

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>	3246 W Alamos Avenue, Fresno, CA 93722	<b>Order ID</b>	8047553	<b>Property ID</b>	32344273
<b>Inspection Date</b>	03/15/2022	<b>Date of Report</b>	03/15/2022		
<b>Loan Number</b>	48667	<b>APN</b>	424-241-17		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Fresno		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	03.15.22 BPO	<b>Tracking ID 1</b>	03.15.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

<b>Owner</b>	Harmon David E Harmon Juliet J S	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,452	Subdivision-Better Homes 11, per tax records garage count is 1, single story, stucco exterior, composition roof, single pane windows, broken fence.	
<b>Assessed Value</b>	\$112,778		
<b>Zoning Classification</b>	RS5		
<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>	\$200		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$200		
<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 businesses, shopping, canal, park, Highway 99; 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), no pending and 5 sold comps and in the last year there are 9 homes that sold. There is no short sales and no foreclosure in area. There are no search paramete...	
<b>Sales Prices in this Neighborhood</b>	Low: \$298,040 High: \$330,260		
<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 businesses, shopping, canal, park, Highway 99; 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), no pending and 5 sold comps and in the last year there are 9 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>	3246 W Alamos Avenue	4605 N Feland Ave	4625 N Lafayette Ave	3152 W Bellaire Way
<b>City, State</b>	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
<b>Zip Code</b>	93722	93722	93705	93722
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.13 <sup>1</sup>	0.68 <sup>1</sup>	1.00 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$299,850	\$309,900	\$300,000
<b>List Price \$</b>	--	\$309,850	\$309,900	\$300,000
<b>Original List Date</b>		08/27/2021	01/31/2022	02/09/2022
<b>DOM · Cumulative DOM</b>	-- · --	161 · 200	22 · 43	7 · 34
<b>Age (# of years)</b>	51	51	47	56
<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>	1,416	1,316	1,285	1,228
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	7	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)	Attached 2 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>	.31 acres	0.14 acres	0.14 acres	0.14 acres
<b>Other</b>	NA	MLS#565461	MLS#572317	MLS#572777

\* 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** Amazing Fresno 3 br 2 ba over 1300 sf under 310K. Unique Master Bathroom Remodel to conveniently accommodate clients with physical challenges and appreciate the accessibility into the spacious, tiled-no threshold, shower upgrade. Vast Backyard with covered patio . Established neighborhood. Newer Interior and Exterior Paint. Close proximity to Shopping/ Restaurants. Section 1 certification. Termite and Home Inspection reports completed to expedite close of escrow for this incredible Fresno opportunity. Conventional / Cash Offers
- Listing 2** Tenant Occupied until March 1st, 2022. By This 3 bedroom/2 bathroom home is ready for a new owner. Home is located in an established neighborhood. Nice floor plan with living room and family room. Nice size yard with swimming pool and covered patio. Ceiling fans throughout and fireplace. Close proximity to schools, shopping, and restaurants. Air conditioner, water heater, garage door motor, fencing, and pool equipment were replaced within last 3 years.
- Listing 3** This is a great 3/2 home in NW Fresno. Offering two living spaces and a great price this home is a must see. The kitchen comes with a dishwasher, freestanding electric cooktop and oven combo, a microwave, garbage disposal and easy access to the attached garage. The second living room or formal dining room has access to the backyard through a sliding glass door. All three bedrooms are located on the west side of the house. The back yard has mature trees and a large concrete slab perfect for entertaining. This home is ready for the new owner!

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3246 W Alamos Avenue	3312 W Ashcroft Ave	3078 W Fairmont Ave	3099 W Fairmont Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93722	93722	93722	93722
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.47 <sup>1</sup>	0.22 <sup>1</sup>	0.19 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$299,000	\$280,000	\$279,000
List Price \$	--	\$299,000	\$280,000	\$279,000
Sale Price \$	--	\$308,000	\$305,000	\$300,000
Type of Financing	--	Conv	Conv	Fha
Date of Sale	--	11/05/2021	01/12/2022	01/21/2022
DOM · Cumulative DOM	-- · --	24 · 84	9 · 43	4 · 50
Age (# of years)	51	46	52	52
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	1,416	1,285	1,152	1,208
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 1 · 1	3 · 2
Total Room #	7	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.31 acres	0.14 acres	0.14 acres	0.14 acres
Other	NA	MLS#564637	MLS#569965	MLS#569993
Net Adjustment	--	-\$9,960	+\$25,260	+\$20,520
Adjusted Price	--	\$298,040	\$330,260	\$320,520

\* Sold 1 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** Don't miss out on this amazing home that is located near freeway 99, West Shaw restaurants and shopping areas. This cozy single-story home offers three comfy bedrooms and two bathrooms. The entry of the home features a living room with ample space to entertain guests. The kitchen features stone countertops and plenty of cabinets for storage. The separate dining room and family room is spacious with an excellent view of the spacious backyard. Tile floors throughout the house. Substantial front yard, dual pane windows, and roof equipped with owned solar. Schedule your showing today or visit OH Saturday 8/14 from 12-3pm. (-)\$20k solar, \$5k garage, \$2k age (+) \$6800 lot, \$5k bed, \$5240 sf.
- Sold 2** This well maintained home features 3 bedrooms, 1.5 bathrooms, just over 1,100 sqft of living space, and a large lot at 6,000 sqft! Property includes a covered patio and a beautiful backyard that requires minimal maintenance. AC & Roof are approximately 2 years old! Located in an established neighborhood with close proximity to shopping, restaurants, movie theater, parks, freeways, and is a part of the Fresno Unified School District, feeding into Bullard High, Wawona and Slater schools.. Call your Realtor today before it's gone! (+) \$6800 lot, \$5k bed, \$2500 bath, \$10560 sf, \$400 age
- Sold 3** Move in ready home perfect for first time buyer or investor! 3bedrooms, 2bathrooms in an established neighborhood near Shaw and Marks. Home features a formal living room and family room that can be used as a nice formal dining room. There is also an eating area of the kitchen, granite baths and nice back yard with covered patio. The neighborhood is near great restaurants, schools and shopping. (+) \$6800 lot, \$5k bed, \$8320 sf and \$400 age

## 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>	\$308,000	\$308,200
<b>Sales Price</b>	\$308,000	\$308,200
<b>30 Day Price</b>	\$298,040	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Search parameters used for comps, Fresno MLS, sold date 9/16/21 or sooner, no short sales or foreclosures, SFR, 1 story, square foot 1116-1716, 1961- 1981 in age, within ¼ mile radius there is 5 comp (s), within ½ mile radius there is 9 comp (s), there is 2 comps with square foot that are more than subject and not used due to superior condition all other comps are less than subject square foot and are listed below, extended radius 1 mile due to shortage of active/pending comps. There is a shortage of similar bedroom count there is 1 pending that is superior in condition not used in report but is noted below located at 4565 N Woodson and there is 1 sold comp noted below that is 4 bedrooms not used due to superior condition located at 4582 N Prospect. 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 ¼ mile radius of subject the following comps are not used in report due to either inferior or superior condition (updated) 4582 N Lead ave, Fresno CA 93722 sold 10/29/21 for \$320k, 1215sf, 4582 N Prospect ave, Fresno Ca 93722 sold 10/06/21 for \$366k, 4 bed, 1670 sf w/pool, within ½ mile radius - 4408 N Prospect, Fresno Ca 93722 sold 2/14/22 for \$358k, 1657 sf, 4565 N Woodson, Fresno CA 93705 pending \$335k, 1396 sf, 4 bed.</p>		

### Clear Capital Quality Assurance Comments Addendum

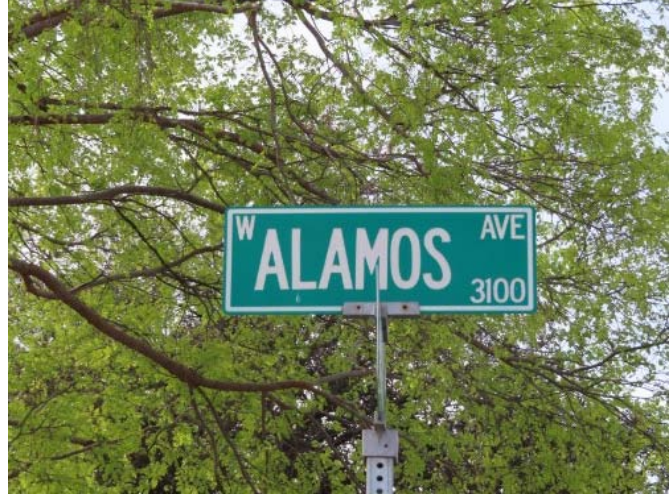
**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.



## Subject Photos



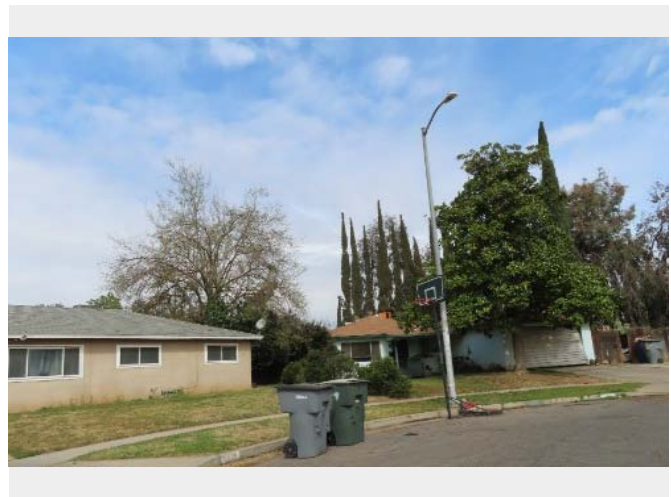
Front



Address Verification



Address Verification



Side



Side



Street

### Subject Photos



Street



Other



Other

## Listing Photos

**L1** 4605 N Feland Ave  
Fresno, CA 93722



Front

**L2** 4625 N Lafayette Ave  
Fresno, CA 93705



Front

**L3** 3152 W Bellaire Way  
Fresno, CA 93722



Front

## Sales Photos

**S1** 3312 W Ashcroft Ave  
Fresno, CA 93722



Front

**S2** 3078 W Fairmont Ave  
Fresno, CA 93722



Front

**S3** 3099 W Fairmont Ave  
Fresno, CA 93722



Front

### ClearMaps Addendum

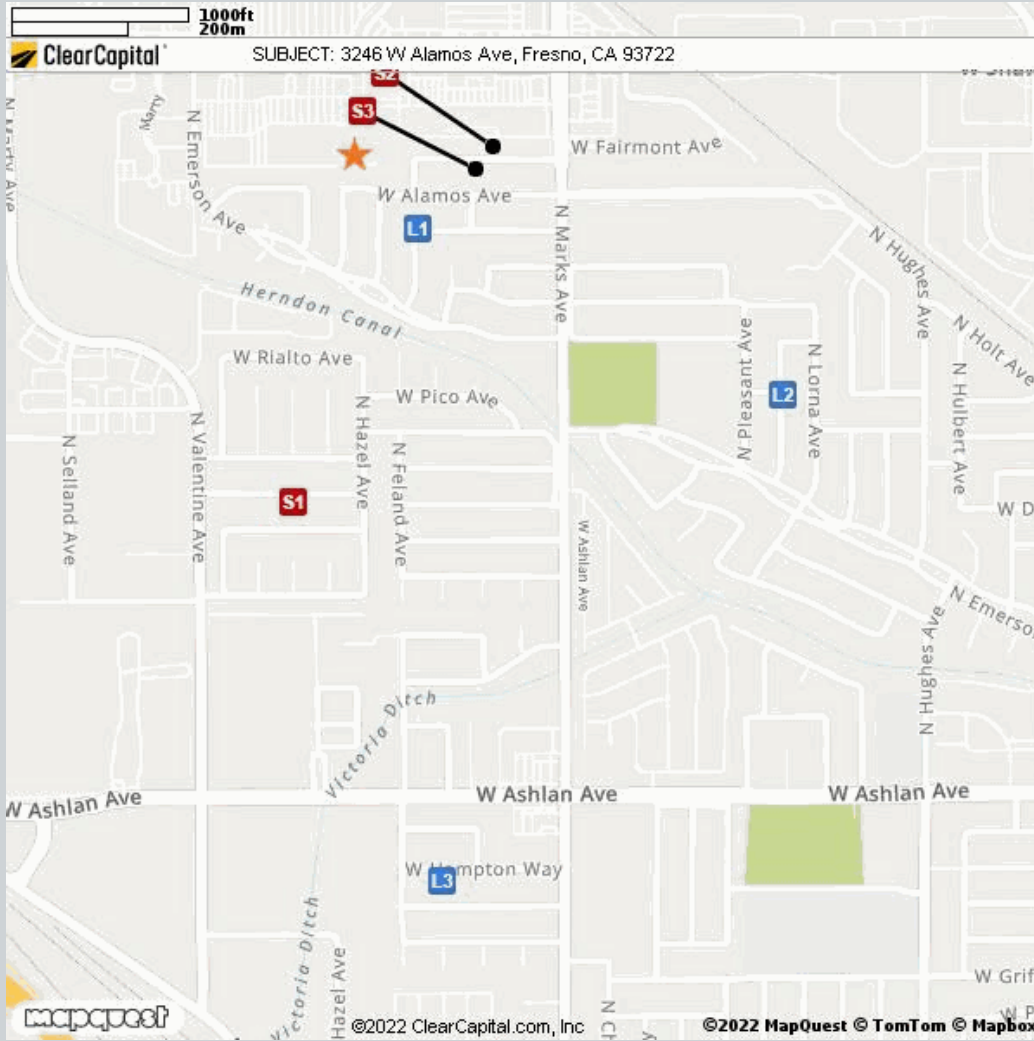
**Address** ★ 3246 W Alamos Avenue, Fresno, CA 93722

**Loan Number** 48667

**Suggested List** \$308,000

**Suggested Repaired** \$308,200

**Sale** \$308,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3246 W Alamos Avenue, Fresno, CA 93722	--	Parcel Match
L1 Listing 1	4605 N Feland Ave, Fresno, CA 93722	0.13 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	4625 N Lafayette Ave, Fresno, CA 93705	0.68 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3152 W Bellaire Way, Fresno, CA 93722	1.00 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3312 W Ashcroft Ave, Fresno, CA 93722	0.47 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	3078 W Fairmont Ave, Fresno, CA 93722	0.22 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3099 W Fairmont Ave, Fresno, CA 93722	0.19 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>	7.54 miles	<b>Date Signed</b>	03/15/2022

*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.**