

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	6210 W Scott Avenue, Fresno, CALIFORNIA 93723	Order ID	7741047	Property ID	31594013
Inspection Date	11/12/2021	Date of Report	11/14/2021		
Loan Number	47007	APN	50513002		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Fresno		

Tracking IDs					
Order Tracking ID	1112BPO	Tracking ID 1	1112BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	DONALD D VANCE	Home and landscaping seem to have been maintained well as noted from doing an exterior drive by inspection. Subject has good functional utility and conforms well within the neighborhood.
R. E. Taxes	\$3,106	
Assessed Value	\$255,368	
Zoning Classification	Residential RS4	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Urban	Home is within an area that is centrally located and where homeowners enjoy easy access to local conveniences, shopping, schools, parks and other places of interest.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$274000 High: \$634600	
Market for this type of property	Increased 1 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	6210 W Scott Avenue	5714 W Millbrae Ave	4638 W Rio Bravo Dr	5602 W Fallon Ave
City, State	Fresno, CALIFORNIA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93723	93722	93722	93722
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.76 ¹	1.66 ¹	1.99 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$385,000	\$399,000	\$389,000
List Price \$	--	\$395,000	\$399,000	\$389,000
Original List Date		06/11/2021	10/15/2021	11/05/2021
DOM · Cumulative DOM	-- · --	48 · 156	13 · 30	9 · 9
Age (# of years)	15	15	22	29
Condition	Average	Average	Average	Average
Sales Type	--	Auction	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 Contemporary	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,990	2,153	1,794	1,754
Bdrm · Bths · ½ Bths	5 · 3	3 · 2	4 · 2	3 · 2
Total Room #	9	6	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.14 acres	0.18 acres	0.15 acres	0.2 acres
Other	None	None	None	None

* Listing 1 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** Lennar home is ideal for a family or an investor looking to add to their portfolio. The house comes with an open floor plan which includes a huge primary bedroom, two formal dining areas, vaulted ceiling, dual fireplace, eating area, attached two car garage
- Listing 2** 4bd/2ba Leo Wilson home located in the Meridian Gated Community. Close to schools, shopping and restaurants. The impressive wall of windows provides natural light to the open floor plan. Property is perfect for entertaining.
- Listing 3** 3 bd 2 ba home sits on an oversized lot at the end of a cul-de-sac. Upon approach, new front yard landscaping meets a freshly painted exterior. Once inside, rich hard wood floors are bordered by newly installed baseboards. The interior has vaulted ceilings, plantation shutters, and new, modern ceiling fans. The interior was recently painted as well. The kitchen has been remodeled with custom cabinets, granite countertops, recessed lighting and stainless steel appliances. Both bathrooms have been remodeled with special attention given to the master bathroom. Upgraded custom finishes include a tiled Roman tub, rain glass windows and a newly installed vanity with elevated sinks. French doors open to a large backyard surrounded by mature trees. The space will easily accommodate a new pool. On the north side of the home, a red brick patio can be enjoyed for afternoon lounging and bbq's. An oversized A/C unit was installed in 2019.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	6210 W Scott Avenue	5336 N Rosalia Ave	6167 W Portals Ave	6167 W San Jose Ave
City, State	Fresno, CALIFORNIA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93723	93723	93723	93723
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	0.27 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$359,900	\$380,000	\$399,000
List Price \$	--	\$359,900	\$380,000	\$394,000
Sale Price \$	--	\$400,000	\$400,000	\$394,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	07/08/2021	07/30/2021	11/08/2021
DOM · Cumulative DOM	-- · --	10 · 44	18 · 43	56 · 94
Age (# of years)	15	17	15	18
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 Contemporary	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,990	2,000	2,000	1,805
Bdrm · Bths · ½ Bths	5 · 3	5 · 3	3 · 2	4 · 2
Total Room #	9	8	6	7
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	.14 acres	0.14 acres	0.16 acres	0.14 acres
Other	None	None	None	None
Net Adjustment	--	\$0	\$0	-\$7,000
Adjusted Price	--	\$400,000	\$400,000	\$387,000

* 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** established neighborhood. The home has 5 bedrooms, with a possible 6th. This room can also be used as a dining room, office, etc. This room does have a closet. Home is very nice, well kept, and great for a big family. Granite counters, open floor concept.
- Sold 2** Brentwood Ranch home located within walking distance to The Island Waterpark and near the new Regal Marketplace at El Paseo. This Traditional sale has been well maintained and features a grand front decorative stone with tile roof. Home interior features newly painted kitchen oak cabinets, breakfast bar, walk-in pantry, high ceilings, formal dining room (or office), gas fireplace, dual pane windows and isolated Master bedroom with walk-in closet.
- Sold 3** Adjustment is for pool. 4 bed/2 bath home with a Pool for under \$400k! Home has been recently updated with granite and new appliances and new paint! Home offers a large living room with a double door entry! Close to schools and shopping and walking distance to the Island Water Park.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				none noted			
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	\$400,000	\$400,000
Sales Price	\$395,000	\$395,000
30 Day Price	\$390,000	--
Comments Regarding Pricing Strategy		
I looked at the Sold comps as well as the assessed value of the subject property to help determine the Suggested List Price.		

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.
-------------------------	--

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 5714 W Millbrae Ave
Fresno, CA 93722



Front

L2 4638 W Rio Bravo Dr
Fresno, CA 93722



Front

L3 5602 W Fallon Ave
Fresno, CA 93722



Front

Sales Photos

S1 5336 N Rosalia Ave
Fresno, CA 93723



Front

S2 6167 W Portals Ave
Fresno, CA 93723



Front

S3 6167 W San Jose Ave
Fresno, CA 93723



Front

ClearMaps Addendum

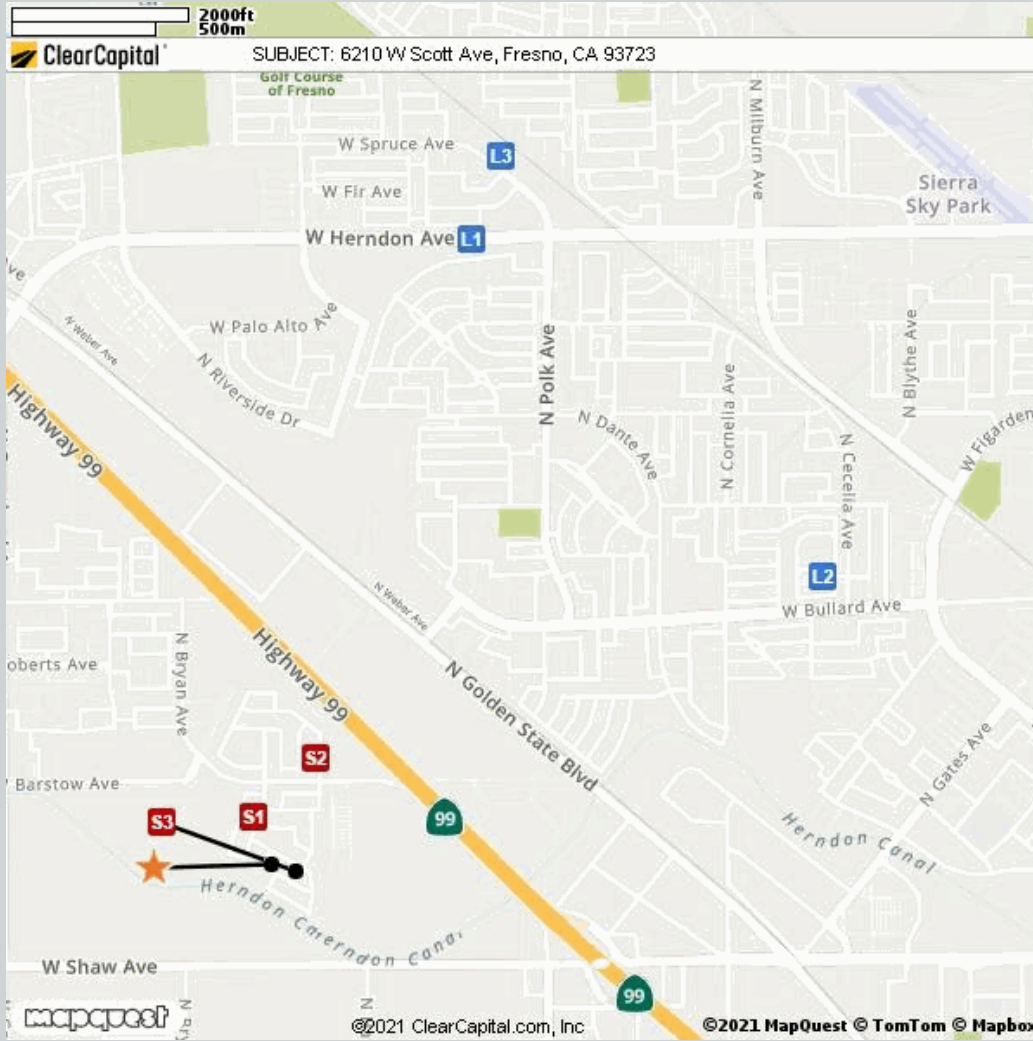
Address ★ 6210 W Scott Avenue, Fresno, CALIFORNIA 93723

Loan Number 47007

Suggested List \$400,000

Suggested Repaired \$400,000

Sale \$395,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6210 W Scott Avenue, Fresno, California 93723	--	Parcel Match
L1 Listing 1	5714 W Millbrae Ave, Fresno, CA 93722	1.76 Miles ¹	Parcel Match
L2 Listing 2	4638 W Rio Bravo Dr, Fresno, CA 93722	1.66 Miles ¹	Parcel Match
L3 Listing 3	5602 W Fallon Ave, Fresno, CA 93722	1.99 Miles ¹	Parcel Match
S1 Sold 1	5336 N Rosalia Ave, Fresno, CA 93723	0.12 Miles ¹	Parcel Match
S2 Sold 2	6167 W Portals Ave, Fresno, CA 93723	0.27 Miles ¹	Parcel Match
S3 Sold 3	6167 W San Jose Ave, Fresno, CA 93723	0.07 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	Susan Tonai	Company/Brokerage	London Properties
License No	01207349	Address	6442 N Maroa Fresno CA 93612
License Expiration	03/18/2024	License State	CA
Phone	5592892895	Email	reoagent4u@gmail.com
Broker Distance to Subject	5.92 miles	Date Signed	11/14/2021

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.