

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	310 W Hazelwood Drive, Lemoore, CA 93245	Order ID	7588090	Property ID	31069054
Inspection Date	09/15/2021	Date of Report	09/16/2021		
Loan Number	46343	APN	021-440-058-000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Kings		

Tracking IDs					
Order Tracking ID	0915BPO	Tracking ID 1	0915BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Gibson Grace	Condition Comments	
R. E. Taxes	\$2,242	Subject has composition roof, attached garage, stucco and brick exterior siding. Based on a visual exterior inspection subject looks in average condition, front lawn looks dried. According to property profile subject has a pool and fireplace.	
Assessed Value	\$205,530		
Zoning Classification	SFR		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Subject is located on North west side of town, in an established neighborhood. Neighbor properties are similar in style and age to subject. Close to shopping and school.	
Sales Prices in this Neighborhood	Low: \$233,000 High: \$290,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	310 W Hazelwood Drive	1525 N Lemoore Ave Lemoore Ca	421 W Hazelwood Dr Lemoore Ca	99 W Burlwood Ln Lemoore Ca
City, State	Lemoore, CA	Lemoore, CA	Lemoore, CA	Lemoore, CA
Zip Code	93245	93245	93245	93245
Datasource	Title Company	MLS	MLS	MLS
Miles to Subj.	--	0.32 ¹	0.07 ¹	0.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$247,000	\$257,775	\$275,000
List Price \$	--	\$247,000	\$257,775	\$275,000
Original List Date		06/02/2021	08/24/2021	07/20/2021
DOM · Cumulative DOM	-- · --	4 · 106	22 · 23	3 · 58
Age (# of years)	57	58	50	62
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	1,152	1,152	1,092	1,381
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
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
Lot Size	0.19 acres	0.19 acres	0.18 acres	0.17 acres
Other	Fireplace	Open porch	Covered patio, RV parking	Fireplace

* 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.

Current Listings - Cont.

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

- Listing 1** Inferior by no pool and no fireplace Same gross living area square footage. Similar age, and similar lot size. Superior by updates. This property has open porch, tile counter tops, back splash, updated laminate flooring, newer roof, central A/C unit and dual pane windows.
- Listing 2** Superior by age, covered patio, and RV parking. Inferior by smaller gross living area square footage, smaller lot size, no pool and no fireplace. This property has storage shed, RV parking, covered patio, updated tile counter tops, and painted cabinets. Updated walk in shower with vanity. Age exceeds due to a shortage of comps found more similar in age to subject.
- Listing 3** Superior by larger gross living area square footage, and covered porch. Inferior by age, and smaller lot size. This property has covered porch, open patio, fireplace, wood laminate flooring throughout, granite counter tops, tile back splash, painted cabinets, and tile flooring.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	310 W Hazelwood Drive	99 W Deodar Ln Lemoore Ca	378 Juniper Ln Lemoore Ca	384 W Spring Ln Lemoore Ca
City, State	Lemoore, CA	Lemoore, CA	Lemoore, CA	Lemoore, CA
Zip Code	93245	93245	93245	93245
Datasource	Title Company	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.12 ¹	0.12 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$233,000	\$270,000	\$280,000
List Price \$	--	\$233,000	\$270,000	\$280,000
Sale Price \$	--	\$233,000	\$260,000	\$290,000
Type of Financing	--	Fha	Conventional	Va
Date of Sale	--	09/02/2021	08/27/2021	08/30/2021
DOM · Cumulative DOM	-- · --	1 · 30	6 · 115	13 · 46
Age (# of years)	57	57	59	60
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	1,152	1,152	1,329	1,386
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
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	0.19 acres	0.17 acres	0.13 acres	0.22 acres
Other	Fireplace	--	Covered patio, fireplace	Covered porch, fireplace
Net Adjustment	--	+\$9,000	+\$3,190	-\$3,020
Adjusted Price	--	\$242,000	\$263,190	\$286,980

* 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 Inferior by smaller lot size, no fireplace and no pool.

Sold 2 Inferior by age, smaller lot size, and no pool. Superior by larger gross living area square footage, and covered patio. This property has covered patio, and fireplace.

Sold 3 Superior by larger gross living area square footage, larger lot size, updates and covered porch. Inferior by age, and no pool. This property has covered porch, open patio, fireplace, den, hardwood floors, updated windows, updated interior doors, and new garage door opener. Newer roof, and central A/C unit approximately 10 years old.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Last listing date was 08/29/2018 Original price was \$201,500. Price was reduced to \$195,000 on 08/30/2018. It sold for \$201,500 selling date 10/04/2018 Sold conventional there was a seller concession of 3% o selling price.			
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	\$275,000	\$275,000
Sales Price	\$265,000	\$265,000
30 Day Price	\$260,000	--
Comments Regarding Pricing Strategy		
Comps used on this report were gathered from Kings county MLS. Opinion of value falls between the sold comps used on this report.		

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



Street

Subject Photos



Street

Listing Photos

L1 1525 N Lemoore Ave Lemoore CA
Lemoore, CA 93245



Other

L2 421 W Hazelwood Dr Lemoore CA
Lemoore, CA 93245



Other

L3 99 W Burlwood Ln Lemoore CA
Lemoore, CA 93245



Other

Sales Photos

S1 99 W Deodar Ln Lemoore CA
Lemoore, CA 93245



Other

S2 378 Juniper Ln Lemoore CA
Lemoore, CA 93245



Other

S3 384 W Spring Ln Lemoore CA
Lemoore, CA 93245



Other

ClearMaps Addendum

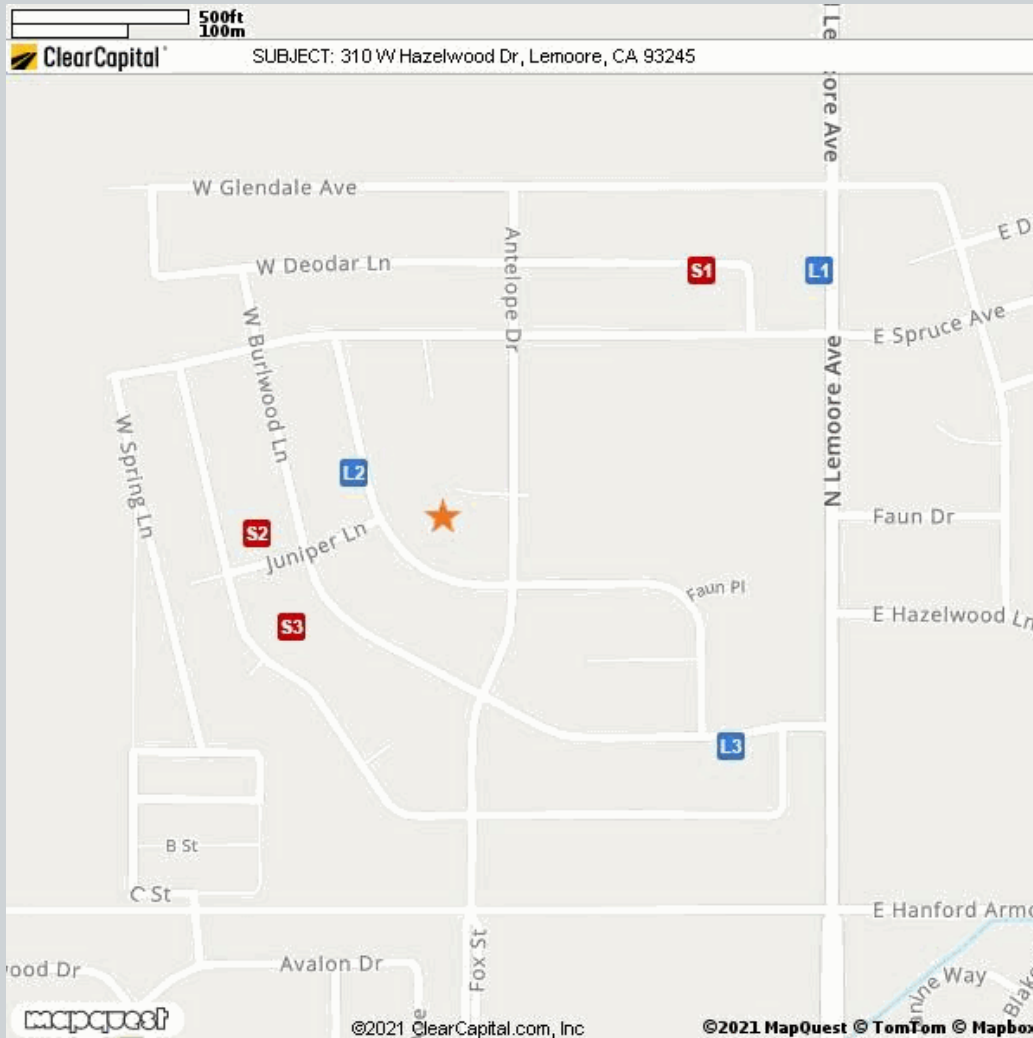
Address ★ 310 W Hazelwood Drive, Lemoore, CA 93245

Loan Number 46343

Suggested List \$275,000

Suggested Repaired \$275,000

Sale \$265,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	310 W Hazelwood Drive, Lemoore, CA 93245	--	Parcel Match
L1	1525 N Lemoore Ave Lemoore Ca, Lemoore, CA 93245	0.32 Miles ¹	Parcel Match
L2	421 W Hazelwood Dr Lemoore Ca, Lemoore, CA 93245	0.07 Miles ¹	Parcel Match
L3	99 W Burlwood Ln Lemoore Ca, Lemoore, CA 93245	0.26 Miles ¹	Parcel Match
S1	99 W Deodar Ln Lemoore Ca, Lemoore, CA 93245	0.25 Miles ¹	Parcel Match
S2	378 Juniper Ln Lemoore Ca, Lemoore, CA 93245	0.12 Miles ¹	Parcel Match
S3	384 W Spring Ln Lemoore Ca, Lemoore, CA 93245	0.12 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	Cecilia Vasquez	Company/Brokerage	Realty World Advantage
License No	01468833	Address	344 Cousins Drive Hanford CA 93230
License Expiration	01/23/2023	License State	CA
Phone	5595838852	Email	cvasquezproperties@yahoo.com
Broker Distance to Subject	6.66 miles	Date Signed	09/15/2021

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.