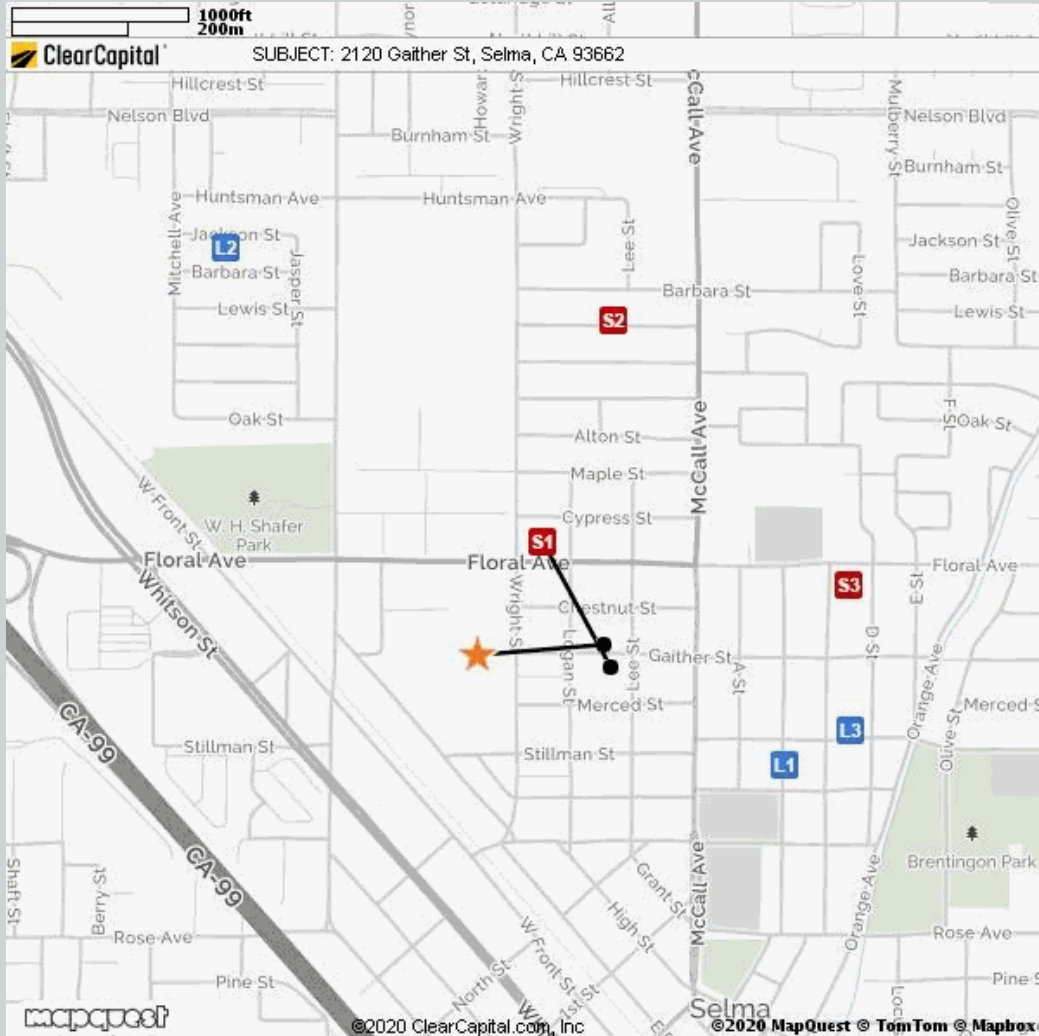
Address ★ 2120 Gaither Street, Selma, CA 93662

Loan Number 40365

Suggested List \$155,000

Suggested Repaired \$155,000

Sale \$155,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2120 Gaither St, Selma, CA	--	Parcel Match
L1	2603 B St, Selma, CA	0.30 Miles ¹	Parcel Match
L2	2630 Barbara St, Selma, CA	0.75 Miles ¹	Parcel Match
L3	2634 C St, Selma, CA	0.35 Miles ¹	Parcel Match
S1	2115 Gaither St, Selma, CA	0.03 Miles ¹	Parcel Match
S2	2135 Dennis Dr, Selma, CA	0.43 Miles ¹	Parcel Match
S3	2846 C St, Selma, CA	0.33 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	Dannielle Carnero	Company/Brokerage	HomeSmart PV and Associates
License No	01507071	Address	362 S. Sierra Vista ave Fresno CA 93702
License Expiration	06/15/2021	License State	CA
Phone	5598362601	Email	danniellecarnero@gmail.com
Broker Distance to Subject	13.46 miles	Date Signed	03/06/2020

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.