

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>	2979 Swift Avenue, Clovis, CA 93611	<b>Order ID</b>	7680449	<b>Property ID</b>	31450504
<b>Inspection Date</b>	10/20/2021	<b>Date of Report</b>	10/21/2021		
<b>Loan Number</b>	46752	<b>APN</b>	555-120-31		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Fresno		

### Tracking IDs

<b>Order Tracking ID</b>	1020BPO	<b>Tracking ID 1</b>	1020BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Lopez Manuel R Olga E	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,611	Single story, stucco exterior, three car garage, tile roof, Inground pool.	
<b>Assessed Value</b>	\$294,350		
<b>Zoning Classification</b>	R1		
<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>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<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>	Stable	Subject is near parks and schools; this does not affect the subject's value or marketability. Subject is in city limits and has public utilities available, water, sewer and trash. Subject is located in an established neighborhood with SFR homes of different styles and appeal, the demand for the area is normal. There is SFR homes surrounding subject and within 1/4-mile radius there is 1 active, 3 pending and 8 sold comps and in the last year there are 19 homes that sold. There is no short sale and no foreclosure in area. There are no search parameters used in search.	
<b>Sales Prices in this Neighborhood</b>	Low: \$475,000 High: \$519,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	2979 Swift Avenue	3225 Buckingham Ave	3119 Ashcroft Ave	3239 Rialto Ave
<b>City, State</b>	Clovis, CA	Clovis, CA	Clovis, CA	Clovis, CA
<b>Zip Code</b>	93611	93619	93619	93619
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.34 <sup>1</sup>	0.26 <sup>1</sup>	0.55 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$450,000	\$489,000	\$449,000
<b>List Price \$</b>	--	\$450,000	\$489,000	\$449,000
<b>Original List Date</b>		09/28/2021	10/11/2021	10/20/2021
<b>DOM · Cumulative DOM</b>	-- · --	7 · 23	10 · 10	1 · 1
<b>Age (# of years)</b>	18	15	16	16
<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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,119	1,855	2,276	1,872
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	3 · 2 · 1	4 · 2	3 · 2
<b>Total Room #</b>	8	7	7	6
<b>Garage (Style/Stalls)</b>	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 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	--	--	--
<b>Lot Size</b>	.18 acres	0.2 acres	0.18 acres	0.19 acres
<b>Other</b>	NA	MLS#567271	MLS#567908	MLS#568130

\* Listing 2 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** Leo Wilson model home now available in the Camden Place Community. This model features a three car garage, gorgeous granite countertops, bamboo flooring throughout, beamed ceilings, built-in desk, matching custom cabinets, crown molding, and a whole home sound system are just a few of the upgrades in this home. The kitchen boasts beautiful Kitchen Craft cabinets, cabinet depth refrigerator with matching panel and formal dining area adorned with wainscoting, plenty of windows looking out into the beautiful gazebo out back with flagstone and brick built-in benches surrounded by mature landscaping. Schedule your private viewing today!

**Listing 2** Welcome home to this meticulously maintained single story beauty built by Centex Homes. Just in time for the coming holidays! The home features 4 bedrooms, 2 full bathrooms and over 2200 square feet great for entertaining. The kitchen is completely open to the family room and a wonderful nook for that perfect cup of coffee in the mornings. Kitchen features a large island, granite slab counters, Whirlpool appliances: fully integrated dishwasher, microwave/oven wall combo and a 4 burner gas cook-top. The home features laminate hardwood flooring, Plantation shutters, recent landscaping, back patio is gas ready for a firepit/BBQ grill. The master retreat includes a sliding door that opens up right into the backyard a large walk in closet, a large tub, a walk in shower and a private water closet.

**Listing 3** This is a beautifully maintained home with a great floor plan in the Clovis school district! The living space of this home is open, with great views of the established back yard, but there is also a formal living and dining room at the front of the house. The kitchen is open to the family room, and has granite counters, a custom backsplash, and a pantry. The master is open to the back yard, and has both a large bathroom, and a large walk in closet. Outside are both a good sized lawn, and a concrete area for entertaining. The 3 car garage has built in cabinets and a workspace.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	2979 Swift Avenue	3101 Buckingham Ave	2916 Richert Ave	2896 Richert Ave
<b>City, State</b>	Clovis, CA	Clovis, CA	Clovis, CA	Clovis, CA
<b>Zip Code</b>	93611	93619	93611	93611
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.26 <sup>1</sup>	0.07 <sup>1</sup>	0.09 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$449,900	\$519,000	\$449,500
<b>List Price \$</b>	--	\$449,900	\$519,000	\$449,500
<b>Sale Price \$</b>	--	\$475,000	\$519,000	\$500,000
<b>Type of Financing</b>	--	Conv	Conv	Conv
<b>Date of Sale</b>	--	05/20/2021	06/10/2021	09/01/2021
<b>DOM · Cumulative DOM</b>	-- · --	10 · 42	5 · 36	2 · 34
<b>Age (# of years)</b>	18	11	18	18
<b>Condition</b>	Average	Average	Good	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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,119	2,137	2,119	1,872
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	4 · 3	4 · 2	3 · 2 · 1
<b>Total Room #</b>	8	8	7	7
<b>Garage (Style/Stalls)</b>	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 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	--	Pool - Yes
<b>Lot Size</b>	.18 acres	0.19 acres	0.18 acres	0.18 acres
<b>Other</b>	NA	MLS#557308	MLS#558750	MLS#563800
<b>Net Adjustment</b>	--	-\$26,460	-\$5,000	-\$120
<b>Adjusted Price</b>	--	\$448,540	\$514,000	\$499,880

\* Sold 3 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 Wilson home, extremely well kept In a prime location. Unusual in that the home features two master bedrooms with baths. A gorgeous pool and yard. Many upgrades such as upgraded carpet, Tankless Water heater. Two patios, Granite, three car garage, Tile roof, Paid for solar, Great work bench in the garage and more. Deducted \$20k owned solar, \$2800 age, \$760 sf., \$2500 bath and \$400 lot.
- Sold 2** You will love coming home to the spacious and relaxed feeling of this impressive gated courtyard entry. Then, upon entering you will immediately be drawn to the large dining room to your left (which can also be a living room/game room); and straight ahead to the modern open concept great room & kitchen w/quartzite counters & eye-catching fireplace. With new decorator paint inside & out, luxury vinyl wood floors, and gorgeous modern marble-look porcelain tiles in entry & kitchen, you can't help but fall in love and say WOW! Also come home to amazing additions in the stunning outdoor living space w/ newer gazebo & tiled patio surrounded by lush green grass that makes this perfect for entertaining many guests at your summer BBQ. Coming back inside, this home offers a built-in desk, and off to one side is the main bedroom suite w spa-like bath...like in a magazine! Bathrooms were recently updated w/ gorgeous granite countertops & tiled floors. Too many extras- butter hurry and see! Deducted (-) \$25k updates and added (+) \$20k pool.
- Sold 3** Move-in ready, hard-to-find, single story Leo Wilson home with 3-car garage sitting on a large lot complete with a brand new, pebble-tech pool finished in January. This home has neutral colors throughout (interior paint new), a separate dining area, and office space that follows through with an open floor plan including high ceilings and large windows. The kitchen comes with stainless steel appliances, granite counter tops, and an island that looks out to the cozy family room. The family room has a fireplace along with a new, built-in nook with floating shelves. The master bedroom is spacious with a walk-in closet, large bathroom with jetted tub, separate shower, and sliding glass doors that open to the backyard. Speaking of the backyard, it is perfect for these hot, Fresno summer days and nights. A brand new pool and new concrete patio are the perfect spot to entertain family and friends. Deducted (-) \$15k leased solar and added (+) \$9880 sf and \$5k bed.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		Subject is not listed or has it been listed in the last 12 months per Fresno MLS.					
<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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$499,880	\$499,880
<b>Sales Price</b>	\$499,880	\$499,880
<b>30 Day Price</b>	\$489,900	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Search parameters used for comps, Fresno MLS, sold date 4/24/21 or sooner, no short sales or foreclosures, SFR, square foot 1819-2419, 1995-2013 in age, within ¼ mile radius there is 2 comps, within ½ mile radius there is 12 comps, there is 1 active, 1 pending and 10 sold comps, extended radius one mile for active/pending comps. There is a shortage of active/pending comps and the prices are lower due to subject having a Inground pool and all active/pending comps do not. The price on the report is based on home being in average condition. Comps used are the most similar comps to subject property that is available thru the Fresno MLS. There is a variance in age, lot, style, 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** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

### Subject Photos



Front



Front



Address Verification



Address Verification



Side



Side



### Subject Photos



Street



Street



Other

## Listing Photos

**L1** 3225 Buckingham Ave  
Clovis, CA 93619



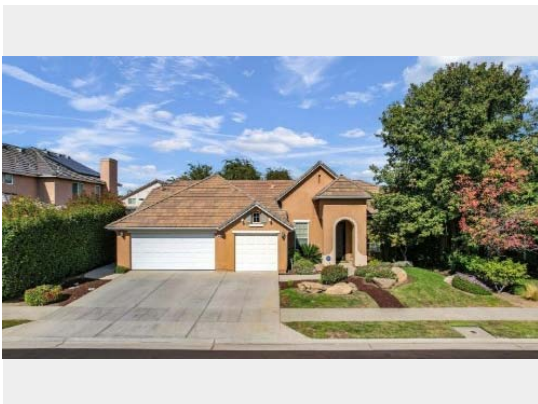
Front

**L2** 3119 Ashcroft Ave  
Clovis, CA 93619



Front

**L3** 3239 Rialto Ave  
Clovis, CA 93619



Front

## Sales Photos

**S1** 3101 Buckingham Ave  
Clovis, CA 93619



Front

**S2** 2916 RICHERT AVE  
Clovis, CA 93611



Front

**S3** 2896 Richert Ave  
Clovis, CA 93611



Front

### ClearMaps Addendum

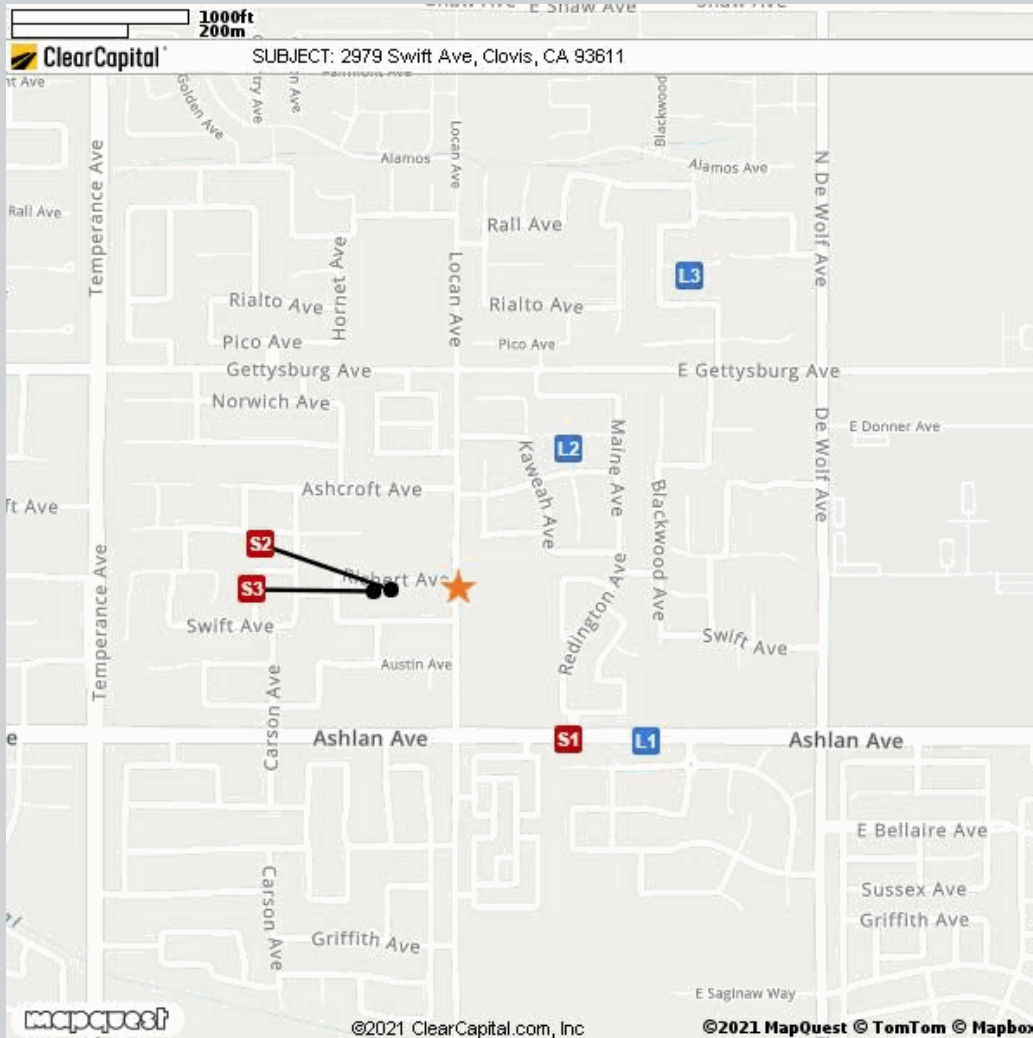
**Address** ★ 2979 Swift Avenue, Clovis, CA 93611

**Loan Number** 46752

**Suggested List** \$499,880

**Suggested Repaired** \$499,880

**Sale** \$499,880



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2979 Swift Avenue, Clovis, CA 93611	--	Parcel Match
L1 Listing 1	3225 Buckingham Ave, Clovis, CA 93619	0.34 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3119 Ashcroft Ave, Clovis, CA 93619	0.26 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3239 Rialto Ave, Clovis, CA 93619	0.55 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3101 Buckingham Ave, Clovis, CA 93619	0.26 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2916 Richert Ave, Clovis, CA 93611	0.07 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2896 Richert Ave, Clovis, CA 93611	0.09 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>	Dannielle Carnero	<b>Company/Brokerage</b>	HomeSmart PV and Associates
<b>License No</b>	01507071	<b>Address</b>	362 S. Sierra Vista ave Fresno CA 93702
<b>License Expiration</b>	06/15/2025	<b>License State</b>	CA
<b>Phone</b>	5598362601	<b>Email</b>	danniellecarnero@gmail.com
<b>Broker Distance to Subject</b>	6.18 miles	<b>Date Signed</b>	10/21/2021

*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.**