

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	5236 N Angus Street, Fresno, CA 93710	Order ID	8089257	Property ID	32462748
Inspection Date	03/30/2022	Date of Report	03/30/2022		
Loan Number	48880	APN	41822114		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Fresno		

Tracking IDs					
Order Tracking ID	03.30.22	Tracking ID 1	03.30.22		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	NATIVIDAD MATA	Home and landscaping seem to have been maintained well as noted from doing an exterior drive by inspection. Subject has good functional utility and conforms well within the neighborhood.
R. E. Taxes	\$1,639	
Assessed Value	\$135,033	
Zoning Classification	Residential RS5	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(closed windows and doors)	
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		Neighborhood Comments
Location Type	Urban	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.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$295500 High: \$382200	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	5236 N Angus Street	2927 E Gettysburg Ave	1351 E Almendra Dr	4825 N 5th St
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93710	93726	93710	93726
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.78 ¹	0.77 ¹	0.84 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$290,000	\$310,000	\$305,000
List Price \$	--	\$290,000	\$310,000	\$305,000
Original List Date		01/25/2022	02/27/2022	03/16/2022
DOM · Cumulative DOM	-- · --	13 · 64	4 · 31	4 · 14
Age (# of years)	61	62	66	59
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	1,573	1,516	1,412	1,436
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	3 · 2	3 · 2
Total Room #	7	7	7	7
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	.15 acres	0.18 acres	0.2 acres	0.21 acres
Other	None	None	None	None

* Listing 2 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** Welcome To This Wonderful Home On a Large Corner Lot. This 3 Bed 1.5 Bath Home Offers Ample Space, a Large Family Room And Separate Dining Room. In The Family Room There Is a Wonderful Fireplace To Enjoy On Those Cold Winter Nights. As You Enter The Home You Will Be Greeted by The Newly Cleaned And Polished Hard Wood Floors And Newer Laminate Flooring In The Kitchen. Adjacent To The Home Is a Detached 2 Car Garage And Pool Sized Back Yard With Plenty Of Room To Roam. Conveniently Located Near a Major Shopping Center, Schools, Parks, Restaurants, Hospitals, And Easy Freeway Access For Commuting.
- Listing 2** Adorable 3 Bedroom, 2 Bath Home Tucked Away In a Quiet Neighborhood. The Living Room Has a Fireplace And French Doors Leading Out To The Back Patio. There Is Another Fireplace In The Eat In Kitchen With Wall Oven And Glass Cooktop. There Is a Bathroom And Laundry Room With Sink Just Off The Kitchen. The Other Bathroom Has The Original Tile And Features a Tub And Separate Shower. The Detached Garage Has Been Converted To an Office/Room But Could Easily Be Converted Back. There Is a Lime, Orange And Walnut Tree. The Seller Also Just Planted an Avocado Tree In The Back. The Roof Is Newer, Only About 5 Years Old. This Cutie Will Be Gone In a Flash So Make Your Appointment To See It Today.
- Listing 3** Established Fresno Neighborhood. Great For First Time Home Buyers 3 Bedrooms/ 2 Bathroom , Enclosed Patio Not Included In sq Footage Conveniently Located Near Fresno State University, Fashion Fair Mall, Freeway Access And Nearby Restaurants And More.
Call Your Realtor Today For a Private Showing

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5236 N Angus Street	748 E Robinwood Ln	5429 N Callisch Ave	591 E San Ramon Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93710	93710	93710	93710
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.36 ¹	0.24 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$300,000	\$285,000	\$320,000
List Price \$	--	\$300,000	\$285,000	\$320,000
Sale Price \$	--	\$325,000	\$292,500	\$335,000
Type of Financing	--	Fha	Va	Conventional
Date of Sale	--	10/01/2021	10/28/2021	03/04/2022
DOM · Cumulative DOM	-- · --	4 · 72	10 · 33	8 · 60
Age (# of years)	61	58	58	65
Condition	Average	Good	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 ranch	1 Story ranch	1 Story Ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,573	1,436	1,626	1,405
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
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	.15 acres	0.14 acres	0.14 acres	0.23 acres
Other	None	None	None	None
Net Adjustment	--	-\$14,435	-\$2,985	-\$11,640
Adjusted Price	--	\$310,565	\$289,515	\$323,360

* 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** Adjustments were made for age (\$-600), sq footage (\$6165) and condition (\$-20,000) if needed. Fantastic Opportunity To Own This Beautiful Move-In Ready Home Located In The Heart Of Fresno. This Inviting Three Bedroom, Two Bath Home Features Two Separate Living Areas, Perfect For Your Family Gatherings, a Home Office Setup, Or Just Giving The Kids Some Extra Space To Play. The Kitchen Features a Gas Cooktop And an Abundance Of Cabinet Space. Three Generously Sized Bedrooms Allow For Privacy And Comfort, With The Master Bath Featuring Dual Sinks And a Walk-In Shower. Energy Efficiency Is At a Premium, With Newer Dual Pane Windows Throughout The Home, As Well As Added Solar Panels. Tucked Away In a Quiet Neighborhood, Escape To The Backyard And Enjoy The Huge Oversized Lot, Covered Patio, Mature Landscaping, And a Large Shed For Additional Storage Or Hobby Workshop. This Home Is Located Within Walking Distance To Robinson Elementary School And Hoover High School, And Just a Short Drive To Retail Shopping, Restaurants And Freeway Access.
- Sold 2** Adjustments were made for age (\$-600), sq footage (\$-2385) and condition (\$) if needed. Basic Wathen Headliner 3/2 Home Near Hoover High, Fashion Fair And 41 Freeway. This Home Is Not Torn Apart Or Trashed But It Has Not Been Upgraded And It Is Priced Accordingly. Opportunity Here For Makiing This Into Something Very Practical And Attractive. This Floor Plan Has The Combination Living Room Dining Room, a Kitchen With a Breakfast Nook, And a Step Down Family Room With Fireplace. Nice Large Garage With Washer And Dryer Hook Ups.
- Sold 3** Adjustments were made for age (\$800), sq footage (\$7560) and condition (\$-20000) if needed. Looking For a Home On a Large Corner Lot? This 3 Bedroom 2 Bath Home On a Large 9,975 sq ft Lot Is Ready For You The Kitchen And Baths Have Granite Countertops And Tile Floors. The Bedrooms Have Hardwood Floors And Crown Molding. The Livingroom Has a Beautiful Fireplace And There Is a Separate Great Room. Large Backyard With a Cement Pad Ready For Your RV Or Trailer. Back And Side Block Fence.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject just recently sold, closed escrow 03/30/2022			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
03/14/2022	\$299,500	--	--	Sold	03/30/2022	\$305,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$310,000	\$310,000
Sales Price	\$305,000	\$305,000
30 Day Price	\$295,000	--
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

Listing Photos

L1 2927 E Gettysburg Ave
Fresno, CA 93726



Front

L2 1351 E Almendra Dr
Fresno, CA 93710



Front

L3 4825 N 5th St
Fresno, CA 93726



Front

Sales Photos

S1 748 E Robinwood Ln
Fresno, CA 93710



Front

S2 5429 N Callisch Ave
Fresno, CA 93710



Front

S3 591 E San Ramon Ave
Fresno, CA 93710



Front

ClearMaps Addendum

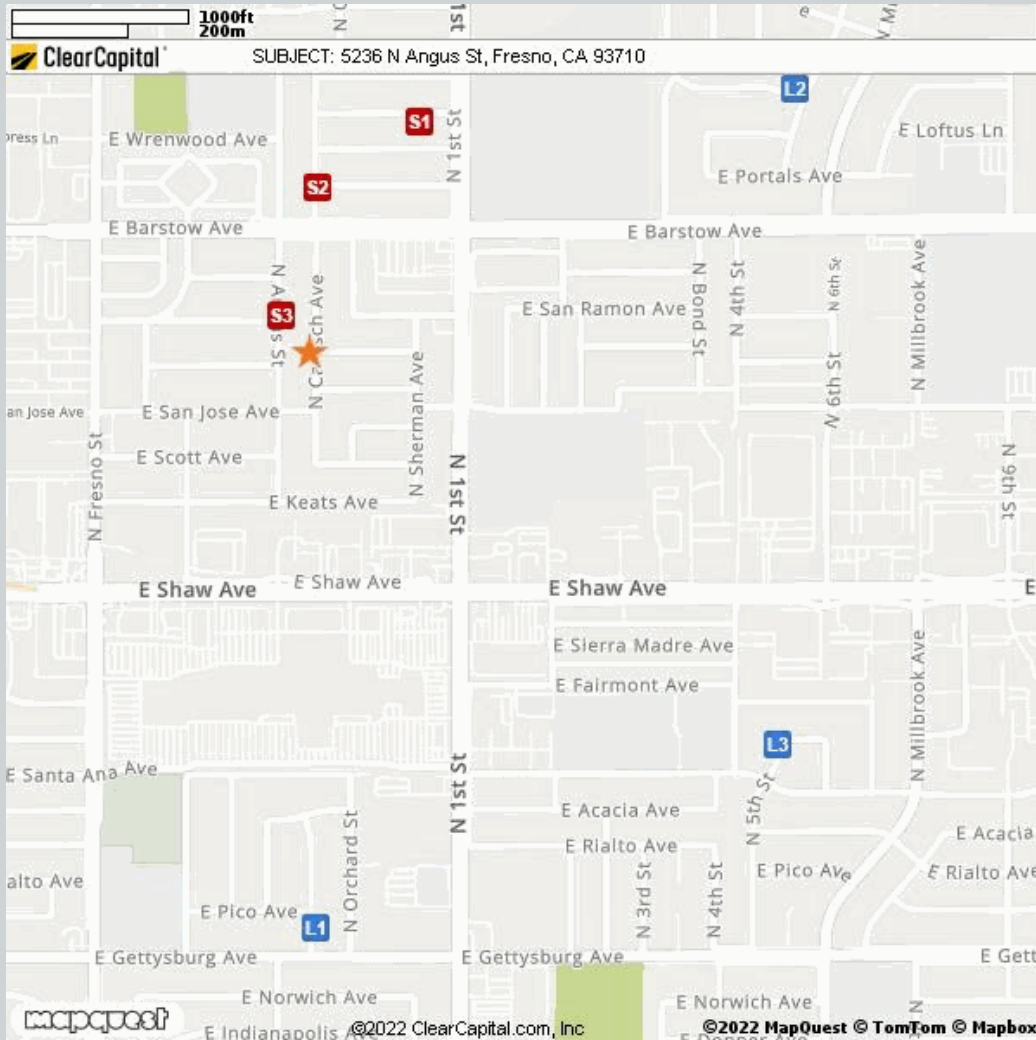
Address ★ 5236 N Angus Street, Fresno, CA 93710

Loan Number 48880

Suggested List \$310,000

Suggested Repaired \$310,000

Sale \$305,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5236 N Angus Street, Fresno, CA 93710	--	Parcel Match
L1 Listing 1	2927 E Gettysburg Ave, Fresno, CA 93726	0.78 Miles ¹	Parcel Match
L2 Listing 2	1351 E Almendra Dr, Fresno, CA 93710	0.77 Miles ¹	Parcel Match
L3 Listing 3	4825 N 5th St, Fresno, CA 93726	0.84 Miles ¹	Parcel Match
S1 Sold 1	748 E Robinwood Ln, Fresno, CA 93710	0.36 Miles ¹	Parcel Match
S2 Sold 2	5429 N Callisch Ave, Fresno, CA 93710	0.24 Miles ¹	Parcel Match
S3 Sold 3	591 E San Ramon Ave, Fresno, CA 93710	0.07 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.
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

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	1.74 miles	Date Signed	03/30/2022

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.