

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	4177 E Hampton Way, Fresno, CA 93726	Order ID	8130912	Property ID	32559804
Inspection Date	04/18/2022	Date of Report	04/19/2022		
Loan Number	48905	APN	43609321		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Fresno		

Tracking IDs					
Order Tracking ID	04.15.22 BPO	Tracking ID 1	04.15.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	ANDY G SANDOVAL	Condition Comments	
R. E. Taxes	\$638	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. MLS Comments: This home has a lot of up-side and is being sold below market to compensate for the condition. This home is being sold by the original family. It does have deferred maintenance, but could be an awesome home! Built in 1955 It has the original Hotpoint metal cabinets. Aqua in the kitchen, mauvy pink in the hall bath and green in the master. The living has built in bookshelves and a wood burning fireplace. The back yard has mature landscaping including fruit trees. It will not go FHA or VA.	
Assessed Value	\$55,857		
Zoning Classification	Residential RS5		
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	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: \$237000 High: \$355000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	4177 E Hampton Way	4684 E Gettysburg	3913 E Fountain Way	3120 N 9th St
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93726	93726	93726	93703
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.95 ¹	0.78 ¹	0.96 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$265,000	\$295,000	\$290,000
List Price \$	--	\$250,000	\$295,000	\$290,000
Original List Date		11/20/2021	02/08/2022	02/17/2022
DOM · Cumulative DOM	-- · --	49 · 150	9 · 70	24 · 61
Age (# of years)	67	61	67	67
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	1,226	1,434	1,165	1,492
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 1 · 1	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	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	.14 acres	0.16 acres	0.16 acres
Other	None	None	None	None

* 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 Classic Well-Built Home Across From Vinland Park. The Home Has Many Good Quality Features But Could Benefit From Some Interior Refurbishment. Alarm Enabled.

Listing 2 Cute, Established 3 Bedroom 1 1/2 Bath Home In Central Location With Hardwood Floors And Inside Laundry. Contact Your Agent For More Information Do Not Disturb Tenant

Listing 3 Great Home Featuring 3 Bedrooms, 2 Bathrooms, Detached 2 Car Garage And Covered Patio. The Home Features a Front Porch Leading Into The Living Room. The Living Room Features Large Windows, Fireplace And Dinning Area. The Kitchen Features Breakfast Nook, Tile Counter Tops And Separate Laundry Area Leading To The Covered Patio. Each Bedroom Features Wood Flooring. Call Today For Your Private Showing.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4177 E Hampton Way	4014 E Pontiac Way	4041 E Saginaw Way	4233 E Buckingham Way
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93726	93726	93726	93726
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.26 ¹	0.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$239,000	\$269,000	\$278,000
List Price \$	--	\$239,000	\$269,000	\$278,000
Sale Price \$	--	\$260,000	\$250,000	\$283,000
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	11/12/2021	11/18/2021	04/08/2022
DOM · Cumulative DOM	-- · --	13 · 136	16 · 33	12 · 30
Age (# of years)	67	64	64	64
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	1,226	1,161	1,567	1,066
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	3 · 2	3 · 1
Total Room #	6	6	6	6
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	0.16 acres	0.15 acres	0.15 acres
Other	None	None	None	None
Net Adjustment	--	+\$2,325	-\$15,945	+\$6,600
Adjusted Price	--	\$262,325	\$234,055	\$289,600

* 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** Adjustments made for sq footage (\$2925), age (\$-600) and lot size (\$0), if needed. Excellent Starter Home Or Investor Special. Three Bedroom, 1 1/2 Bath. Large Covered Patio With Two Ceiling Fans. Very Nice Back Yard With Several Mature Citrus Trees. Excellent Area And Priced Right.
- Sold 2** Adjustments made for sq footage (\$-15345), age (\$-600) and lot size (\$0), if needed. Outstanding Value. This Solid Home Features Three Bedrooms, 2 Bathrooms And an Eat-In Kitchen. The Fabulous Layout Encompasses a Living Room With a Fireplace. And a Formal Dining Room. The Generous Yard Includes a Covered Patio And Citrus Trees. Must See.
- Sold 3** Adjustments made for sq footage (\$7200), age (\$-600) and lot size (\$0), if needed. 3Br, 1 Ba, 2 Car Garage. Large Front Yard To Greet Your Guests. Nice Fireplace In Family Room For Winter Nights. Large Kitchen And Eating Area. Side Patio For Outdoor Dining And Bbq. Large Backyard With Side Gate. No Homes Behind You For Privacy. With Large Side Space To Store Trailer/Boat, Etc. In Fenced Area To Secure In Back. New Fence, 2021. Minutes To Nearby Restaurants At Granite Park. 2Mi To Fresno State Bulldog Stadium, Save Mart Center, And Campus Pointe For Football/Baseball Games, Concerts, Movies And Restaurants. Fashion Fair Mall Too

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject property just closed escrow as a probate sale			
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
03/10/2022	\$225,000	03/11/2022	\$225,000	Sold	04/13/2022	\$250,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$260,000	\$260,000
Sales Price	\$250,000	\$250,000
30 Day Price	\$235,000	--
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.		

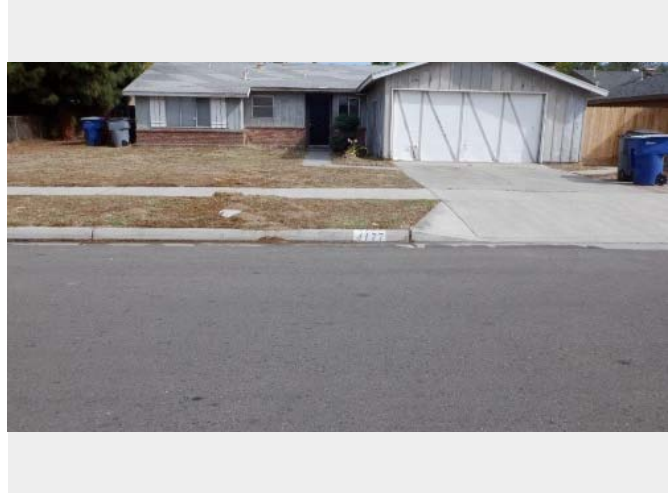
Clear Capital Quality Assurance Comments Addendum

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



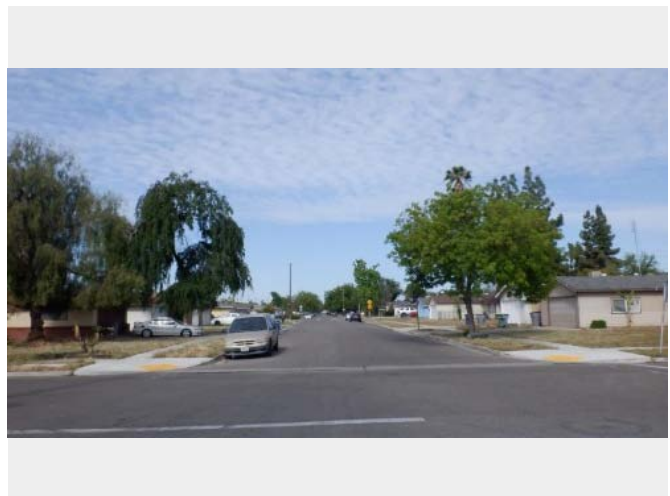
Side



Side



Street



Street

Listing Photos

L1 4684 E Gettysburg
Fresno, CA 93726



Front

L2 3913 E Fountain Way
Fresno, CA 93726



Front

L3 3120 N 9th St
Fresno, CA 93703



Front

Sales Photos

S1 4014 E Pontiac Way
Fresno, CA 93726



Front

S2 4041 E Saginaw Way
Fresno, CA 93726



Front

S3 4233 E Buckingham Way
Fresno, CA 93726



Front

ClearMaps Addendum

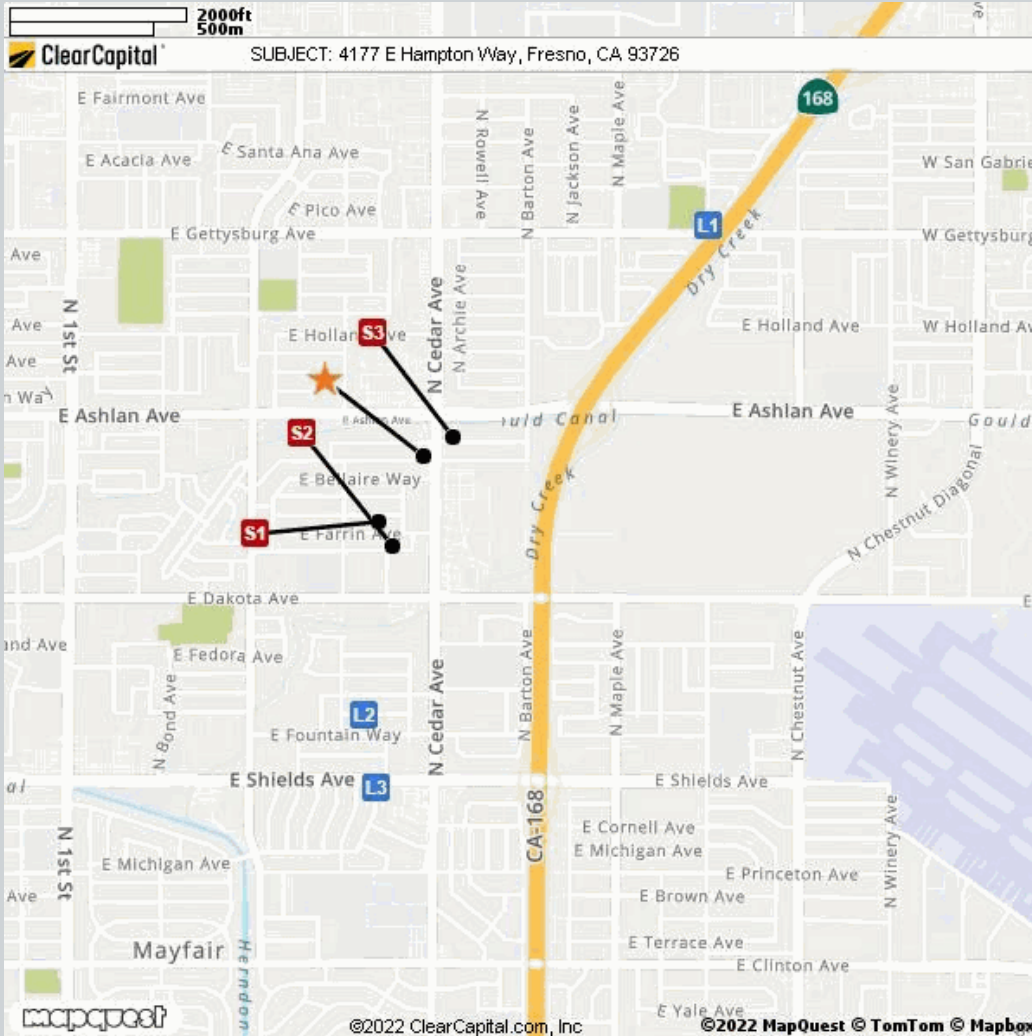
Address ★ 4177 E Hampton Way, Fresno, CA 93726

Loan Number 48905

Suggested List \$260,000

Suggested Repaired \$260,000

Sale \$250,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4177 E Hampton Way, Fresno, CA 93726	--	Parcel Match
L1 Listing 1	4684 E Gettysburg, Fresno, CA 93726	0.95 Miles ¹	Parcel Match
L2 Listing 2	3913 E Fountain Way, Fresno, CA 93726	0.78 Miles ¹	Parcel Match
L3 Listing 3	3120 N 9th St, Fresno, CA 93703	0.96 Miles ¹	Parcel Match
S1 Sold 1	4014 E Pontiac Way, Fresno, CA 93726	0.22 Miles ¹	Parcel Match
S2 Sold 2	4041 E Saginaw Way, Fresno, CA 93726	0.26 Miles ¹	Parcel Match
S3 Sold 3	4233 E Buckingham Way, Fresno, CA 93726	0.10 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	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	3.58 miles	Date Signed	04/19/2022

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.