

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	4375 N Carnegie Avenue, Fresno, CA 93722	Order ID	8107297	Property ID	32496869
Inspection Date	04/06/2022	Date of Report	04/06/2022		
Loan Number	49224	APN	51019102		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Fresno		

Tracking IDs					
Order Tracking ID	04.06.22 BPO	Tracking ID 1	04.06.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	HERMAN J SOTELO	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. Subject appears to be vacant even though there is a car in the driveway. it appeared to have notices on interior windows, but not able to catch with photo due to driveby.
R. E. Taxes	\$1,841	
Assessed Value	\$148,941	
Zoning Classification	Residential RS5	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(closed windows and door, abandoned car in driveway, noted cobwebs and blocked on tire)	
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: \$205400 High: \$408400	
Market for this type of property	Decreased 3 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4375 N Carnegie Avenue	4741 W Willis Ave	5156 W Griffith Way	5668 W Holland 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.	--	0.86 ¹	0.82 ¹	0.11 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$385,000	\$350,000	\$315,000
List Price \$	--	\$385,000	\$350,000	\$315,000
Original List Date		01/17/2022	02/25/2022	03/11/2022
DOM · Cumulative DOM	-- · --	18 · 79	4 · 40	3 · 26
Age (# of years)	28	42	34	20
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	1,391	1,578	1,131	1,277
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	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	.10 acres	0.15 acres	0.15 acres	0.11 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** Another Great Opportunity To Own In a Well Kept Neighborhood Corner Lot, 3Bed,2Ba With Updated Kitchen, Eating Area. Family Room, Livingroom, Dining Area. Tile Counter Top In Kitchen, Breakfast Bar. Carpet In All Bedrooms, Pool Fenced, Spa In Backyard, Built In Barbeque Grill. Room For The Kids To Play, Near Shopping Centers. Call Now Home Has Much More To Offer.
- Listing 2** Charming Home Nestled In a Great Neighborhood Near Excellent Schools The Kitchen Features an Open Floorplan, And Granite Countertops In The Kitchen. There Are 3 Very Spacious Bedrooms And 2 Bathrooms. This Home Sits On a Decent Sized Lot, With a Manicured Backyard And Tons Of Space For Gatherings All Near Excellent Schools, Restaurants, And Great Shopping Dont Miss Out On The Opportunity To Make This Stunning House Your New Home
- Listing 3** Wonderful 3 Bedroom, 2 Bathroom Home With New Carpet, New Vinyl Flooring, Freshly Painted Interior And Exterior In a Great West Fresno Neighborhood. Upon Entering, You Are Greeted by a Large Living Room With Brand New Carpet That Opens Into The Dining Room And Kitchen. Each Room Is Spacious With Ample Closet Space. The Master Bedroom Features a Private Bathroom With Dual Sinks And Walk-In Closet. Spacious Back Yard For Summer Time Parties. Plenty Of Nearby Shopping And Entertainment With Easy Access To Highway 99, Dont Miss Out On This Beautiful Home

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4375 N Carnegie Avenue	5289 W Ashcroft Ave	4332 N Constance Ave	5584 W Holland 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.	--	0.44 ¹	0.48 ¹	0.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$319,000	\$315,000	\$368,900
List Price \$	--	\$319,000	\$315,000	\$377,000
Sale Price \$	--	\$335,000	\$329,000	\$377,000
Type of Financing	--	Conventional	Fha	Fha
Date of Sale	--	11/17/2021	11/08/2021	11/08/2021
DOM · Cumulative DOM	-- · --	15 · 58	3 · 46	6 · 31
Age (# of years)	28	36	36	19
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	1,391	1,479	1,479	1,556
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	4 · 2
Total Room #	7	6	6	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	.10 acres	0.14 acres	0.15 acres	0.11 acres
Other	None	None	None	None
Net Adjustment	--	+\$2,360	+\$2,360	-\$9,225
Adjusted Price	--	\$337,360	\$331,360	\$367,775

* 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 (\$-3960), age (\$1600) and lot size (\$0), if needed. Affordable And Charming Home In a Quiet Neighborhood. This Home Features 3 Bedroom, 2 Baths, With 1479 Sqft Of Living Space. Secure Front Porch, Fresh Interior Paint, New Laminate Floor, Updated Kitchen And Bath, With Ample Storage. Solar On Home Is Paid.
- Sold 2** Adjustments made for sq footage (\$-3960), age (\$1600) and lot size (\$0), if needed. Available Now Is This Clean, Move-In Ready Home In The Highly Desirable Central Unified School District. This Spacious 3 Bedroom, 2 Bathroom Home Features Two Living Spaces With New Carpet. Enjoy Energy Efficiency Features Such As Dual Pane Windows And an Owned Solar System. Call Today For Your Private Showing.
- Sold 3** Adjustments made for sq footage (\$-7425), age (\$-1800) and lot size (\$0), if needed. Check Out This Single Story 4 Bedrooms 2 Bathrooms House. New Paint, New Carpet. Spacious Kitchen With Stainless Steel Appliances, White Kitchen Cabinets, Island And Dinning Area. This House Features a Large Living Room With Fireplace. Backyard Has Lots Of Space For Family Gatherings, Newly Pained Fence. Do Not Miss The Opportunity To Own This Amazing Home. Call Your Agent Today To Schedule Showing.

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	\$355,000	\$355,000
Sales Price	\$345,000	\$345,000
30 Day Price	\$335,000	--
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



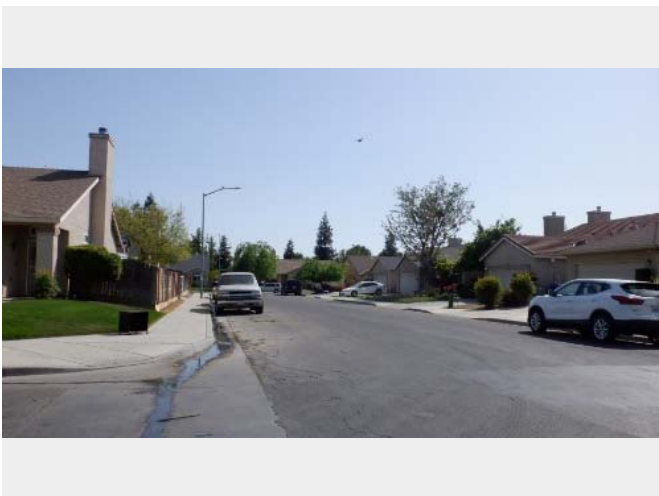
Address Verification



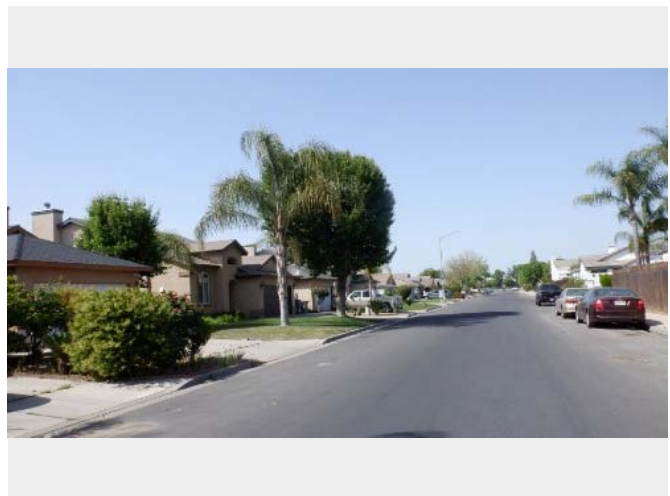
Side



Side



Street



Street

Listing Photos

L1 4741 W Willis Ave
Fresno, CA 93722



Front

L2 5156 W Griffith Way
Fresno, CA 93722



Front

L3 5668 W Holland Ave
Fresno, CA 93722



Front

Sales Photos

S1 5289 W Ashcroft Ave
Fresno, CA 93722



Front

S2 4332 N Constance Ave
Fresno, CA 93722



Front

S3 5584 W Holland Ave
Fresno, CA 93722



Front

ClearMaps Addendum

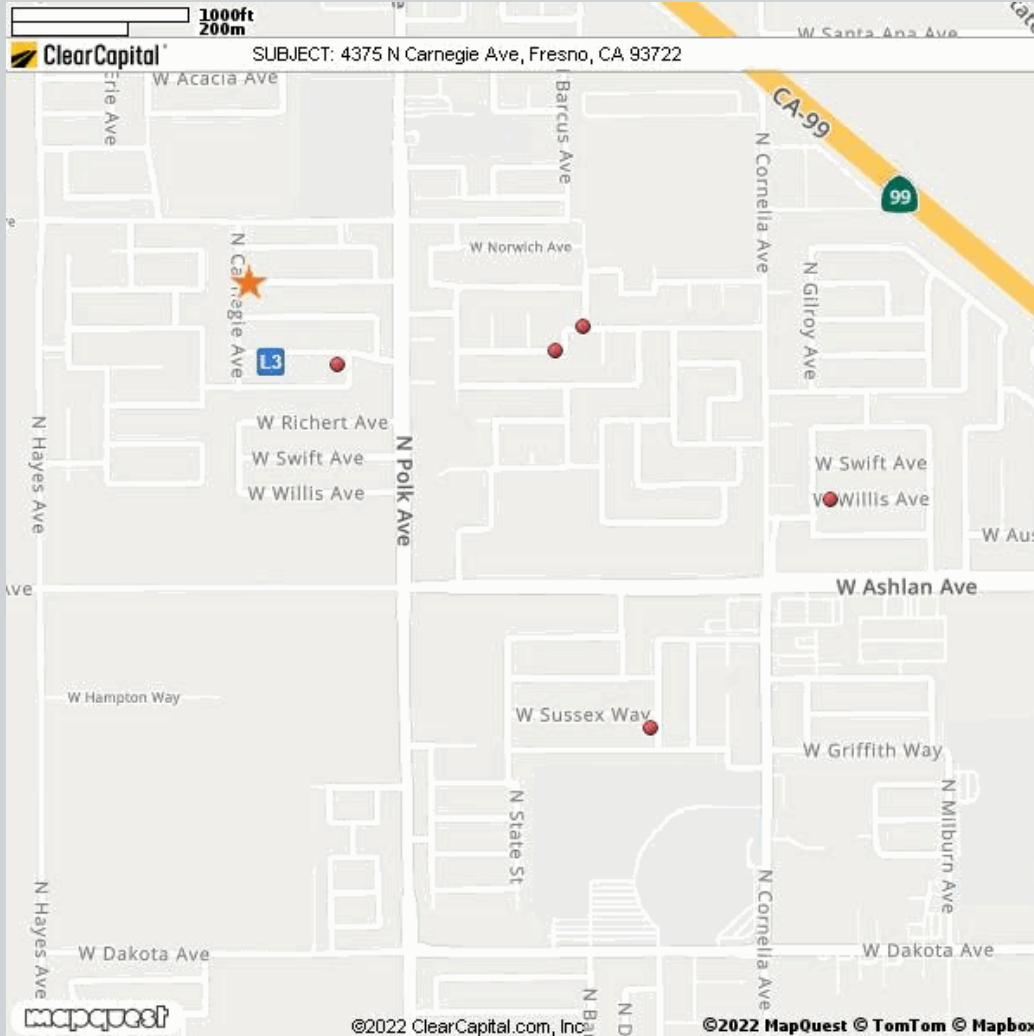
Address ★ 4375 N Carnegie Avenue, Fresno, CA 93722

Loan Number 49224

Suggested List \$355,000

Suggested Repaired \$355,000

Sale \$345,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4375 N Carnegie Avenue, Fresno, CA 93722	--	Parcel Match
L1 Listing 1	4741 W Willis Ave, Fresno, CA 93722	0.86 Miles ¹	Parcel Match
L2 Listing 2	5156 W Griffith Way, Fresno, CA 93722	0.82 Miles ¹	Parcel Match
L3 Listing 3	5668 W Holland Ave, Fresno, CA 93722	0.11 Miles ¹	Parcel Match
S1 Sold 1	5289 W Ashcroft Ave, Fresno, CA 93722	0.44 Miles ¹	Parcel Match
S2 Sold 2	4332 N Constance Ave, Fresno, CA 93722	0.48 Miles ¹	Parcel Match
S3 Sold 3	5584 W Holland Ave, Fresno, CA 93722	0.17 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	5.69 miles	Date Signed	04/06/2022

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.