

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.

<b>Address</b>	1101 W Laura Avenue, Visalia, CALIFORNIA 93277	<b>Order ID</b>	6649506	<b>Property ID</b>	28162375
<b>Inspection Date</b>	03/10/2020	<b>Date of Report</b>	03/10/2020		
<b>Loan Number</b>	40382	<b>APN</b>	122-112-005-000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Tulare		

### Tracking IDs

<b>Order Tracking ID</b>	BotW_BPO_Request_03.09.20	<b>Tracking ID 1</b>	BotW_BPO_Request_03.09.20
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	: Brown Shirley J	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,017	No glaring defects no deferred maintenance noted on drive by . appropriate conformity to rest of neighborhood.	
<b>Assessed Value</b>	\$118,909		
<b>Zoning Classification</b>	R16		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	No commercial or industrial influences . Some reo activity some short sale activity but not predominate . no board up homes seen in immediate neighborhood. Not far from shopping, and schools.	
<b>Sales Prices in this Neighborhood</b>	Low: \$190,000 High: \$300,000		
<b>Market for this type of property</b>	Increased 2 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	1101 W Laura Avenue	1824 S Encina St	623 W Dorothea Ave	1710 S Encina Street
<b>City, State</b>	Visalia, CALIFORNIA	Visalia, CA	Visalia, CA	Visalia, CA
<b>Zip Code</b>	93277	93277	93277	93277
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.54 <sup>1</sup>	0.68 <sup>1</sup>	0.58 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$200,000	\$239,000	\$259,900
<b>List Price \$</b>	--	\$200,000	\$239,000	\$259,900
<b>Original List Date</b>		03/06/2020	01/24/2020	03/06/2020
<b>DOM · Cumulative DOM</b>	-- · --	4 · 4	46 · 46	4 · 4
<b>Age (# of years)</b>	46	48	45	48
<b>Condition</b>	Average	Average	Good	Average
<b>Sales Type</b>	--	REO	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story traditional	1 Story traditional	1 Story traditional	1 Story traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,522	1,399	1,381	1,665
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	Pool - Yes	Pool - Yes	Pool - Yes	Pool - Yes
<b>Lot Size</b>	.17 acres	.19 acres	.18 acres	.15 acres
<b>Other</b>	fence f, p patio	fence f, p patio	fence f, p patio	fence f, p patio

\* Listing 3 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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 in Southwest Visalia. 3 bedrooms and 1 3/4 bathrooms with a cozy fireplace and refreshing swimming pool. 2 car side bay entrance garage and a rear covered patio.
- Listing 2** This lovely 3 bedroom, 2.5 bathroom 2 car garage new front landscaping!!! features a large spacious living room with carpet flooring, a family room with a beautiful open fireplace and built-in bookshelves. Enjoy the practicality of a remodeled kitchen with stainless steel appliances including an electric range, built-in microwave, new carpet in all bedrooms, full bathroom with tub, laundry room in the garage, 2 car garage. Set yourself up here in this home designed for the family with plenty of space.
- Listing 3** beautiful wide foyer with tile floor, very spacious living room with fireplace, kitchen is open to dining room with tile floors, dining room has lot's of built-in cabinets for extra storage, ceiling fans, outside you have a big yard with a sparkling pool for the hot summer days,

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1101 W Laura Avenue	2727 S Conyer Street	3108 S Jacob St	1422 W Monte Vista Ave
City, State	Visalia, CALIFORNIA	Visalia, CA	Visalia, CA	Visalia, CA
Zip Code	93277	93277	93277	93277
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.38 <sup>1</sup>	0.58 <sup>1</sup>	0.45 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$235,000	\$237,000	\$266,500
List Price \$	--	\$235,000	\$237,000	\$259,900
Sale Price \$	--	\$234,000	\$240,000	\$247,000
Type of Financing	--	Fha	Fha	Fha
Date of Sale	--	11/26/2019	02/03/2020	01/17/2019
DOM · Cumulative DOM	-- · --	36 · 36	28 · 28	111 · --
Age (# of years)	46	43	44	52
Condition	Average	Average	Average	Good
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 traditional	1 Story traditional	1 Story traditional	1 Story traditional
# Units	1	1	1	1
Living Sq. Feet	1,522	1,619	1,536	1,519
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)	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	Pool - Yes Spa - Yes	Pool - Yes	Pool - Yes
Lot Size	.17 acres	.17 acres	.18 acres	.15 acres
Other	fence f, p patio	fence f, p patio	fence f, p patio	fence f, p patio
Net Adjustment	--	-\$5,000	\$0	-\$20,000
Adjusted Price	--	\$229,000	\$240,000	\$227,000

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** The seller says living in this home has been very peaceful and surrounded by great neighbors. Great location that is close to shopping and schools. Naturally well lit home. Plenty of counter space. Lots of tile throughout. Cool in the pool all Summer. Three bedrooms and two bathrooms with approximately 1619 square feet.
- Sold 2** Beautiful 3 bedroom, 2 bathroom home located in established neighborhood, near shopping and schools. Property well maintained with sparkling pool.
- Sold 3** : Beautifully renovated home with a pool and large covered patio. Home features a brand new Kitchen with Quartz countertops, high end appliances and fixtures and custom soft close cabinets with solid brass hardware. New wood look, tile floors throughout, Hall bath remodeled with subway tile and quartz countertop. New doors, and delightful ceiling fans. Newer roof, HVAC, Windows and pool pump and filter. If you are looking for an affordable, move-in ready, upgraded home with a pool, this is it. From the minute you walk in the front door to the shiplap wall and pendant lights, through the amazing kitchen and the whole house, and out to the pool,

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No sale or listing history in MLS or tax records for the last three years.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$227,000	\$227,000
<b>Sales Price</b>	\$227,000	\$227,000
<b>30 Day Price</b>	\$217,000	--
<b>Comments Regarding Pricing Strategy</b>		
as is values bracketed by sold comps and taken into consideration market trends used one REO property because it has a pool and it is in the one mile radius search . Used the adjusted sold comp because that would be value conclusion before renovations.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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



Address Verification



Street

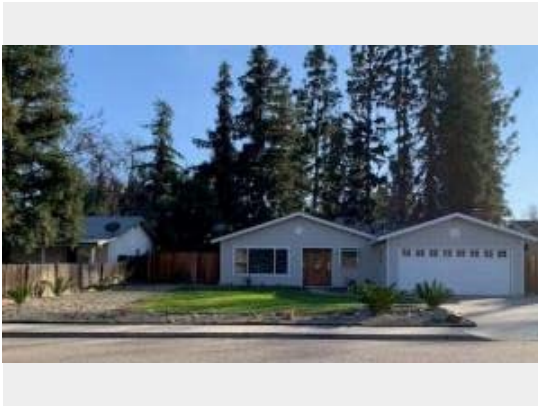
## Listing Photos

**L1** 1824 s encina st  
Visalia, CA 93277



Front

**L2** 623 w dorothea ave  
Visalia, CA 93277



Front

**L3** 1710 s encina street  
Visalia, CA 93277



Front



## Sales Photos

**S1** 2727 s conyer street  
Visalia, CA 93277



Front

**S2** 3108 s jacob st  
Visalia, CA 93277



Front

**S3** 1422 w monte vista ave  
Visalia, CA 93277



Front

## ClearMaps Addendum

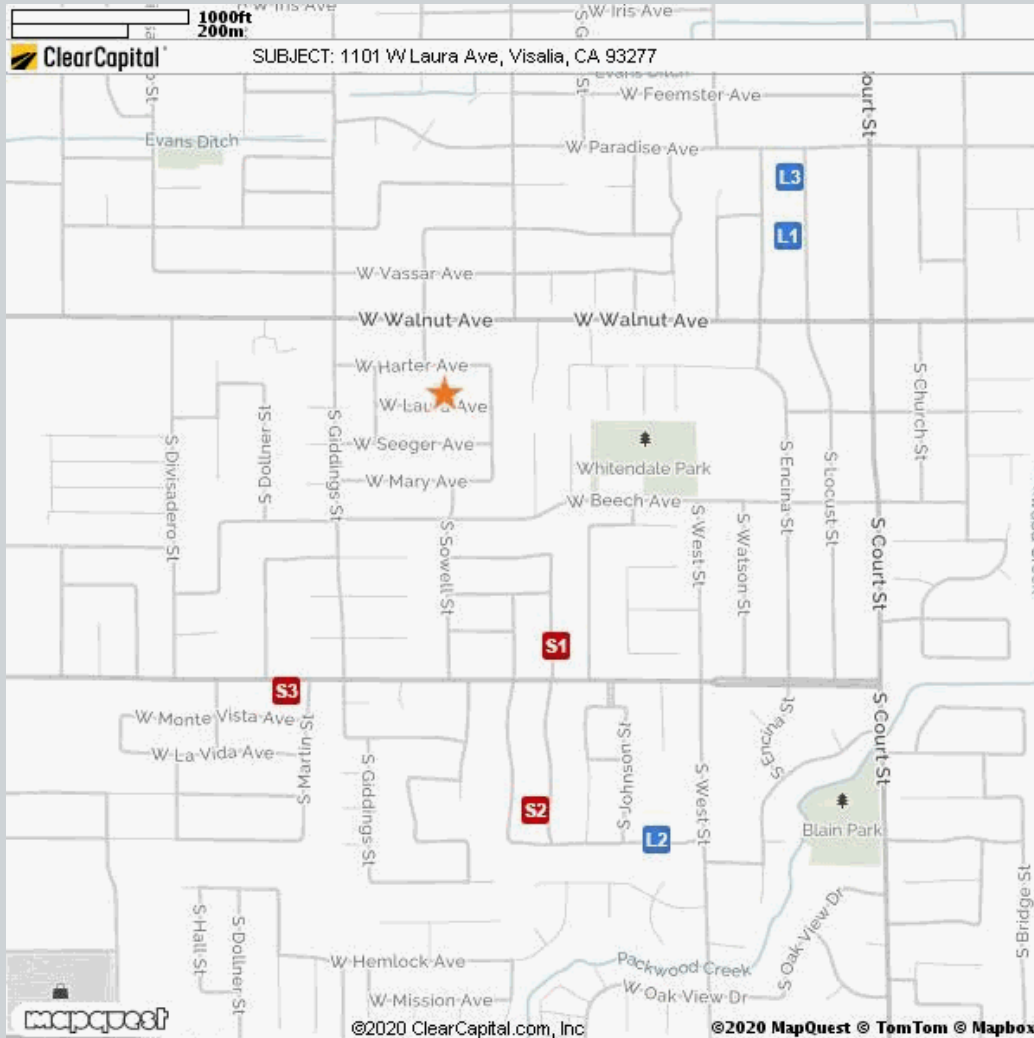
**Address** ★ 1101 W Laura Avenue, Visalia, CALIFORNIA 93277

**Loan Number** 40382

**Suggested List** \$227,000

**Suggested Repaired** \$227,000

**Sale** \$227,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1101 W Laura Ave, Visalia, CA	--	Parcel Match
L1	1824 S Encina St, Visalia, CA	0.54 Miles <sup>1</sup>	Parcel Match
L2	623 W Dorothea Ave, Visalia, CA	0.68 Miles <sup>1</sup>	Parcel Match
L3	1710 S Encina Street, Visalia, CA	0.58 Miles <sup>1</sup>	Parcel Match
S1	2727 S Conyer Street, Visalia, CA	0.38 Miles <sup>1</sup>	Parcel Match
S2	3108 S Jacob St, Visalia, CA	0.58 Miles <sup>1</sup>	Parcel Match
S3	1422 W Monte Vista Ave, Visalia, CA	0.45 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Patricia Pratt	<b>Company/Brokerage</b>	Avedian Properties
<b>License No</b>	01718514	<b>Address</b>	209 W Main St VISALIA CA 93291
<b>License Expiration</b>	11/11/2021	<b>License State</b>	CA
<b>Phone</b>	5596251885	<b>Email</b>	catdecorcna@gmail.com
<b>Broker Distance to Subject</b>	1.41 miles	<b>Date Signed</b>	03/10/2020

*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.**