

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	754 Elderwood Lane, Lemoore, CALIFORNIA 93245	Order ID	7772052	Property ID	31700974
Inspection Date	11/26/2021	Date of Report	11/26/2021		
Loan Number	47113	APN	021-180-074-000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Kings		

Tracking IDs

Order Tracking ID	1124BPO	Tracking ID 1	1124BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Dave Blair	Condition Comments At the time of my exterior drive by viewing of the subject no repairs were noted at the time that were visible from the street.
R. E. Taxes	\$200	
Assessed Value	\$162,683	
Zoning Classification	Residential	
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

Location Type	Suburban	Neighborhood Comments Currently the local market is experiencing moderate to rapid change in values. Supply is currently very limited while demand appears to have increased. This imbalance appears to have been having an affect on values for the last 3-6 months and the rate also appears to be increasing. Marketing times remain well below the 90 day range. REO is not a factor in this market and seller concessions are not offered at this time.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$285,000 High: \$315,000	
Market for this type of property	Increased 6 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	754 Elderwood Lane	938 Murphy Dr	1470 Belinda Drive Dr	945 E Hanford Armona Road Rd
City, State	Lemoore, CALIFORNIA	Lemoore, CA	Lemoore, CA	Lemoore, CA
Zip Code	93245	93245	93245	93245
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.82 ¹	0.09 ¹	0.54 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$285,000	\$315,000	\$299,500
List Price \$	--	\$285,000	\$315,000	\$299,500
Original List Date		10/06/2021	10/16/2021	10/27/2021
DOM · Cumulative DOM	-- · --	9 · 51	13 · 41	29 · 30
Age (# of years)	33	37	33	39
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 SF detached	1 Story SF detached	1 Story SF detached	1 Story SF detached
# Units	1	1	1	1
Living Sq. Feet	1,420	1,404	1,420	1,504
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)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.18 acres	0.17 acres	0.19 acres
Other	MLS#	MLS#222886	MLS#222952	MLS#222999

* 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.

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

Listing 1 3 bedroom, 2 bath home with a nice sized backyard. Property is just minutes from Hwy 41 access.

Listing 2 Nice floor plan with 3 bedroom 2 bath with a fireplace in the living room. Kitchen has granite counter tops and stainless steel appliances. A/C is only 5 years old. This home is featured on a large lot and backyard has extra concrete for children's play area. Front of property has a nice metal fence for security and privacy. This property would be a good investment for a rental or primary residence. Floor plan is open to kitchen, dining and family room.

Listing 3 Charming Home in Lemoore close to shopping, parks and Lemoore Naval Air Station. This home has dual pane windows, complete with a permitted Shop and Garage Conversion for a possible home office or game room.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	754 Elderwood Lane	957 Elderwood Ln	1110 E Cinnamon Dr	611 Granada Cir
City, State	Lemoore, CALIFORNIA	Lemoore, CA	Lemoore, CA	Lemoore, CA
Zip Code	93245	93245	93245	93245
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.17 ¹	0.47 ¹	0.91 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$275,000	\$270,000	\$295,000
List Price \$	--	\$275,000	\$270,000	\$295,000
Sale Price \$	--	\$303,000	\$305,000	\$300,000
Type of Financing	--	Conv	Fhaa	Cash
Date of Sale	--	06/30/2021	08/06/2021	10/06/2021
DOM · Cumulative DOM	-- · --	4 · 44	4 · 57	6 · 26
Age (# of years)	33	32	25	24
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 SF detached	1 Story SF detached	1 Story SF detached	1 Story SF detached
# Units	1	1	1	1
Living Sq. Feet	1,420	1,572	1,494	1,464
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	--	--	--	--
Lot Size	0.17 acres	0.16 acres	0.16 acres	0.18 acres
Other	MLS#	MLS#221994	MLS#222111	MLS#222718
Net Adjustment	--	-\$7,600	\$0	\$0
Adjusted Price	--	\$295,400	\$305,000	\$300,000

* Sold 1 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** Located in North Lemoore this 1,572 sq ft, 3 bedroom 2 bath home features a well designed open floorplan. Tiled entry and large living room with brick fireplace and built in bookshelf that opens to the tiled dining space and kitchen. All 3 bedrooms are located down the hall and the Main bedroom features an ensuite bathroom with two closets, dual sinks and a large walk in shower. Outdoors is a covered patio, bricked side yard with storage shed and an ample amount of grass. Adjustment made for GLA-\$7,600.
- Sold 2** Modern colors and touches throughout. This home features 3 bedrooms and 2 bathrooms. Open floor plan that allows a great flow when gathered. The Owners Suite is located on its own side of the home and boasts of spacious living. Walk in closet and beautifully updated bathroom. The Solar placed has allowed the current owners to cut their bill by more than half during the summer months especially! No adjustments were made.
- Sold 3** Welcome to 611 Granada Cir. Located in NE Lemoore, this charming 3 bedroom 2 bath home has 1,464 sqft of living space. The kitchen flows right into the dining area which has the view of the back patio. Hallway leads into bedrooms & bathrooms which all appear to be in great condition! The master bedroom is absolutely stunning at sunrise as it gets all the natural sunlight. As you make your way towards the backyard, the covered patio. No adjustments were made.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject has not been listed in the last 12 months and has no listing history for the last 12 months in the local MLS.			
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	\$298,000	\$298,000
Sales Price	\$296,000	\$296,000
30 Day Price	\$292,000	--
Comments Regarding Pricing Strategy		
All in all subject final valuation represents a value with normal market times and is based on the most similar comps in the area . Location of property and similarity of comps were taken into consideration to arrive at a reasonable 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



Address Verification



Street

Listing Photos

L1 938 Murphy Dr
Lemoore, CA 93245



Front

L2 1470 Belinda Drive Dr
Lemoore, CA 93245



Front

L3 945 E Hanford Armona Road Rd
Lemoore, CA 93245



Front

Sales Photos

S1 957 Elderwood Ln
Lemoore, CA 93245



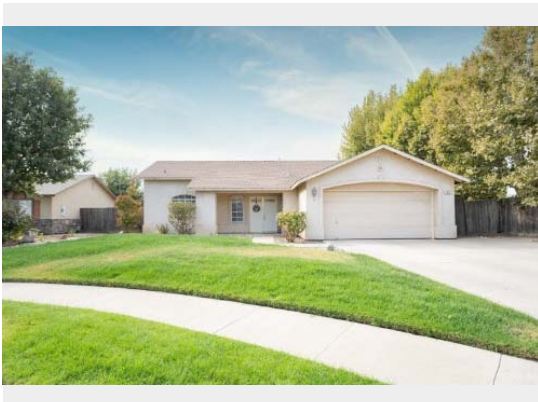
Front

S2 1110 E Cinnamon Dr
Lemoore, CA 93245



Front

S3 611 Granada Cir
Lemoore, CA 93245



Front

ClearMaps Addendum

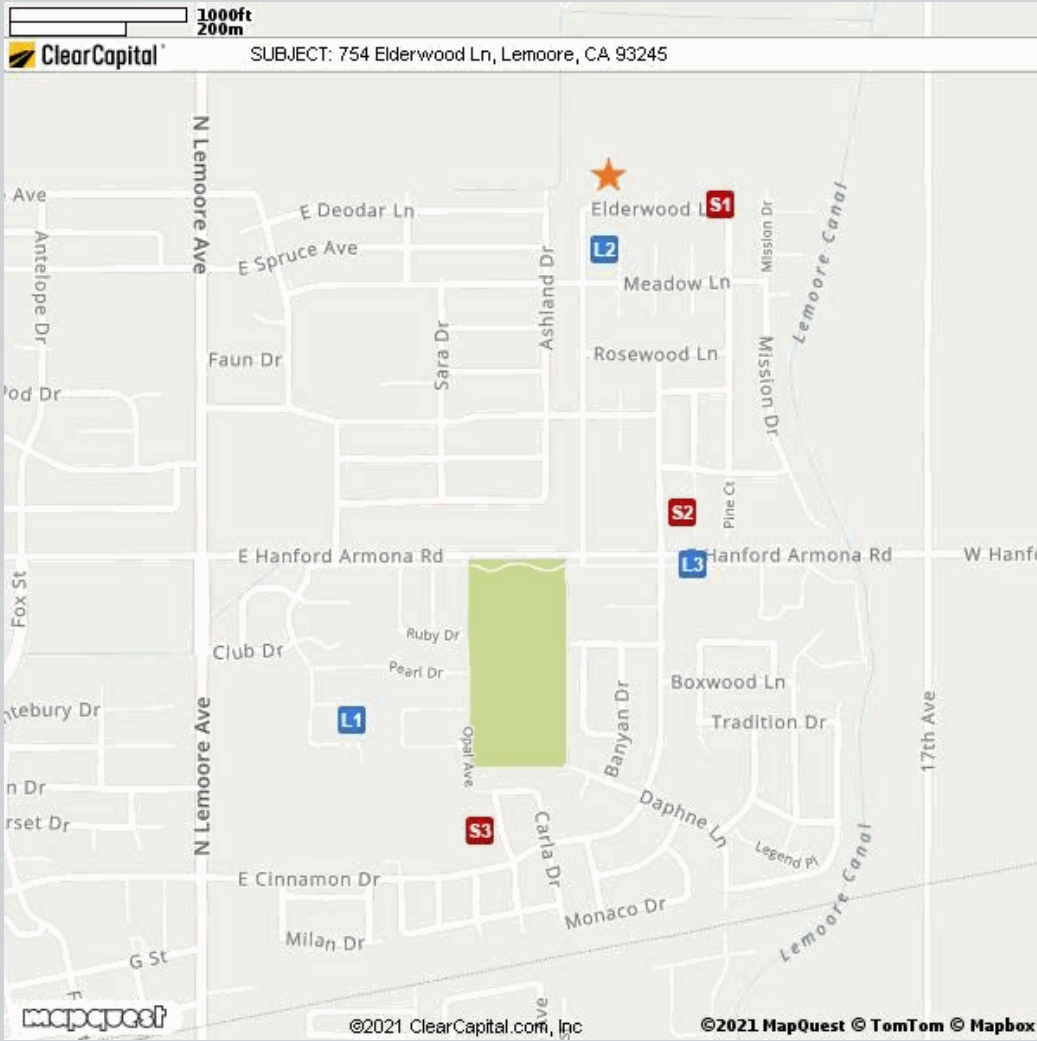
Address ★ 754 Elderwood Lane, Lemoore, CALIFORNIA 93245

Loan Number 47113

Suggested List \$298,000

Suggested Repaired \$298,000

Sale \$296,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	754 Elderwood Lane, Lemoore, California 93245	--	Parcel Match
L1 Listing 1	938 Murphy Dr, Lemoore, CA 93245	0.82 Miles ¹	Parcel Match
L2 Listing 2	1470 Belinda Drive Dr, Lemoore, CA 93245	0.09 Miles ¹	Parcel Match
L3 Listing 3	945 E Hanford Armona Road Rd, Lemoore, CA 93245	0.54 Miles ¹	Parcel Match
S1 Sold 1	957 Elderwood Ln, Lemoore, CA 93245	0.17 Miles ¹	Parcel Match
S2 Sold 2	1110 E Cinnamon Dr, Lemoore, CA 93245	0.47 Miles ¹	Parcel Match
S3 Sold 3	611 Granada Cir, Lemoore, CA 93245	0.91 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	Felicia Morris	Company/Brokerage	Searchlight Realty
License No	01202950	Address	558 N 11th Ave Hanford CA 93230
License Expiration	07/09/2022	License State	CA
Phone	5595870808	Email	call4homesandloans@sbcglobal.net
Broker Distance to Subject	6.49 miles	Date Signed	11/26/2021

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.