

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	5041 N Van Ness Boulevard, Fresno, CA 93711	Order ID	7497643	Property ID	30807301
Inspection Date	08/11/2021	Date of Report	08/13/2021		
Loan Number	45852	APN	415-530-09		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Fresno		

Tracking IDs

Order Tracking ID	0810BPO_BOTW	Tracking ID 1	0810BPO_BOTW
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Terril Monson	Condition Comments The subject is located in a small non-gated community.
R. E. Taxes	\$244,474	
Assessed Value	\$184,371	
Zoning Classification	Pa	
Property Type	Condo	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Casitas Van Ness Homeowners Association 5594351756	
Association Fees	\$450 / Month (Pool,Landscaping,Tennis)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The neighborhood inventory has fluctuated over the last year with an overall downward trend. The number of transactions selling has fluctuated over the last year with an overall trend downward over the last 4 months. The value of properties has been fluctuating over the last year with an overall trend upward. The average price per square foot in this zip code has increased over the last year a total of percentage of 6.62983425414365. The average marketing time for the area has been fluctuating over the last year with an overall trend downward and is currently 30 days.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$170,000 High: \$398,000	
Market for this type of property	Increased 8 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	5041 N Van Ness Boulevard	530 W Keats Ave	6187 N West Ave	6141 N West Ave 105
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93711	93704	93711	93711
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.92 ¹	1.27 ¹	1.21 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$359,000	\$330,000	\$285,000
List Price \$	--	\$359,000	\$330,000	\$285,000
Original List Date		07/15/2021	07/28/2021	08/12/2021
DOM · Cumulative DOM	-- · --	12 · 29	7 · 16	0 · 1
Age (# of years)	43	56	35	42
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Condo	1 Story Condo	1 Story Condo	1 Story Condo
# Units	1	1	1	1
Living Sq. Feet	1,579	2,122	2,063	1,340
Bdrm · Bths · ½ Bths	2 · 2 · 1	2 · 2	2 · 2	2 · 2
Total Room #	7	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	Pool - Yes	Pool - Yes
Lot Size	0.08 acres	0.07 acres	0.10 acres	0.05 acres
Other	--	--	--	--

* 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** Listing Comp 1 is about as similar to the subject's age, condition, and amenities as I could find. In order to find properties similar to the subject property, I had to expand my search to a 2-mile radius. Due to the unique nature of the subject property, it was necessary to expand the search parameters past a 15% deviation of the subject lot size in order to find similar properties. The subject properties' superior lot size resulted in an adjustment of \$253.76. Due to the unique nature of the subject property, it was necessary to expand the search parameters past a 10-year age deviation of the subject properties' age in order to find similar properties. The subject's superior age resulted in an adjustment of \$6500. The subject's superior number of bathrooms resulted in an adjustment of \$625. The subject's inferior gross living space resulted in an adjustment of \$-10860. The subject's inferior garage spaces caused an adjustment of \$-10000.
- Listing 2** Listing Comp 2 is about as similar to the subject's age, condition, and amenities as I could find. In order to find properties similar to the subject property, I had to expand my search to a 2-mile radius. Without viewing the interior of the home I have no way of knowing if it has been updated to modern solid flooring like this comparable so I adjusted Due to the unique nature of the subject property, it was necessary to expand the search parameters past a 15% deviation of the subject lot size in order to find similar properties. The subject properties' inferior lot size resulted in an adjustment of \$-306.8. The subject's inferior age resulted in an adjustment of \$-4000. The subject's superior number of bathrooms resulted in an adjustment of \$625. The subject's inferior gross living space resulted in an adjustment of \$-9680. Without viewing the interior of the home I have no way of knowing if it has been updated to modern solid flooring like this comparable so I adjusted The subject's inferior garage spaces caused an adjustment of \$-10000.
- Listing 3** Listing Comp 3 is about as similar to the age and condition as I could find. In order to find properties similar to the subject property, I had to expand my search to a 2-mile radius. The subject property appears to have inferior landscaping to this comparable so I adjusted \$8000. Due to the unique nature of the subject property, it was necessary to expand the search parameters past a 15% deviation of the subject lot size in order to find similar properties. The subject properties' superior lot size resulted in an adjustment of \$686.4. The subject's inferior age resulted in an adjustment of \$-500. The subject's superior number of bathrooms resulted in an adjustment of \$625. The subject's superior gross living space resulted in an adjustment of \$4780. The subject's inferior garage spaces caused an adjustment of \$-10000.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5041 N Van Ness Boulevard	4914 N Sequoia Ave 102	4844 N Hulbert Ave #102	1770 W Santa Ana Ave 102
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93711	93705	93705	93705
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.39 ¹	0.37 ¹	0.41 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$250,000	\$270,000	\$210,000
List Price \$	--	\$250,000	\$270,000	\$210,000
Sale Price \$	--	\$265,000	\$275,000	\$243,000
Type of Financing	--	Conv	Fha	Cash
Date of Sale	--	07/21/2021	07/16/2021	07/16/2021
DOM · Cumulative DOM	-- · --	9 · 56	6 · 39	6 · 32
Age (# of years)	43	44	47	43
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Condo	1 Story Condo	1 Story Condo	1 Story Condo
# Units	1	1	1	1
Living Sq. Feet	1,579	1,487	1,520	1,386
Bdrm · Bths · ½ Bths	2 · 2 · 1	2 · 2	3 · 2	4 · 2
Total Room #	7	6	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 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	Pool - Yes	Pool - Yes
Lot Size	0.08 acres	0.07 acres	0.07 acres	0.07 acres
Other	--	--	--	--
Net Adjustment	--	-\$6,843	-\$20,346	-\$9,345
Adjusted Price	--	\$258,157	\$254,654	\$233,655

* 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** Sales Comp 1 is about as similar to the style of the subject property as is available. Due to the unique nature of the subject property, it was necessary to expand the search parameters past a 15% deviation of the subject lot size in order to find similar properties. The subject properties' superior lot size resulted in an adjustment of \$192.4. The subject's superior age resulted in an adjustment of \$500. The subject's superior number of bathrooms resulted in an adjustment of \$625. The subject's superior gross living space resulted in an adjustment of \$1840. The subject's inferior garage spaces caused an adjustment of \$-10000. In order to find properties similar to the subject property, I had to expand my search to a 2-mile radius. Without viewing the interior of the home I have no indication that the subject property's kitchen has been updated to the condition of this comparable so I made the adjustment of \$-4000. Without viewing the interior of the home I have no way of knowing if it has been updated to modern solid flooring like this comparable so I adjusted \$-4000. The subject property appears to have superior landscaping to this comparable so I adjusted \$8000.
- Sold 2** Sales Comp 2 is about as similar to the subject's age, condition, and amenities as I could find. Due to the unique nature of the subject property, it was necessary to expand the search parameters past a 15% deviation of the subject lot size in order to find similar properties. The subject properties' superior lot size resulted in an adjustment of \$349.44. The subject's superior age resulted in an adjustment of \$2000. The subject's superior number of bathrooms resulted in an adjustment of \$625. The subject's superior gross living space resulted in an adjustment of \$1180. The subject's inferior garage spaces caused an adjustment of \$-10000. The seller concession went towards the buyer's closing costs and reduced the out of pocket expense for the buyer so I made an equal commensurate adjustment of \$-2500. In order to find properties similar to the subject property, I had to expand my search to a 2-mile radius. Without viewing the interior of the home I have no indication that the subject property's kitchen has been updated to the condition of this comparable so I made the adjustment of \$-4000. Without viewing the interior of the home I have no indication that the subject property's bathrooms have been updated to the condition of this comparable so I made the adjustment of \$-4000. Without viewing the interior of the home I have no way of knowing if it has been updated to modern solid flooring like this comparable so I adjusted \$-4000.
- Sold 3** Sales Comp 3 is about as similar to the subject's age, condition, and amenities as I could find. Due to the unique nature of the subject property, it was necessary to expand the search parameters past a 15% deviation of the subject lot size in order to find similar properties. The subject properties' superior lot size resulted in an adjustment of \$170.04. The subject's superior number of bathrooms resulted in an adjustment of \$625. The subject's superior gross living space resulted in an adjustment of \$3860. The subject's inferior garage spaces caused an adjustment of -10000. The seller's concession went towards the buyer's closing costs reduced the out of pocket expense for the buyer so I made an equal commensurate adjustment of \$-4000. In order to find properties similar to the subject property, I had to expand my search to a 2-mile radius.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			The property was last sold on 6/30/1998 for \$125,000.				
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	\$253,798	\$253,798
Sales Price	\$248,822	\$248,822
30 Day Price	\$242,600	--
Comments Regarding Pricing Strategy		
The current market conditions are driving up demand due to historically low-interest rates and inventory. I believe utilizing the average of the sales comps adjusted values is the most accurate way to bracket the subject's value.		

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.
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Subject Photos



Front



Front



Address Verification



Side



Side



Side

Subject Photos



Side



Side



Street



Street

Listing Photos

L1 530 W Keats Ave
Fresno, CA 93704



Front

L2 6187 N West Ave
Fresno, CA 93711



Front

L3 6141 N West Ave 105
Fresno, CA 93711



Front

Sales Photos

S1 4914 N Sequoia Ave 102
Fresno, CA 93705



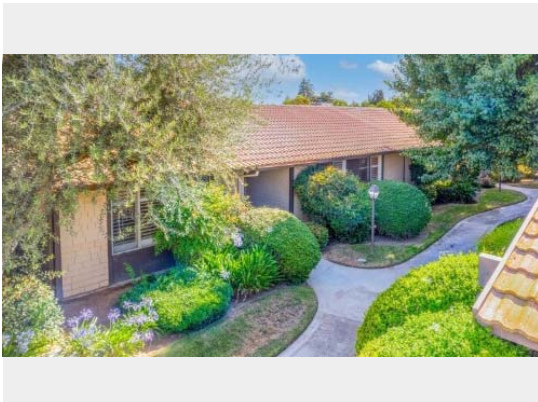
Front

S2 4844 N Hulbert Ave #102
Fresno, CA 93705



Front

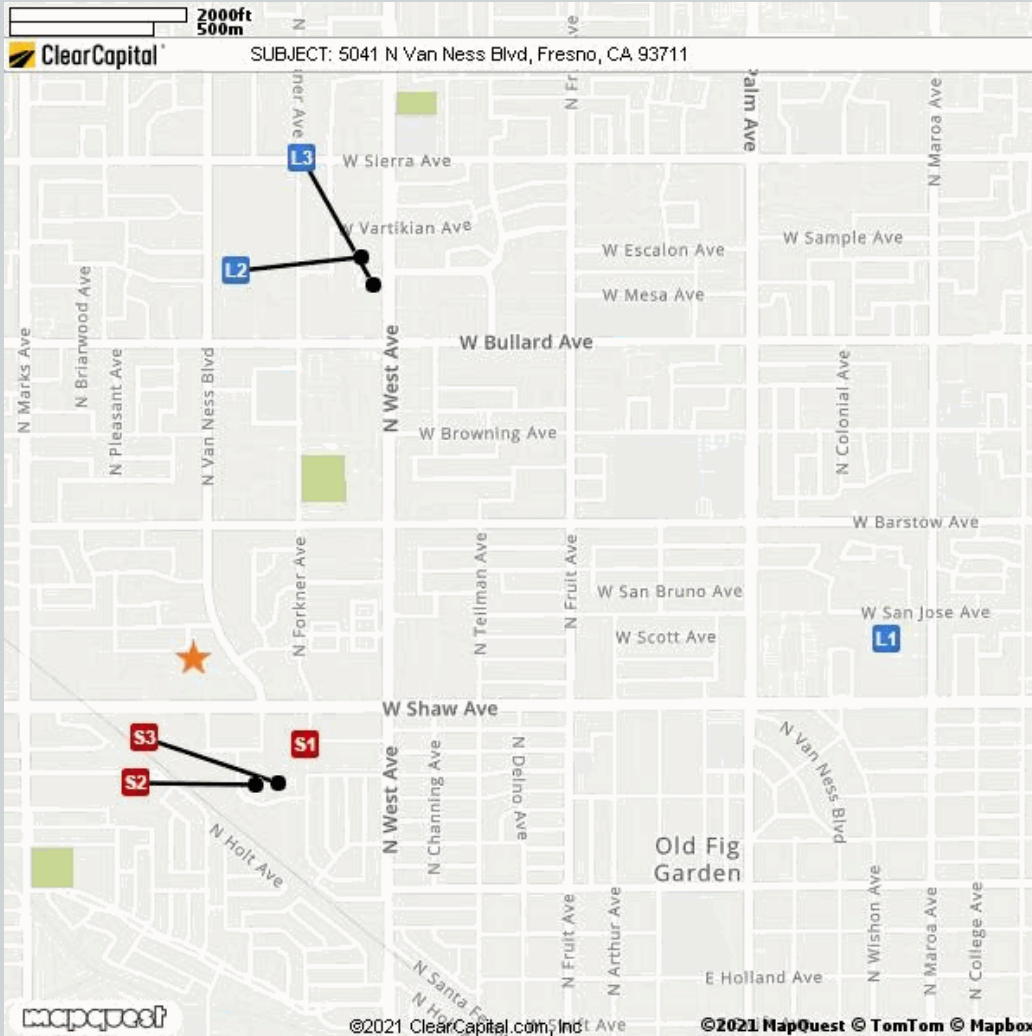
S3 1770 W Santa Ana Ave 102
Fresno, CA 93705



Front

ClearMaps Addendum

Address ★ 5041 N Van Ness Boulevard, Fresno, CA 93711
Loan Number 45852 **Suggested List** \$253,798 **Suggested Repaired** \$253,798 **Sale** \$248,822



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5041 N Van Ness Boulevard, Fresno, CA 93711	--	Parcel Match
L1 Listing 1	530 W Keats Ave, Fresno, CA 93704	1.92 Miles ¹	Parcel Match
L2 Listing 2	6187 N West Ave, Fresno, CA 93711	1.27 Miles ¹	Parcel Match
L3 Listing 3	6141 N West Ave 105, Fresno, CA 93711	1.21 Miles ¹	Parcel Match
S1 Sold 1	4914 N Sequoia Ave 102, Fresno, CA 93705	0.39 Miles ¹	Parcel Match
S2 Sold 2	4844 N Hulbert Ave #102, Fresno, CA 93705	0.37 Miles ¹	Parcel Match
S3 Sold 3	1770 W Santa Ana Ave 102, Fresno, CA 93705	0.41 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	Jacob I Weaver	Company/Brokerage	Park Place Real Estate
License No	01944752	Address	418 Clovis Ave Clovis CA 93612
License Expiration	01/21/2022	License State	CA
Phone	5598251113	Email	bpoguyjakeweaver@gmail.com
Broker Distance to Subject	7.63 miles	Date Signed	08/13/2021

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.