

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>	23304 Avenue 194, Strathmore, CA 93267	<b>Order ID</b>	7964084	<b>Property ID</b>	32128243
<b>Inspection Date</b>	02/11/2022	<b>Date of Report</b>	02/12/2022		
<b>Loan Number</b>	48296	<b>APN</b>	215-160-021		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Tulare		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	47094_MultipleDays	<b>Tracking ID 1</b>	47094_MultipleDays		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	BARBARA LONG	Overall average exterior condition including roof, exterior, landscaping, paint. Average curb appeal. No resale problems are anticipated. No adverse conditions, external influences, or deficiencies adjacent to the subject property were noted or observed affecting value. There are no extraordinary characteristics affecting value. No repairs are recommended. An average quality properly maintained dwelling. The functional utility is average.
<b>R. E. Taxes</b>	\$1,088	
<b>Assessed Value</b>	\$112,690	
<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		Neighborhood Comments
<b>Location Type</b>	Suburban	Conforming neighborhood. The neighborhood consists of homes similar in style and type that vary in year built, size, and condition. The neighborhood offers easy access to shopping, schools, services, recreation, and employment which are within one mile. Neighborhood displays average curb appeal. SFR's in the area are of average to good quality of varying ages, sizes, and styles typically showing average to good levels of care and maintenance. The neighborhood consists of predominantly single- family residences.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$140,000 High: \$400,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	23304 Avenue 194	19411 Richardson Rd	1933 W Westfield Ave	23205 Ave 192
City, State	Strathmore, CA	Strathmore, CA	Porterville, CA	Strathmore, CA
Zip Code	93267	93267	93257	93267
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.30 <sup>1</sup>	3.84 <sup>1</sup>	0.34 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$265,000	\$349,000	\$369,000
List Price \$	--	\$265,000	\$349,000	\$385,000
Original List Date		10/26/2021	01/17/2021	01/10/2022
DOM · Cumulative DOM	-- · --	14 · 109	3 · 391	15 · 33
Age (# of years)	43	51	26	85
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	1,144	1,161	1,369	1,400
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	5	6	5	5
Garage (Style/Stalls)	None	None	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	1.43 acres	.16 acres	.16 acres	1.62 acres
Other	FENCE	FENCE	FENCE	FENCE

\* 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** Inferior Lot Size \$2,000; Superior Bedroom Count -\$4,000. MLS comments: Rare to find four bed rooms two baths in move in ready condition. Large corner lot with in walking distance to schools and local shopping. Easy access to High Way 65.
- Listing 2** Inferior Lot Size \$2,000; Superior Updates -\$10,000, Garage -\$10,000, Sq Ft -\$12,600, Yr Built -\$3,400. MLS comments: Take a look at this immaculate 3 bedroom, 2 bathroom home (1 bedroom is currently an open office concept) with beautiful laminate flooring throughout, as well as tile flooring in the kitchen and bathrooms. This amazing home has an updated kitchen with newer cabinets and granite counter tops. Both bathrooms have been updated as well with solid surface counter top vanities. There is an expanded inside laundry area and completely finished garage. The back yard is an amazing retreat with an inground pool, spa, large pergola, beautiful outdoor kitchen and privacy fencing surrounding the entire back yard. It's just too amazing to describe in words so hurry and make your appointment today to see this beautiful home!
- Listing 3** Superior Updates -\$10,000, Sq Ft -\$14,336; Inferior Yr Built \$8,400. MLS comments: Country Style Home in Strathmore, CA! This home features 3 bedrooms 2 bathrooms, indoor laundry room, 1,400 sqft of living space and is sitting on 1.62 acres! This home has been updated within the last 3 1/2 years which includes Newer Roof, HVAC, Electrical, Plumbing, Insulation, Windows, Flooring, Carpet, Custom Cabinets, Granite Counter Tops, Appliances, Showers and more! The home also has tall ceilings that give it more of an illusion of open space. You can also enjoy the extra space outside which is perfect for having a small farm, garden and entertaining. Schedule your showing before it's too late. Call your Realtor today!

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	23304 Avenue 194	19834 Guthrie Ct	23257 Ave 194	20055 Ave 196
City, State	Strathmore, CA	Strathmore, CA	Strathmore, CA	Strathmore, CA
Zip Code	93267	93267	93267	93267
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.71 <sup>1</sup>	0.10 <sup>1</sup>	4.11 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$230,000	\$229,900	\$450,000
List Price \$	--	\$240,000	\$229,900	\$425,000
Sale Price \$	--	\$230,000	\$300,100	\$320,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	11/12/2021	04/07/2021	01/06/2022
DOM · Cumulative DOM	-- · --	6 · 76	34 · 82	54 · 149
Age (# of years)	43	47	38	38
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	1,144	1,281	1,397	1,900
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 1	3 · 2
Total Room #	5	6	5	6
Garage (Style/Stalls)	None	Attached 2 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.43 acres	.17 acres	1.23 acres	4.64 acres
Other	FENCE	FENCE	FENCE	FENCE
Net Adjustment	--	-\$19,672	-\$22,668	-\$47,336
Adjusted Price	--	\$210,328	\$277,432	\$272,664

\* Sold 2 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** Inferior Lot Size \$2,000; Superior Garage -\$10,000, Bedroom Count -\$4,000, Sq Ft -\$7,672. MLS comments: Strathmore house 4 bedroom 2 bath , corner lot, bedrooms have ceiling fan, new kitchen, granite counter tops, Rv parking , extra bedroom in garage.
- Sold 2** Superior Concessions -\$500, Updates -\$10,000, Sq Ft -\$14,168; Inferior Bathroom Count \$2,000. MLS comments: Enjoy this move-in ready home with a park like setting on over an acre. This beautiful home has recently been updated to include a new composition roof, new a/c unit, new granite counter tops, new interior and exterior paint, new carpet in the bedrooms, and new stainless steel appliances. The living room, dining room and kitchen are all tile flooring. As you enter the back yard you'll find a covered patio and endless potential with the huge yard. Call your agent for a private showing.
- Sold 3** Superior Lot Size -\$5,000, Sq Ft -\$42,336. MLS comments: Amazing opportunity to own almost 5 acres outside of the city. This beautiful home features 3 bedrooms and 2 bathrooms. The roof and air conditioner were replaced just a couple of years ago. The water well on the property was also just drilled a couple of years ago. This property provides plenty of room for all of your animals, equipment or tools. Call your preferred realtor for your private showing today!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				There is no sale or listing history of the subject for the past 12 months in MLS and public records. The search was conducted with local MLS services: Tulare County Association of Realtors. 2424 E Valley Oak Dr, Visalia CA 93292. 559-627-1776. Online services researched include Zillow, Realtor.com, etc.			
<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

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$270,000	\$270,000
<b>Sales Price</b>	\$265,000	\$265,000
<b>30 Day Price</b>	\$255,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Address numbers are not clearly visible. Address confirmed by accessing Google Maps and parcel map. While market values have increased in the past 12 months, the current market is stable with supply decreasing and demand increasing. Values are impacted by the presence of investor flip properties in updated condition. Typical seller concessions include seller contribution of approximately 3 percent of sale price toward buyer's closing costs. REO and short sale transactions are nominal. The sold/list comp search provided an insufficient number of comps within the required search parameters. Therefore, the search was expanded as follows: Proximity to 10 miles; Year Built to 20 years; Sq Ft to 20 percent; Lot Size; Days on Market; Sale Date to past 24 months; Pending Listings; Flip Properties in updated condition. The distance to comparable sales and listings was necessary due to the limited number of similar comps within the immediate area. Comparables were selected not necessarily for proximity but for the overall comparability to the subject.</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



Address Verification



Side



Side



Street



Street



## Subject Photos



Other

## Listing Photos

**L1** 19411 RICHARDSON RD  
Strathmore, CA 93267



Front

**L2** 1933 W WESTFIELD AVE  
Porterville, CA 93257



Front

**L3** 23205 AVE 192  
Strathmore, CA 93267



Front

## Sales Photos

**S1** 19834 GUTHRIE CT  
Strathmore, CA 93267



Front

**S2** 23257 AVE 194  
Strathmore, CA 93267



Front

**S3** 20055 AVE 196  
Strathmore, CA 93267



Front

## ClearMaps Addendum

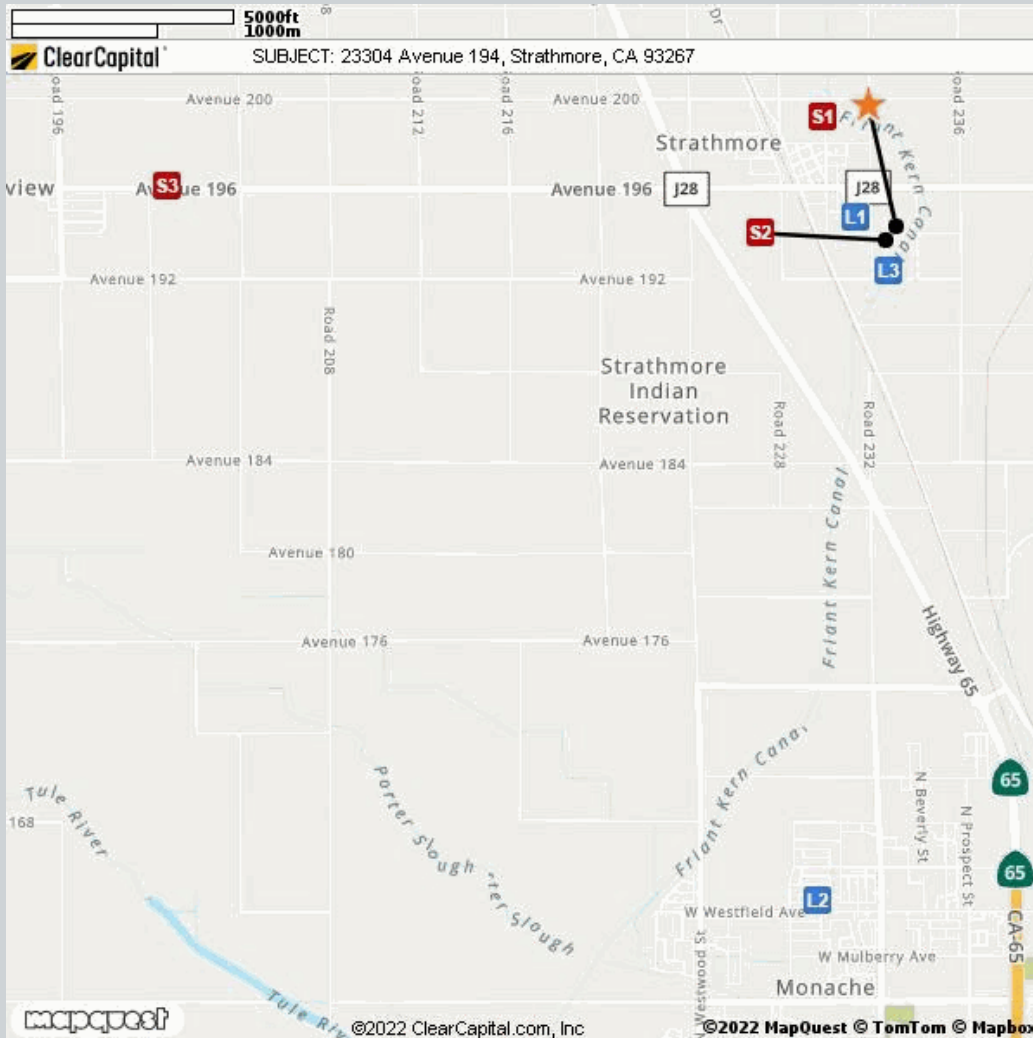
**Address** ★ 23304 Avenue 194, Strathmore, CA 93267

**Loan Number** 48296

**Suggested List** \$270,000

**Suggested Repaired** \$270,000

**Sale** \$265,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	23304 Avenue 194, Strathmore, CA 93267	--	Parcel Match
L1 Listing 1	19411 Richardson Rd, Strathmore, CA 93267	0.30 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1933 W Westfield Ave, Porterville, CA 93257	3.84 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	23205 Ave 192, Strathmore, CA 93267	0.34 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	19834 Guthrie Ct, Strathmore, CA 93267	0.71 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	23257 Ave 194, Strathmore, CA 93267	0.10 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	20055 Ave 196, Strathmore, CA 93267	4.11 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.

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

<b>Broker Name</b>	Steve Vasquez	<b>Company/Brokerage</b>	Five Star Realty
<b>License No</b>	01269058	<b>Address</b>	873 Greenfield Dr Porterville CA 93257
<b>License Expiration</b>	09/26/2023	<b>License State</b>	CA
<b>Phone</b>	5593331664	<b>Email</b>	steve.vasquez21@gmail.com
<b>Broker Distance to Subject</b>	4.21 miles	<b>Date Signed</b>	02/12/2022

*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.**