

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>	5857 E Dakota Avenue, Fresno, CA 93727	<b>Order ID</b>	7959093	<b>Property ID</b>	32104539
<b>Inspection Date</b>	02/09/2022	<b>Date of Report</b>	02/10/2022		
<b>Loan Number</b>	47086	<b>APN</b>	496-052-06		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Fresno		

### Tracking IDs

<b>Order Tracking ID</b>	47395_Multiple Days	<b>Tracking ID 1</b>	47395_Multiple Days
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Prescott Audria N Collins-Smith Janet C/O J Colli	<b>Condition Comments</b>	Single story, wood/ stucco exterior, composition roof, roof has leaves on it, single pane windows, side fence broken, large bin in front of home Subdivision Better Homes East
<b>R. E. Taxes</b>	\$1,316		
<b>Assessed Value</b>	\$107,860		
<b>Zoning Classification</b>	RS5		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Fair		
<b>Estimated Exterior Repair Cost</b>	\$1,000		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$1,000		
<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>	Subject is near canal, trail, basin, park, school, businesses; 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(s), 1 pending and 9 sold comps and in the last year there are 16 homes that sold. There is no short sales and no foreclosure in area. There are no search paramete...
<b>Local Economy</b>	Stable		
<b>Sales Prices in this Neighborhood</b>	Low: \$205,000 High: \$289,990		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Neighborhood Comments

Subject is near canal, trail, basin, park, school, businesses; 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(s), 1 pending and 9 sold comps and in the last year there are 16 homes that sold. There is no short sales and no foreclosure in area. There are no search parameters used in search.

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	5857 E Dakota Avenue	3508 N Claremont Ave	3520 N Claremont Ave	3532 N Claremont Ave
<b>City, State</b>	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
<b>Zip Code</b>	93727	93727	93727	93727
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.37 <sup>1</sup>	0.36 <sup>1</sup>	0.35 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$289,500	\$289,500	\$289,500
<b>List Price \$</b>	--	\$289,500	\$289,500	\$289,500
<b>Original List Date</b>		12/04/2021	12/04/2021	12/04/2021
<b>DOM · Cumulative DOM</b>	-- · --	67 · 68	67 · 68	67 · 68
<b>Age (# of years)</b>	46	51	51	51
<b>Condition</b>	Fair	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>	1,204	1,485	1,485	1,485
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	5 · 2	5 · 2	5 · 2
<b>Total Room #</b>	6	8	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 1 Car	None	Attached 1 Car
<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>	--	--	--	--
<b>Lot Size</b>	.16 acres	0.14 acres	0.14 acres	0.14 acres
<b>Other</b>	NA	MLS#570256	MLS#570258	MLS#570289

\* Listing 1 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** Don't miss this great investment opportunity near Clovis Ave and Shields area. This property has a newer roof and long term tenants who would like to stay. It is in the Clovis school district. The owner is selling the two neighboring homes as well. Here's your chance to own three in a row. All three homes have 5 bedrooms and 2 baths. Rents \$1200 mo
- Listing 2** Don't miss this great investment opportunity near Clovis Ave and Shields area. This property has a newer roof and long term tenants who would like to stay. It is in the Clovis school district. The owner is selling the two neighboring homes as well. Here's your chance to own three in a row. All three homes have 5 bedrooms and 2 baths. Rents \$1300 mo
- Listing 3** Don't miss this great investment opportunity near Clovis Ave and Shields area. This property has a newer roof and long term tenants who would like to stay. It is in the Clovis school district. The owner is selling the two neighboring homes as well. Here's your chance to own three in a row. All three homes have 5 bedrooms and 2 baths. Rents \$1300 mo

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	5857 E Dakota Avenue	5953 E Lansing Way	1464 Ashlan Ave	5926 E Garland Ave
<b>City, State</b>	Fresno, CA	Fresno, CA	Clovis, CA	Fresno, CA
<b>Zip Code</b>	93727	93727	93611	93727
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.23 <sup>1</sup>	0.46 <sup>1</sup>	0.28 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$294,990	\$270,000	\$194,900
<b>List Price \$</b>	--	\$289,990	\$270,000	\$194,900
<b>Sale Price \$</b>	--	\$289,990	\$270,000	\$205,000
<b>Type of Financing</b>	--	Fha	Conv	Cash
<b>Date of Sale</b>	--	03/12/2021	05/18/2021	08/20/2021
<b>DOM · Cumulative DOM</b>	-- · --	16 · 65	48 · 118	4 · 35
<b>Age (# of years)</b>	46	46	44	51
<b>Condition</b>	Fair	Average	Fair	Fair
<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>	1,204	1,284	1,445	1,196
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	4 · 2	4 · 1 · 1
<b>Total Room #</b>	6	6	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
<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>	--	--	--	--
<b>Lot Size</b>	.16 acres	0.21 acres	0.18 acres	0.14 acres
<b>Other</b>	NA	MLS#552927	MLS#553151	MLS#563094
<b>Net Adjustment</b>	--	-\$19,400	-\$15,530	+\$10,840
<b>Adjusted Price</b>	--	\$270,590	\$254,470	\$215,840

\* 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 3 bedroom 2 bath home situated in a well-established neighborhood, close to many parks & Shopping centers all within the Award -Winning Clovis Unified School District. Great home for your first-time buyer or investor. (-) \$500 seller concessions, \$2400 sf, \$1500 lot and \$15k average condition
- Sold 2** Currently a rental, this home is looking for a new owner. This 5 bedroom, 2 bathroom that is just a little over 1400 SqFt. home needs some TLC to make it sign again. This could continue to be a rental or be a good home for anyone. There is an semi-enclosed patio with a good sized backyard. Call your Realtor to get more information. Per tax records home is 4 bed (-) \$4700 seller concessions, \$7230 sf, \$3k bed, \$600 age
- Sold 3** Investment Opportunity! You will love this 4 bedroom, 1 1/2 bathroom home on extra large lot that is in need of some TLC. Upon entering, you are greeted by a nice sized living room area. The kitchen is open to a dining area and the laundry room area. Each bedroom is spacious with ample closet space and ceiling fans in every room. While entering the backyard you will find to storage rooms, one that can possibly be converted into a garage. The backyard is huge with tons of grassy area and patio space with room for potential RV/Boat parking. Great location close to neighborhood park, freeway access, and shopping/restaurants. If you are looking for your next flip, this could be the perfect home for you! (+) \$1500 age, \$240sf, \$1500 bath, 10k garage, \$600 lot and (-) \$3k bed

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject sold 2/7/22			
<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>	1						
<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>
11/16/2021	\$219,900	--	--	Sold	02/07/2022	\$220,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$225,000	\$226,000
<b>Sales Price</b>	\$225,000	\$226,000
<b>30 Day Price</b>	\$216,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Search parameters used for comps, Fresno MLS, sold date 8/12/21 or sooner, no short sales or foreclosures, SFR, 1 story, square foot 1000-1500, 1966- 1986 in age, within ¼ mile radius there is 9 comp(s), within ½ mile radius there is 23 comp(s), there is 4 actives, 2 pending and 17 sold comps. Sold comps range from \$205k-\$370k. There is a lot of homes that are updated and provided updated comps below that are within ¼ mile radius of subject. Per Fresno Mls subject sold 2/7/22 that needs TLC so subject per price and condition to be in fair condition, and all comps within 1/4 mile are either average or updated comps. There is a shortage of list comps similar to subject GLA, extended sold date to find comps more similar to subject property. The price on the report is based on home being in average condition, this a drive by exterior only. 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. Within 1/4-mile radius of subject the following comps are not used in report due to either inferior or superior condition (updated) 5837 E Pontiac Way, active, 2/7/22 For \$355k (updated), 1374 Robinson ave, pending \$375k (some updates), 5832 E Pontiac Way, sold 9/15/21 \$325k (some updates), 3655 N Ezie Ave. Sold \$327k on 8/24/21 (some updates), 3885 N Claremont ave sold 12/15/21 for \$320k some updates, 5853 E Dakota ave sold 11/15/21 for \$332,500 flooring updates and solar. Subject list price, sales price and 30 day price are based on exterior of the home the interior condition is unknown and sold price seems to be low just for the exterior of the home all sold comps need some tlc and it is unknown what the interior condition is I would recommend interior inspection. All list comps are 5 bedrooms as there is a shortage of similar condition comps.</p>		

## 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



Front



Address Verification



Address Verification



Side



Side



## Subject Photos



Side



Street



Street



Street



Other



Other

## Listing Photos

**L1** 3508 N Claremont Ave  
Fresno, CA 93727



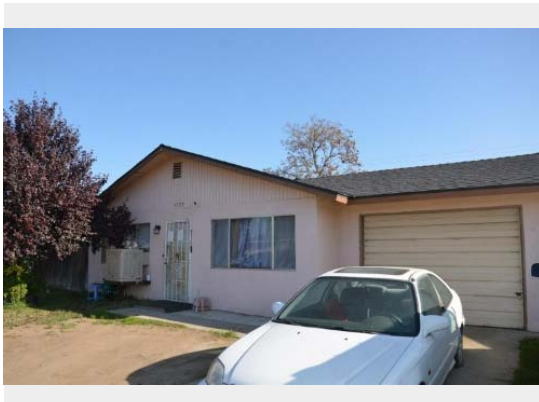
Front

**L2** 3520 N Claremont Ave  
Fresno, CA 93727



Front

**L3** 3532 N Claremont Ave  
Fresno, CA 93727



Front



## Sales Photos

**S1** 5953 E Lansing Way  
Fresno, CA 93727



Front

**S2** 1464 Ashlan Ave  
Clovis, CA 93611



Front

**S3** 5926 E Garland Ave  
Fresno, CA 93727



Front

### ClearMaps Addendum

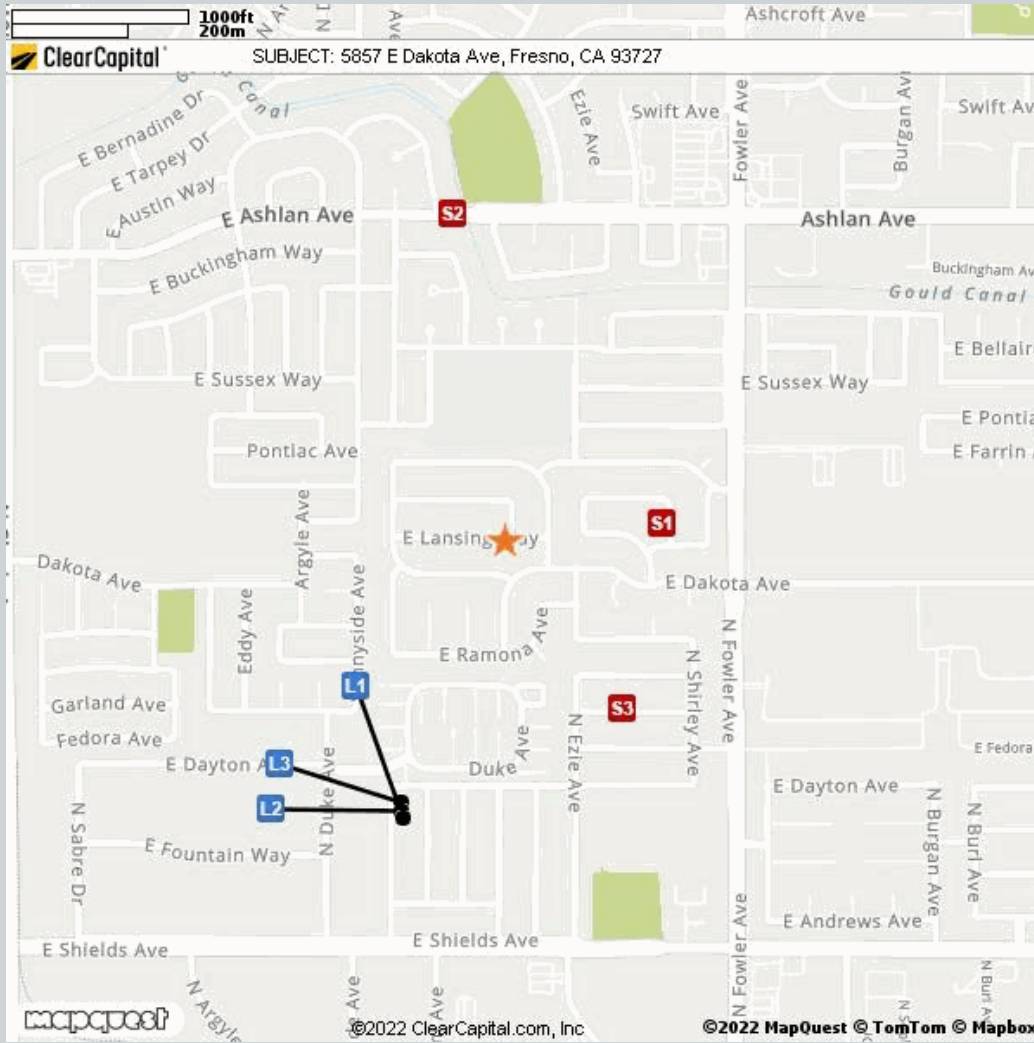
**Address** ★ 5857 E Dakota Avenue, Fresno, CA 93727

**Loan Number** 47086

**Suggested List** \$225,000

**Suggested Repaired** \$226,000

**Sale** \$225,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5857 E Dakota Avenue, Fresno, CA 93727	--	Parcel Match
L1	3508 N Claremont Ave, Fresno, CA 93727	0.37 Miles <sup>1</sup>	Parcel Match
L2	3520 N Claremont Ave, Fresno, CA 93727	0.36 Miles <sup>1</sup>	Parcel Match
L3	3532 N Claremont Ave, Fresno, CA 93727	0.35 Miles <sup>1</sup>	Parcel Match
S1	5953 E Lansing Way, Fresno, CA 93727	0.23 Miles <sup>1</sup>	Parcel Match
S2	1464 Ashlan Ave, Clovis, CA 93611	0.46 Miles <sup>1</sup>	Parcel Match
S3	5926 E Garland Ave, Fresno, CA 93727	0.28 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>	Danielle 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>	daniellecarnero@gmail.com
<b>Broker Distance to Subject</b>	4.41 miles	<b>Date Signed</b>	02/09/2022

*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.**