

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>	2718 E Monte Vista Avenue, Visalia, CA 93292	<b>Order ID</b>	6917084	<b>Property ID</b>	29047840
<b>Inspection Date</b>	11/02/2020	<b>Date of Report</b>	11/03/2020		
<b>Loan Number</b>	42374	<b>APN</b>	126-800-033-000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Tulare		

Tracking IDs					
<b>Order Tracking ID</b>	1102BPOs	<b>Tracking ID 1</b>	1102BPOs		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Saevang Nellie	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,984	needs new sod on the front lawn landscaping is dead and dry. Otherwise no glaring defects no deferred maintenance noted on drive by . Unknown if vacant or not . It does not have any personal touches or a car in drive way.	
<b>Assessed Value</b>	\$359,000		
<b>Zoning Classification</b>	residential		
<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>	\$500		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$500		
<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>	Slow	No commercial or industrial influences . Some reo activity some short sale activity . No board up homes. Not far from shopping , schools, and other amenities. Nice clean neighborhood. well maintained.	
<b>Sales Prices in this Neighborhood</b>	Low: \$300,000 High: \$400,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	2718 E Monte Vista Avenue	2708 E Monte Vista Ave	3022 S Tipton Court	2620 S Spruce
<b>City, State</b>	Visalia, CA	Visalia, CA	Visalia, CA	Visalia, CA
<b>Zip Code</b>	93292	93292	93292	93292
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.01 <sup>1</sup>	1.33 <sup>1</sup>	1.00 <sup>2</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$379,900	\$370,000	\$369,525
<b>List Price \$</b>	--	\$374,900	\$370,000	\$372,025
<b>Original List Date</b>		09/19/2020	09/09/2020	07/22/2020
<b>DOM · Cumulative DOM</b>	-- · --	45 · 45	55 · 55	104 · 104
<b>Age (# of years)</b>	14	14	14	1
<b>Condition</b>	Average	Average	Average	Excellent
<b>Sales Type</b>	--	Fair Market Value	Short Sale	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	2 Stories traditonal
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,760	2,511	2,678	2,814
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	3 · 2	3 · 2 · 1	5 · 3
<b>Total Room #</b>	9	8	8	10
<b>Garage (Style/Stalls)</b>	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 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>	--	--	--	--
<b>Lot Size</b>	.25 acres	.25 acres	.20 acres	.17 acres
<b>Other</b>	fence fp	fence f, p patio	fence f, p	fence

\* Listing 1 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** This lovely 3/2 home has everything you have been looking for with it's split floor plan. The spacious kitchen boasts granite countertops, stainless appliances, walk-in pantry & a breakfast area. The huge inside laundry room is a great convenience. The open floor plan of the dining room into the living room provides plenty of room for entertaining. During your family gatherings, the corner gas fireplace will add an inviting touch. The additional space of the bonus room offers a perfect place for your home office or study. The spacious Master bedroom includes a slider to the back patio & a walk-in closet . The Spa like bathroom has an amazing tub to soak your worries away! Both of the additional bedrooms offer ceiling fans and walk in closets! I
- Listing 2** This beautiful 3 bedroom home has a perfect work from home set up with a spacious home office with it's own exterior double door. The large open great room with a spacious kitchen and ample storage are complimented by the adjacent living/dining room. Please be sure to view the full 3D virtual tour and floor plan to see if this home is right for you. If you are in need of a 4th bedroom, this plan includes a sitting room attached to the primary bedroom that could be made into a good sized 4th bedroom. Located on a private cul-de-sac in a great neighborhood and including a 3 car garage,
- Listing 3** Enjoy this grand and spacious two-story home. With five bedrooms and three baths, the open-concept plan inspires relaxation and joyful activity. Designed for entertaining and everyday living, the gourmet kitchen offers ample counter space with center breakfast island, quartz countertops, stainless-steel appliances, plus walk-in pantry. The first floor offers an isolated bedroom and bath with a great room, breakfast nook, and formal dining area. The laundry room, luxurious owner's suite, and loft are located upstairs and offer plenty of storage.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	2718 E Monte Vista Avenue	3218 Tipton St	3049 S Tipton St	3318 S Thomas St
<b>City, State</b>	Visalia, CA	Visalia, CA	Visalia, CA	Visalia, CA
<b>Zip Code</b>	93292	93292	93292	93292
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.34 <sup>1</sup>	1.37 <sup>1</sup>	1.29 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$379,700	\$370,000	\$385,000
<b>List Price \$</b>	--	\$379,700	\$370,000	\$385,000
<b>Sale Price \$</b>	--	\$382,000	\$370,000	\$385,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	07/17/2020	06/19/2020	05/05/2020
<b>DOM · Cumulative DOM</b>	-- · --	41 · 41	49 · 49	33 · 33
<b>Age (# of years)</b>	14	14	15	13
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	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>	2,760	2,604	2,523	2,678
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	4 · 2 · 1	4 · 3 · 1	4 · 2 · 1
<b>Total Room #</b>	9	9	10	9
<b>Garage (Style/Stalls)</b>	Attached 3 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 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
<b>Lot Size</b>	.25 acres	.20 acres	.20 acres	.20 acres
<b>Other</b>	fence fp	fence f, p patio	fence patio	fence f, p
<b>Net Adjustment</b>	--	\$0	-\$18,000	-\$20,000
<b>Adjusted Price</b>	--	\$382,000	\$352,000	\$365,000

\* Sold 1 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** Beautiful home in one of Visalia's most desirable neighborhoods Rancho Santa Fe Estates! This home features a spacious kitchen with granite countertops, brand new built-in oven and microwave, and large island that opens into the breakfast nook and family room. There is a beautiful gas fireplace that can be enjoyed in the family room, living room and formal dining room. Newer pergo wood floors. Spacious master retreat with large walk-in closet. Master bath features his and hers sinks, tile shower and large soaker tub. Enjoy quiet mornings sipping your coffee in your private backyard under the large pergola. This beautiful home also features dual AC units, indoor laundry and built-in cabinets in the garage.
- Sold 2** Beautiful 4 bedroom 3.5 bath home located in Sante Fe Estates in Visalia. This home features an open floor plan, separate formal dining room, butlers pantry, master suite complete with a soaking tub and walk in shower, a mini suite with it's own bathroom and 2 additional bedrooms separated by a Jack and Jill bathroom. New neutral paint throughout makes this home move in ready! Step into the backyard oasis complete with a sparkling pool with waterfall, good sized grass area and covered patio perfect for entertaining. Home is situated within walking distance to a family park, walking/biking trails and is close to shopping. adj -20000 for pool adj 2000 for sq ft gla.
- Sold 3** Beautiful 4 bedroom, 2.5 bath home located in Visalia. This home has a great open floor plan with two living rooms, two dining spaces and a large open kitchen with an abundance of storage. You will enjoy the low maintenance back yard with a POOL. This home is located a few blocks away from Burke park which has a playground and nice walking paths. You will appreciate your lower energy costs with the OWNED solar on this home. adj -20000 for pool

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				no sales or listing history found 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

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$380,000	\$380,500
<b>Sales Price</b>	\$375,000	\$375,500
<b>30 Day Price</b>	\$370,000	--
<b>Comments Regarding Pricing Strategy</b>		
as is values bracketed by adjusted sold comps and taken into consideration market trend and list values. Did a one mile radius search and bracketed the age and the sq ft gla when ever possible. Low inventory. can not tell if subject is vacant or not.		

## 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** 2708 e monte vista ave  
Visalia, CA 93292



Front

**L2** 3022 s tipton court  
Visalia, CA 93292



Front

**L3** 2620 s spruce  
Visalia, CA 93292



Front



## Sales Photos

**S1** 3218 tipton st  
Visalia, CA 93292



Front

**S2** 3049 s tipton st  
Visalia, CA 93292



Front

**S3** 3318 s thomas st  
Visalia, CA 93292



Front

## ClearMaps Addendum

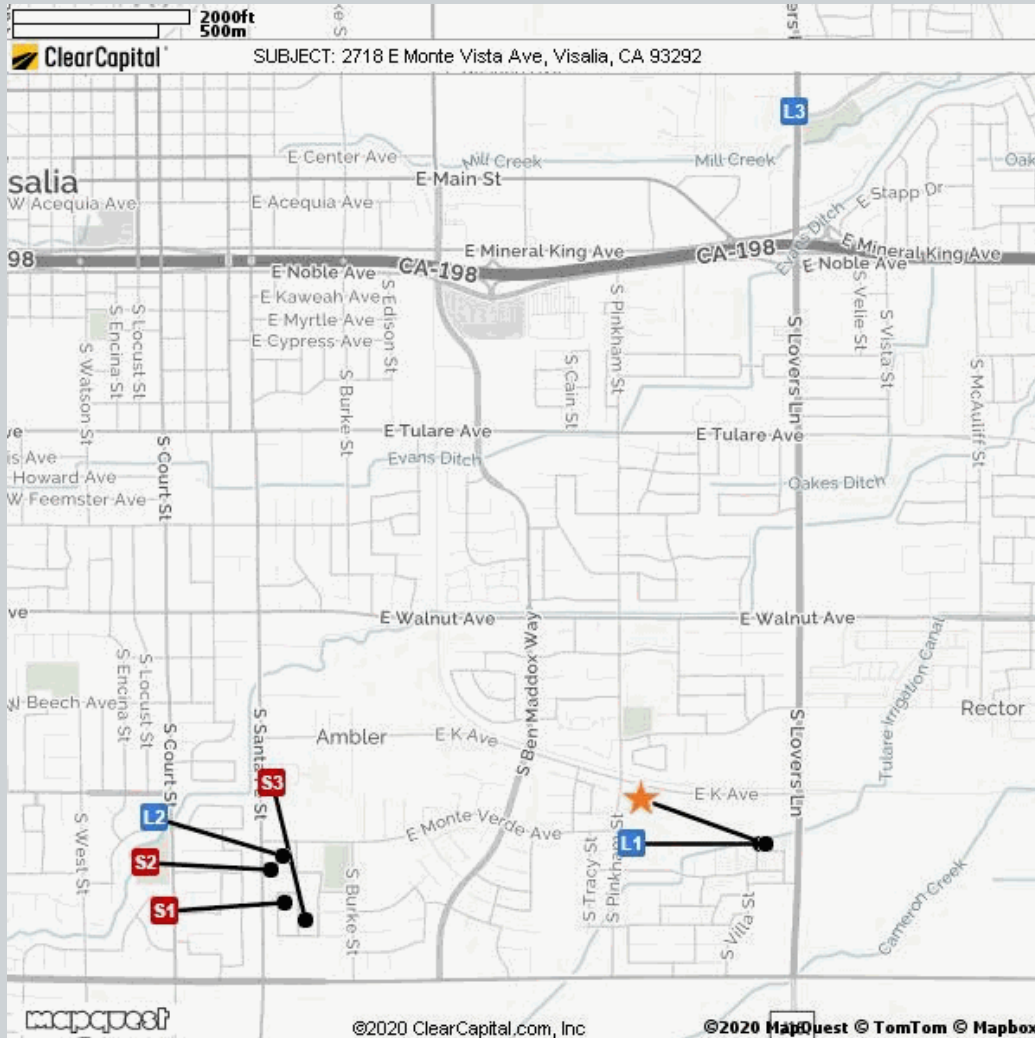
**Address** ★ 2718 E Monte Vista Avenue, Visalia, CA 93292

**Loan Number** 42374

**Suggested List** \$380,000

**Suggested Repaired** \$380,500

**Sale** \$375,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2718 E Monte Vista Avenue, Visalia, CA 93292	--	Parcel Match
L1	2708 E Monte Vista Ave, Visalia, CA 93292	0.01 Miles <sup>1</sup>	Parcel Match
L2	3022 S Tipton Court, Visalia, CA 93292	1.33 Miles <sup>1</sup>	Parcel Match
L3	2620 S Spruce, Visalia, CA 93292	1.00 Miles <sup>2</sup>	Unknown Street Address
S1	3218 Tipton St, Visalia, CA 93292	1.34 Miles <sup>1</sup>	Parcel Match
S2	3049 S Tipton St, Visalia, CA 93292	1.37 Miles <sup>1</sup>	Parcel Match
S3	3318 S Thomas St, Visalia, CA 93292	1.29 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>	2.51 miles	<b>Date Signed</b>	11/03/2020

*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.**