

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	130 E 11th Street, Hanford, CA 93230	Order ID	6974332	Property ID	29186598
Inspection Date	12/07/2020	Date of Report	12/17/2020		
Loan Number	42704	APN	010221007000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Kings		

Tracking IDs					
Order Tracking ID	1204BPO	Tracking ID 1	1204BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Sacramento Valley Financial Inc	Condition Comments Subject property appears to be on average conditions, exhibited cheeping paint weathered exterior paint. There was somebody boarding up the subject windows and doors at the tme of the exterior insoection.
R. E. Taxes	\$3,040	
Assessed Value	\$270,504	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$5,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$5,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Neighborhood consist of older homes similar to the subject age with most homes in average to good condition, neighborhood is in the close proximity of Hanford down town.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$320,000 High: \$400,000	
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	130 E 11th Street	544 Encore Dr	316 Windsor Dr W	2010 Leoni Dr
City, State	Hanford, CA	Hanford, CA	Hanford, CA	Hanford, CA
Zip Code	93230	93230	93230	93230
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.16 ¹	2.21 ¹	1.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$429,000	\$389,000	\$324,900
List Price \$	--	\$399,500	\$389,000	\$324,900
Original List Date		09/18/2020	10/16/2020	10/23/2020
DOM · Cumulative DOM	-- · --	68 · 90	34 · 62	3 · 55
Age (# of years)	113	28	30	80
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	2 Stories Contemporary	1 Story Contemporary	1 Story Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,744	2,663	2,507	2,431
Bdrm · Bths · ½ Bths	4 · 2	4 · 2 · 1	3 · 2	3 · 2 · 1
Total Room #	6	7	6	6
Garage (Style/Stalls)	Detached 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	0.33 acres	0.19 acres	0.22 acres	0.18 acres
Other	MLS#	MLS#220635	MLS#220787	MLS#220819

* 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.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 Nice front yard landscaping, with 3 bedrooms and 2.5 bathrooms plus an office. Granite counter tops and island in the kitchen, tile counters in the bathroom, hardwood and tile flooring throughout.

Listing 2 Well maintained home which features a formal living room, dining, open family room and kitchen with plenty counter space, spacious bedrooms and abundant storage. A fenced out pool, large covered patio.

Listing 3 This home has original hardwood floors, arched entry ways, with large master ensuite and balcony to enjoy the views of the beautiful landscaped yard. Separate living and family rooms, make this home ideal for entertaining family.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	130 E 11th Street	260 Magnolia Ave W	118 Water St W	209 11th Street St E
City, State	Hanford, CA	Hanford, CA	Hanford, CA	Hanford, CA
Zip Code	93230	93230	93230	93230
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.59 ¹	0.74 ¹	0.06 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$320,000	\$449,900	\$315,000
List Price \$	--	\$320,000	\$419,900	\$315,000
Sale Price \$	--	\$320,000	\$400,000	\$322,000
Type of Financing	--	Conv	Vaav	Vaav
Date of Sale	--	07/17/2020	08/27/2020	10/21/2020
DOM · Cumulative DOM	-- · --	12 · 49	42 · 87	11 · 82
Age (# of years)	113	53	84	117
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	2 Stories Contemporary	1 Story Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,744	2,226	2,614	2,386
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2	4 · 1 · 1
Total Room #	6	6	6	7
Garage (Style/Stalls)	Detached 2 Car(s)	None	Carport 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	Pool - Yes	Pool - Yes	Pool - Yes
Lot Size	0.33 acres	0.17 acres	0.23 acres	0.21 acres
Other	MLS#	MLS#219961	MLS#219972	MLS#220324
Net Adjustment	--	+\$5,360	+\$4,600	+\$8,160
Adjusted Price	--	\$325,360	\$404,600	\$330,160

* Sold 3 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** Beautiful 4 bedrooms, 2 bath home with sparkling pool, wonderful open floor plan, formal living room and a family room that has gas fireplace and leads to the backyard, large kitchen with a Corian countertops and plenty cabinets space. Adjustments were made for Age -\$10,000 GLA +\$10,360, Garage space +\$4,000, Lot size+\$1,000 and pool -\$5,000.
- Sold 2** this home features stunning staircase with restored hardwood, great room lined windows and fireplace, formal dining room and sitting room. Adjustments made for Age -\$5,000, GLA +\$2,600, Garage space +\$2,000 and Pool -\$5,000.
- Sold 3** This home features beautiful brick patio and lush landscaping, Harwood flooring and exposed beams, kitchen with tile counter tops and breakfast nook. Adjustments were made for GLA +\$7,160, Garage space +\$4,000 and Pool -\$5,000.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There were no recent listings or sold in the MLS of the three surrounding counties.			
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	\$350,000	\$355,000
Sales Price	\$345,000	\$350,000
30 Day Price	\$330,500	--
Comments Regarding Pricing Strategy		
<p>When pricing the subject all 6 comparables were factored in as well as the subjects location, design and appeal. Due to a lack of more similar recent listing comps in this market, it was necessary to exceed guidelines concerning age and distance. I was unable to located listings and sold comparables to bracketed the subject's GLA in the subject's town. The listings and sold used on this report are the best comparables I was able to located that are similar to subject property.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	**Dispute Resolution (12/17/2020)**Vendor reviewed his 30 day price and corrected it. The BPO has been corrected/additional commentary added to address the dispute requested.
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Subject Photos



Front



Address Verification



Street



Other



Other



Other

Listing Photos

L1 544 Encore Dr
Hanford, CA 93230



Front

L2 316 Windsor Dr W
Hanford, CA 93230



Front

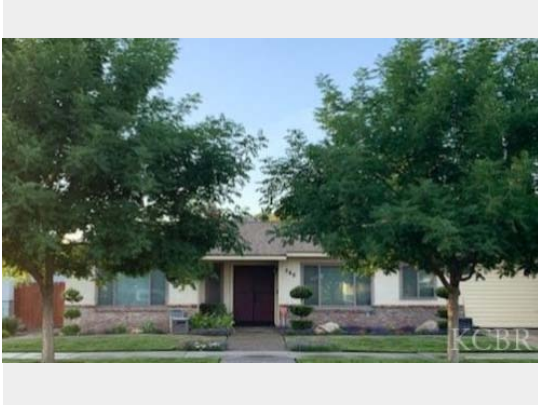
L3 2010 Leoni Dr
Hanford, CA 93230



Front

Sales Photos

S1 260 Magnolia Ave W
Hanford, CA 93230



Front

S2 118 Water St W
Hanford, CA 93230



Front

S3 209 11th Street St E
Hanford, CA 93230



Front

ClearMaps Addendum

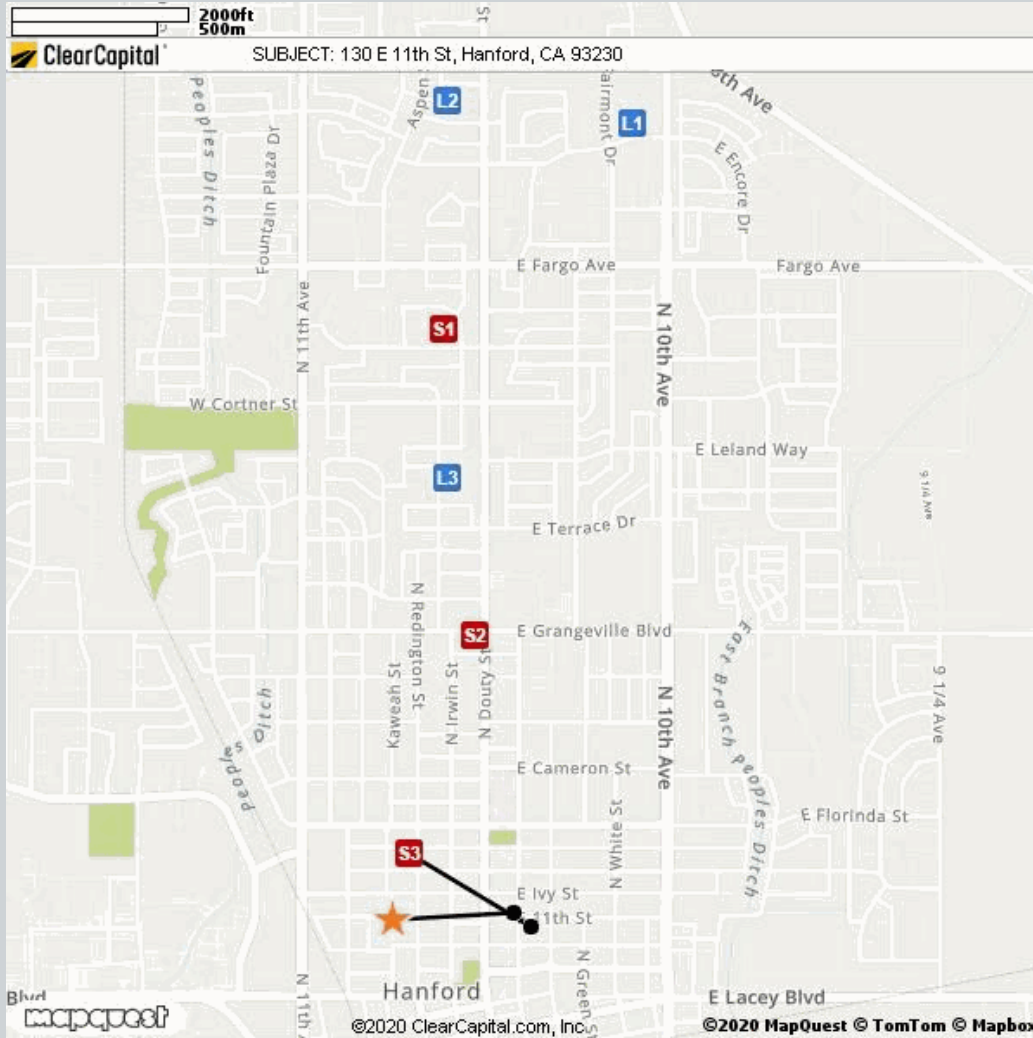
Address ★ 130 E 11th Street, Hanford, CA 93230

Loan Number 42704

Suggested List \$350,000

Suggested Repaired \$355,000

Sale \$345,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	130 E 11th Street, Hanford, CA 93230	--	Parcel Match
L1 Listing 1	544 Encore Dr, Hanford, CA 93230	2.16 Miles ¹	Parcel Match
L2 Listing 2	316 Windsor Dr W, Hanford, CA 93230	2.21 Miles ¹	Parcel Match
L3 Listing 3	2010 Leoni Dr, Hanford, CA 93230	1.18 Miles ¹	Parcel Match
S1 Sold 1	260 Magnolia Ave W, Hanford, CA 93230	1.59 Miles ¹	Parcel Match
S2 Sold 2	118 Water St W, Hanford, CA 93230	0.74 Miles ¹	Parcel Match
S3 Sold 3	209 11th Street St E, Hanford, CA 93230	0.06 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.

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 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.

Report Instructions - cont.

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	0.59 miles	Date Signed	12/17/2020

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.