

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	1589 E Warner Avenue, Fresno, CA 93710	Order ID	6670853	Property ID	28235236
Inspection Date	03/23/2020	Date of Report	03/24/2020		
Loan Number	40535	APN	408-280-36		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Fresno		

Tracking IDs

Order Tracking ID	BotW_BPO_Request_03.23.20	Tracking ID 1	BotW_BPO_Request_03.23.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Meehan Kristina N	Condition Comments	
R. E. Taxes	\$2,037	Stucco exterior, composition roof, two car garage. Moving pod and u-haul at house.	
Assessed Value	\$168,122		
Zoning Classification	RS5		
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 hospitals, basin, canal, parks, restaurants, businesses and shopping, 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 no active, 3 pending and 5 sold properties. In the last year there have been 10 sold properties. There are no short sales and no foreclosure in area. There is no search parameters used in search.	
Sales Prices in this Neighborhood	Low: \$230,900 High: \$260,000		
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	1589 E Warner Avenue	1552 E Fremont Ave	1712 E Sierra Ave	6704 N Spalding Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93710	93710	93710	93710
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.45 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$259,900	\$239,900	\$269,000
List Price \$	--	\$273,000	\$239,900	\$269,000
Original List Date		02/13/2020	02/25/2020	03/13/2020
DOM · Cumulative DOM	-- · --	3 · 40	9 · 28	4 · 11
Age (# of years)	48	49	49	48
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	1,176	1,244	1,196	1,448
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	--	--
Lot Size	.14 acres	0.15 acres	0.14 acres	0.16 acres
Other	NA	MLS#537376	MLS#536873	MLS#538976

* 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 home to this beautiful, well maintained three bedroom home in North Fresno. This home has been recently updated and shows pride of ownership. The kitchen boasts granite counters, custom cabinetry complete with roll out drawers, as well as a picturesque window over the sink. Enjoy two comfortable living spaces and a fireplace for the winter. Stay cool in the Fresno heat with your own pool complete with custom decking! The backyard also has a separate yard area to play, garden, or whatever you can dream up. The home has three good sized bedrooms and two updated bathrooms. It is situated on a good size corner lot, in the heart of north Fresno. This home is close to shopping, parks, schools and the 41 Freeway. Don't miss it!
- Listing 2** Great Central Fresno location! 3 bedrooms, 2 baths, Almost 1200 square feet. Beautiful kitchen and bathrooms. Newer water heater and central air and heat. Walking distance to park at Cedar and Sierra, close to shopping, freeways. Close to Fresno State University! Great opportunity for a starter home or rental.
- Listing 3** Perfect 3 bedroom 2 bath home for a growing family or first time home buyer! Enjoy entertaining in the formal living room or a more intimate setting near the fireplace in the family room, which opens up to a covered patio. Located on a quiet neighborhood corner cul-de-sac lot with concrete pad for RV parking. Just minutes away from shopping, schools, entertainment and Rotary East Park. This home has been well maintained and includes newer appliances (refrigerator, dishwasher, stove and microwave range hood). Also included: Mounted TV's in family room and living room, along with speakers which are set up for surround sound, blu-ray player and stand and Maytag washer & dryer

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1589 E Warner Avenue	6688 N Spalding	1638 E Magill Ave	1681 E Los Altos Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93710	93710	93710	93710
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.06 ¹	0.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$250,000	\$229,000	\$260,000
List Price \$	--	\$250,000	\$229,000	\$260,000
Sale Price \$	--	\$250,000	\$229,000	\$260,000
Type of Financing	--	Conv	Conv	Fha
Date of Sale	--	09/27/2019	10/16/2019	11/26/2019
DOM · Cumulative DOM	-- · --	37 · 102	10 · 68	4 · 36
Age (# of years)	48	48	48	49
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 ranch	1 Story na	1 Story na	1 Story na
# Units	1	1	1	1
Living Sq. Feet	1,176	1,448	1,100	1,244
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	--	--	--	--
Lot Size	.14 acres	0.15 acres	0.14 acres	0.15 acres
Other	NA	MLS#525232	MLS#528311	MLS#532471
Net Adjustment	--	-\$12,000	+\$1,900	-\$21,700
Adjusted Price	--	\$238,000	\$230,900	\$238,300

* 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** Freshly updated 3/2 with living room and family room in a quiet cul de sac near St Agnes Hospital. Fresh paint inside and out, new floor coverings and some new appliances. Both bathrooms have been extensively re-done and updated. This is a gem for the price and location. Don't miss out! Tile counters Deducted \$5k flooring and paint, \$6800 sf and \$200 lot.
- Sold 2** Nice Bonadelle home in North Fresno. 3 Bedrooms, 1.75 Bath, and 2 car Garage. Close to shopping and dining. Great Price, Great Area, Great Home. Added \$1900 sf
- Sold 3** This 3 bedroom 2 bath house might be your next home! It is in a wonderful location. Walking distance to a park, shopping center, great schools, freeway and hospital. One of the best features on this house is a Owned Solar System! Saving you thousands a year. Nicely redone kitchen, tile flooring, capet, and bathrooms will make you want to own it. House includes washer, dryer and refrigerator. Come see this today! Deducted \$10k condition, \$10k solar, \$200 lot and \$1700 sf. Added \$200 age.

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	\$235,000	\$235,000
Sales Price	\$235,000	\$235,000
30 Day Price	\$230,900	--
Comments Regarding Pricing Strategy		
<p>Search parameters used for comps, sold date 9/25/19 or sooner, no short sales or foreclosures, square foot 876- 1476, 1952-1992, SFR, within ¼ mile radius there is 7 comps, within ½ mile radius there is 11 comps, there is 4 pending and 7 sold comps. Sold comp dates range between Sept to December Three sold comps have been updated. 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



Front



Front



Address Verification



Address Verification



Side

Subject Photos



Side



Street



Street



Other

Listing Photos

L1 1552 E Fremont Ave
Fresno, CA 93710



Front

L2 1712 E Sierra Ave
Fresno, CA 93710



Front

L3 6704 N Spalding Ave
Fresno, CA 93710



Front

Sales Photos

S1 6688 N Spalding
Fresno, CA 93710



Front

S2 1638 E Magill Ave
Fresno, CA 93710



Front

S3 1681 E Los Altos Ave
Fresno, CA 93710



Front

ClearMaps Addendum

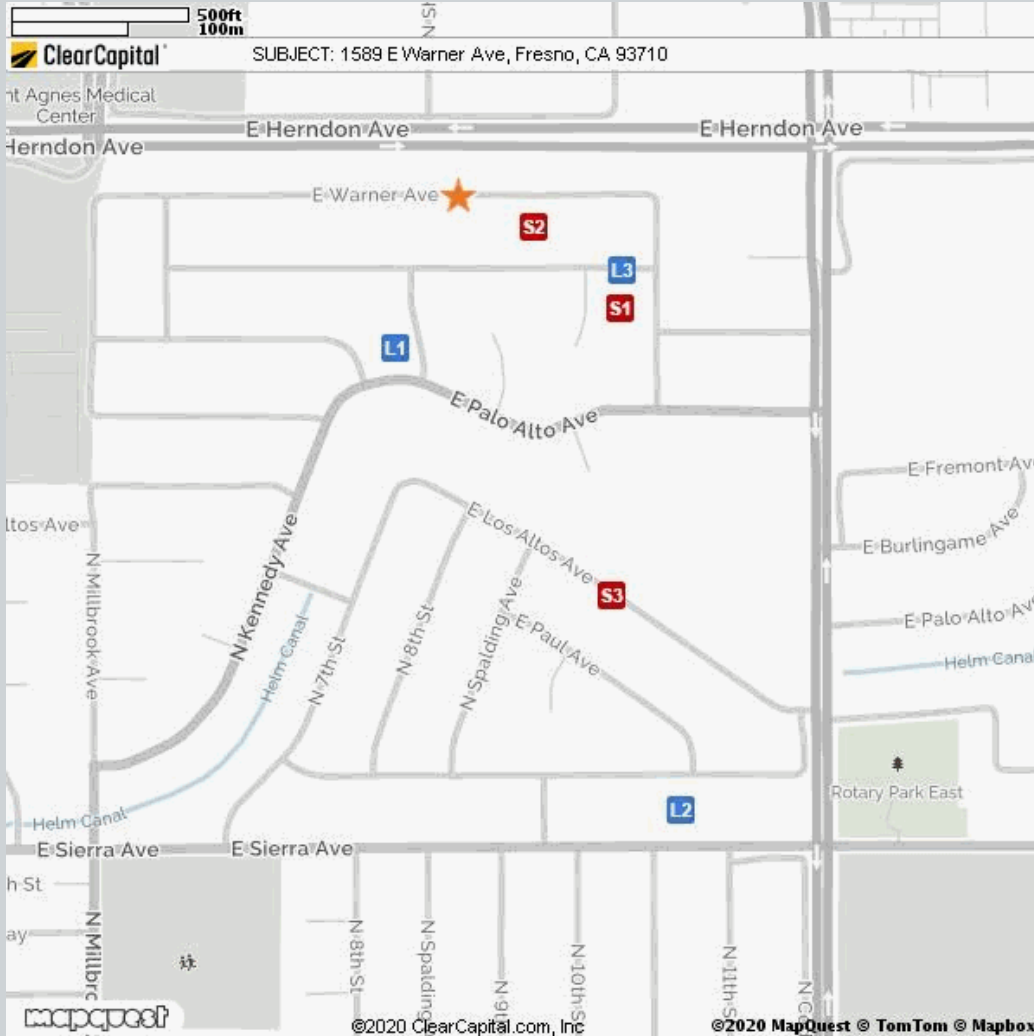
Address ★ 1589 E Warner Avenue, Fresno, CA 93710

Loan Number 40535

Suggested List \$235,000

Suggested Repaired \$235,000

Sale \$235,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1589 E Warner Ave, Fresno, CA	--	Parcel Match
L1 Listing 1	1552 E Fremont Ave, Fresno, CA	0.11 Miles ¹	Parcel Match
L2 Listing 2	1712 E Sierra Ave, Fresno, CA	0.45 Miles ¹	Parcel Match
L3 Listing 3	6704 N Spalding Ave, Fresno, CA	0.13 Miles ¹	Parcel Match
S1 Sold 1	6688 N Spalding, Fresno, CA	0.14 Miles ¹	Parcel Match
S2 Sold 2	1638 E Magill Ave, Fresno, CA	0.06 Miles ¹	Parcel Match
S3 Sold 3	1681 E Los Altos Ave, Fresno, CA	0.29 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	Danielle 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	daniellecarnero@gmail.com
Broker Distance to Subject	6.75 miles	Date Signed	03/23/2020

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.