

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	1788 N Avignon Lane, Clovis, CA 93619	Order ID	8051991	Property ID	32371590
Inspection Date	03/17/2022	Date of Report	03/18/2022		
Loan Number	48821	APN	56013517		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Fresno		

Tracking IDs					
Order Tracking ID	03.16.22 BPO	Tracking ID 1	03.16.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	KAREN ILENE WILLINGHAM	Condition Comments	
R. E. Taxes	\$3,624	Home seem to have been maintained well as noted from doing an exterior drive by inspection. Landscaping is over grown. Subject has good functional utility and conforms well within the neighborhood.	
Assessed Value	\$302,500		
Zoning Classification	Residential R2		
Property Type	PUD		
Occupancy	Vacant		
Secure?	Yes		
	(windows and doors closed)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	European Village HOA 559-221-3170		
Association Fees	\$75 / Month (Greenbelt,Other: gate)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments	
Local Economy	Stable	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.	
Sales Prices in this Neighborhood	Low: \$104850 High: \$407,500		
Market for this type of property	Increased 4 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1788 N Avignon Lane	2011 N Playa Ln	473 N Farmhouse Ln	773 W Bordeaux Ln
City, State	Clovis, CA	Clovis, CA	Clovis, CA	Clovis, CA
Zip Code	93619	93619	93619	93619
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.51 ¹	0.55 ¹	0.86 ¹
Property Type	PUD	SFR	SFR	SFR
Original List Price \$	\$	\$370,760	\$382,720	\$350,000
List Price \$	--	\$380,760	\$377,720	\$350,000
Original List Date		10/06/2021	11/03/2021	03/16/2022
DOM · Cumulative DOM	-- · --	4 · 163	7 · 135	1 · 2
Age (# of years)	19	1	1	20
Condition	Average	Good	Good	Average
Sales Type	--	Fair Market Value	Auction	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 Contemporary	2 Stories Contemporary	2 Stories Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,271	1,212	1,212	1,271
Bdrm · Bths · ½ Bths	2 · 1 · 1	3 · 2 · 1	3 · 2 · 1	2 · 2
Total Room #	6	7	7	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	Pool - Yes	Pool - Yes	--
Lot Size	.08 acres	0.05 acres	0.05 acres	0.07 acres
Other	None	None	None	None

* Listing 3 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** New Modern Java Cabinets With Knobs, White Quartz And Blinds. Brand New Floor Plan 1 Leo Wilson Elev8ions At Heritage Grove. This Home Will Be Ready To Move In November - December. Featuring 3 Bed, 2.5 Bath. Home Features Plank Tile Floors, Stainless Appliances, Landscaping Included In Front Community Pool And Front Yard Maintenance Is a Plus. Steps Away From The Pool, Walking Trails And Parks.
- Listing 2** New Modern Java Cabinets With Handles, White Quartz And Blinds. Brand New Floor Plan 1 Leo Wilson Elev8ions At Heritage Grove. This Home Will Be Ready To Move In January-February. Featuring 3 Bed, 2.5 Bath. Home Features Plank Tile Floors, Stainless Appliances, Landscaping Included In Front And Back.... Community Pool And Front Yard Maintenance Is a Plus. Steps Away From The Pool, Walking Trails And Parks.
- Listing 3** Home In The European Quarter. Because Of Circumstances Beyond Their Control, My Sweet Family Needs To Move. I Know That They Will Miss The Location. Close To Shopping And The Fact That I Am In The Clovis School District. I Am a Diamond In The Rough--I Need New Flooring, Carpet, Tile And New Paint On The Walls. My Bones Are Good, I Just Need a Little TLC. Just a Few Hundred Yards From My Front Door Is a Neighborhood Park Where My 3 Kids Spent Many Hours Playing.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1788 N Avignon Lane	637 W Fontaine Ln	761 W Barcelona Ln	2020 N Walling Ln
City, State	Clovis, CA	Clovis, CA	Clovis, CA	Clovis, CA
Zip Code	93619	93619	93619	93619
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.69 ¹	0.90 ¹	0.55 ¹
Property Type	PUD	SFR	SFR	SFR
Original List Price \$	--	\$330,000	\$349,900	\$380,540
List Price \$	--	\$330,000	\$349,900	\$380,540
Sale Price \$	--	\$361,000	\$360,000	\$380,540
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	09/27/2021	10/21/2021	01/31/2022
DOM · Cumulative DOM	-- · --	7 · 30	4 · 35	14 · 113
Age (# of years)	19	18	20	1
Condition	Average	Average	Average	Good
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 Contemporary	1 Story Contemporary	1 Story Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,271	1,187	1,271	1,212
Bdrm · Bths · ½ Bths	2 · 1 · 1	2 · 2	2 · 2	3 · 2 · 1
Total Room #	6	6	6	10
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	--	--	--	Pool - Yes
Lot Size	.08 acres	0.07 acres	0.07 acres	0.05 acres
Other	None	None	None	None
Net Adjustment	--	+\$3,580	+\$200	-\$945
Adjusted Price	--	\$364,580	\$360,200	\$379,595

* 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** Situated In The Highly Desirable Gated Community European Parc, Is This Immaculate, Single Story Home. Walk Into The Open Floor Plan W/A Large Center Island And Open Eating Area. Enjoy The Family Room W/Cozy Fireplace, 2 Bedrooms, 2 Bathrooms, Indoor Laundry And an Attached, 2 Car Garage. Outside In The Back Enjoy The Spacious Covered Patio And Synthetic Lawn As Well. Low Maintenance And Efficient. Great Starter Home Or Investment Home In The Highly Acclaimed Clovis Unified School District. Clovis Unified School District, Close To Trails, Shopping And Schools
- Sold 2** Do Not Miss Your Chance To View This Beautiful Home Located In The Gated Community Of European Quarter. This Home Has Been Well Maintained And Is Move In Ready. The Open Floor Plan Makes This Space Great For Entertaining. This Home Is Equipped With Two Bedrooms And Two Bathrooms. Off Of The Main Room You Will Find an Additional Space That Can Be Used As an Office Or Seating Area. The Backyard Is Stunning With Stamped Concrete And an Outdoor Fireplace. Schedule Your Appointment Today
- Sold 3** New Modern Flat Panel Gray Cabinets, White Quartz And Blinds. Brand New Floor Plan 1 Leo Wilson Elev8ions At Heritage Grove. This Home Featuring 3 Bed, 2.5 Bath. Home Features Plank Tile Floors, Stainless Appliances, Landscaping Included In Front And Backyard Landscaping Community Pool And Front Yard Maintenance Is a Plus. Steps Away From The Pool, Walking Trails And Parks.

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	\$370,000	\$370,000
Sales Price	\$360,200	\$360,200
30 Day Price	\$350,000	--
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

Subject Photos



Other

Listing Photos

L1 2011 N Playa Ln
Clovis, CA 93619



Front

L2 473 N Farmhouse Ln
Clovis, CA 93619



Dining Room

L3 773 W Bordeaux Ln
Clovis, CA 93619



Front

Sales Photos

S1 637 W Fontaine Ln
Clovis, CA 93619



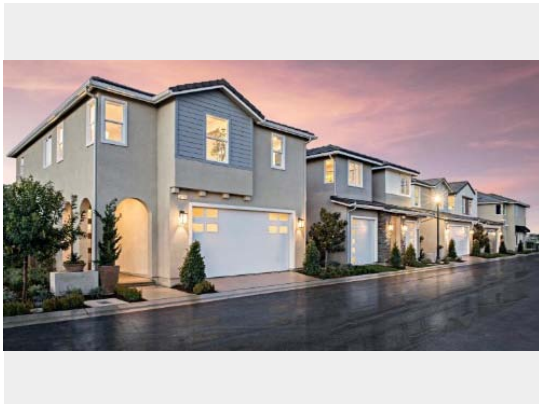
Front

S2 761 W Barcelona Ln
Clovis, CA 93619



Front

S3 2020 N Walling Ln
Clovis, CA 93619



Front

ClearMaps Addendum

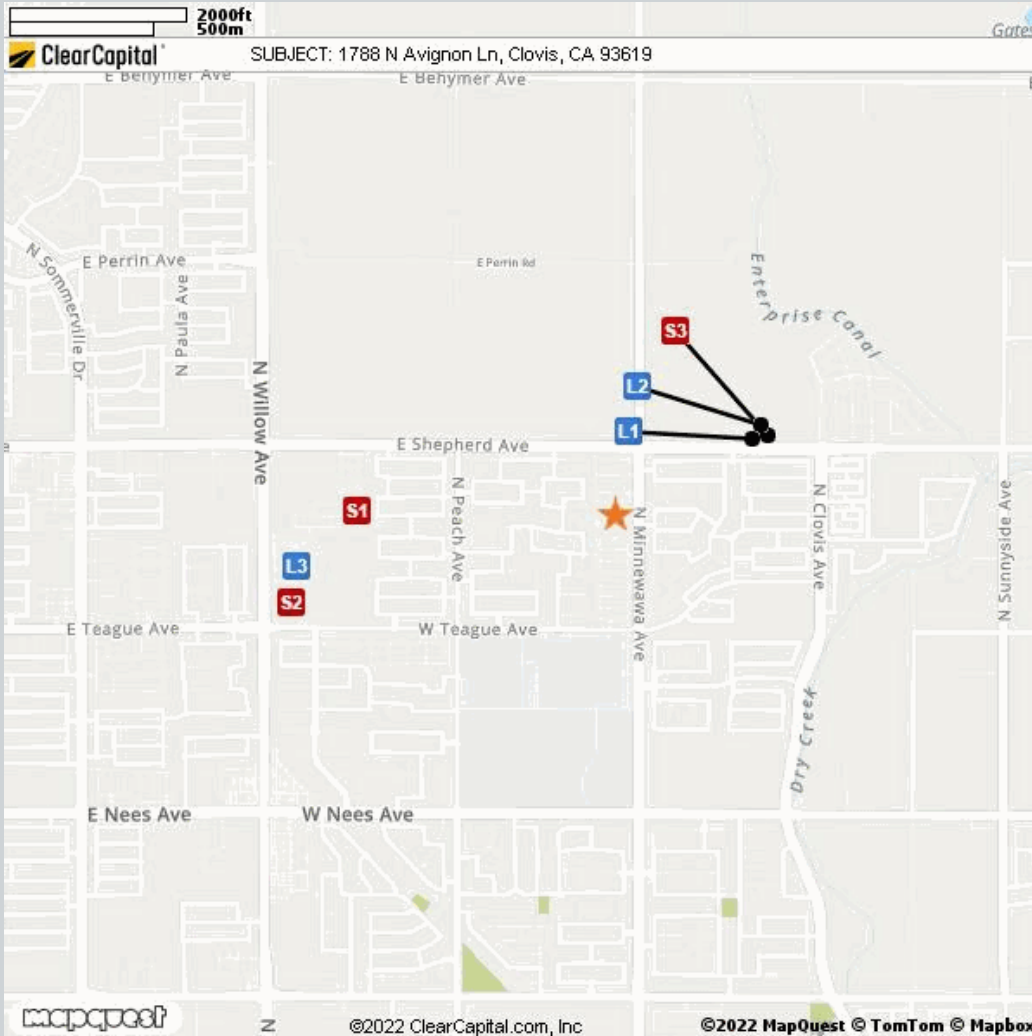
Address ★ 1788 N Avignon Lane, Clovis, CA 93619

Loan Number 48821

Suggested List \$370,000

Suggested Repaired \$370,000

Sale \$360,200



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1788 N Avignon Lane, Clovis, CA 93619	--	Parcel Match
L1 Listing 1	2011 N Playa Ln, Clovis, CA 93619	0.51 Miles ¹	Parcel Match
L2 Listing 2	473 N Farmhouse Ln, Clovis, CA 93619	0.55 Miles ¹	Parcel Match
L3 Listing 3	773 W Bordeaux Ln, Clovis, CA 93619	0.86 Miles ¹	Parcel Match
S1 Sold 1	637 W Fontaine Ln, Clovis, CA 93619	0.69 Miles ¹	Parcel Match
S2 Sold 2	761 W Barcelona Ln, Clovis, CA 93619	0.90 Miles ¹	Parcel Match
S3 Sold 3	2020 N Walling Ln, Clovis, CA 93619	0.55 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.

*** 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.

Report Instructions - cont.

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.

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	5.23 miles	Date Signed	03/17/2022

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.