

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	6494 N 8th Street, Fresno, CA 93710	Order ID	8128079	Property ID	32553810
Inspection Date	04/14/2022	Date of Report	04/15/2022		
Loan Number	49297	APN	40823406		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Fresno		

Tracking IDs					
Order Tracking ID	04.14.22 BPO	Tracking ID 1	04.14.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	BENJAMIN E PIFFERO	Condition Comments 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	\$2,648	
Assessed Value	\$207,241	
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 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: \$302800 High: \$427520	
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	6494 N 8th Street	6750 N Woodrow Ave	6589 N Chance Ave	1079 E Palo Alto 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.	--	0.98 ¹	0.49 ¹	0.63 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$390,000	\$425,000	\$425,000
List Price \$	--	\$390,000	\$425,000	\$425,000
Original List Date		03/04/2022	03/10/2022	04/07/2022
DOM · Cumulative DOM	-- · --	6 · 42	12 · 36	4 · 8
Age (# of years)	51	49	45	50
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	1,686	1,794	1,742	1,671
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
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	0.39 acres	0.16 acres	0.2 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** This Home Has Been Well Taken Care Of And It Shows Home Has Been Updated And It Is Ready To Move In The Large Backyard Has a Gorgeous Pool, Mature Landscaping, And Lots Of Fruit Trees.
- Listing 2** Perfectly Nestled In a Quaint Neighborhood And a Short Drive To Fresno State University, This Home Shines From Within And Is Available For Viewing. The Kitchen And Baths Were Recently Remodeled With Beautiful New Counters, Backsplash And Tile Showers. Newer Stainless Steel Appliances And Hardware. The Previously New Flooring Throughout The Home Compliments The New Added Features Nicely. Two Large Family Areas That Offer a Great Space For Family And Friends. And Enjoy The Evenings And Weekends Sitting And Entertaining As Well by Your Pool. Call an Agent Today To Tour This Beautiful Home Before Its Gone
- Listing 3** This Gorgeous Wathen Mansionette Has Been a Loving Family Home For Nearly 50 Years. With Brand New Flooring, Interior Paint, And Exterior Paint, This Home Is Ready For The Next Owner. This Home Greets You With Curb Appeal That Boasts Pride Of Ownership. The Floor Plan Features Two Large Living Areas In Addition To a Dining Area, And All Three Generously Sized Bedrooms Are Located Down The Hallway. The Front Living Area Also Has Pocket Doors, Making It Possible To Create a 4Th Bedroom Or a Private Office. The Kitchen Has Been Updated With Stainless Steel Appliances, Granite Counters, And Backsplash. The Backyard Includes a Lovely Covered Patio And The Fence-Line Is Surrounded by Tall Green Shrubs That Create Privacy And Elegance. Energy Efficient Improvements Include an Hvac That Was Recently Replaced In March Of 2021, As Well As Updated Windows Throughout. Dont Miss Out On This Wonderful Opportunity

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	6494 N 8th Street	2148 E Sierra Ave	6350 N 4th St	1310 E Sample 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.	--	0.44 ¹	0.48 ¹	0.44 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$367,500	\$350,000	\$370,000
List Price \$	--	\$367,500	\$350,000	\$370,000
Sale Price \$	--	\$405,000	\$365,000	\$391,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	02/07/2022	03/29/2022	03/30/2022
DOM · Cumulative DOM	-- · --	2 · 27	2 · 32	4 · 31
Age (# of years)	51	45	55	55
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	1,686	1,671	1,684	1,616
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
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	--	--	--	Pool - Yes
Lot Size	.15 acres	0.16 acres	0.23 acres	0.14 acres
Other	None	None	None	None
Net Adjustment	--	-\$525	+\$890	-\$3,050
Adjusted Price	--	\$404,475	\$365,890	\$387,950

* 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 made for sq footage (\$675), age (\$-1200) and lot size (\$0), if needed. Prime North Fresno Location-Welcome Home! This 3 bedroom 2 bathroom Hallmark Home has approximately 1,671 sqft and has been beautifully maintained and updated making it the perfect family home. With both a living room and family room spaces you can create a home office space for remote work or a game room to unwind and play.
- Sold 2** Adjustments made for sq footage (\$90), age (\$800) and lot size (\$0), if needed. Your Chance Is Here To Own a Headliner Home In a Terrific Location; Atm, Pharmacy, Gas, Coffee, Medical, Gym, Cleaners, Movies, And Freeway Access All Within Just Over a Mile. There Are Lots Of Choices For Food Close by Too - Most All Moderately Priced. There Is Even a Garage Door Drive Through To The Back Yard. Add a Greenbelt Across The Street In This Friendly Neighborhood And You Have The Opportunity To Turn This Home Into Something Special. Schedule an Appointment To See This Home Today And Visualize All It Can Be
- Sold 3** Adjustments made for sq footage (\$3150), age (\$800), Pool (\$-7000) and lot size (\$0), if needed. One Of The Most Desired Locations In Fresno, This Home Features a Nice Floor Plan With Family Room And Also Living Room. Newer Tiling In Kitchen ,Dining Room And Both Bathrooms , New Carpeting And Paint Through Out The Whole House. The Family Room Features a Nice Certified Fireplace In The Living Room For Those Romantic Cool Evenings. The Slider Opens To a Nice Size Patio And a Sparkling In Ground Pool For Those Hot Summer Days That We Get, There Is Plenty Of Room For Those Family Gatherings As Well . Bring Your Buyers ,This Home Will Not Last Long

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Just close escrow yesterday				
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
04/01/2022	\$350,000	--	--	Sold	04/13/2022	\$370,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$375,000	\$375,000
Sales Price	\$370,000	\$370,000
30 Day Price	\$360,000	--
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.

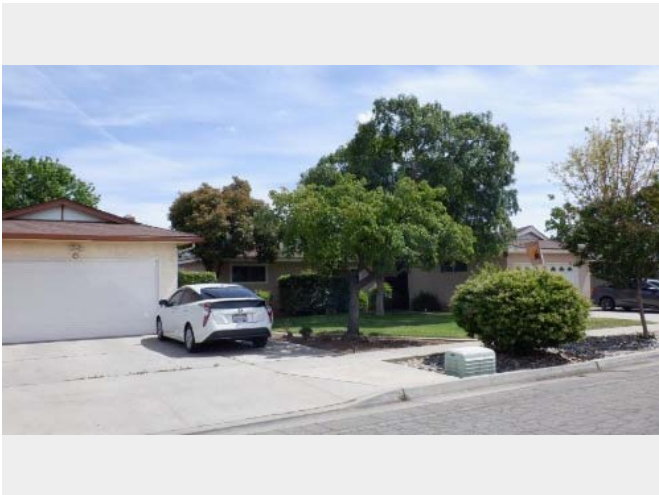
Subject Photos



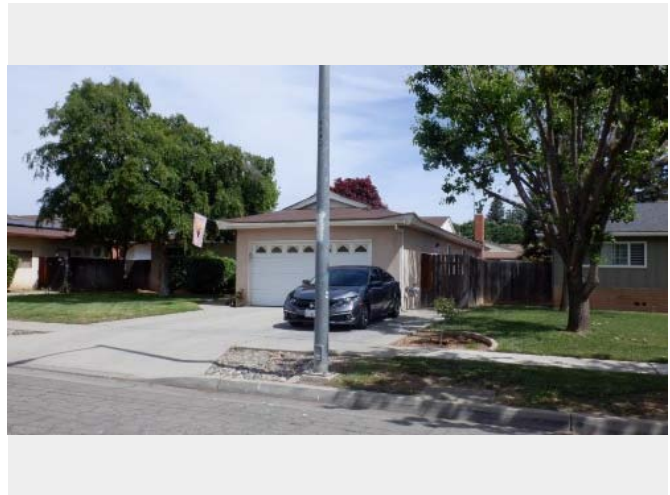
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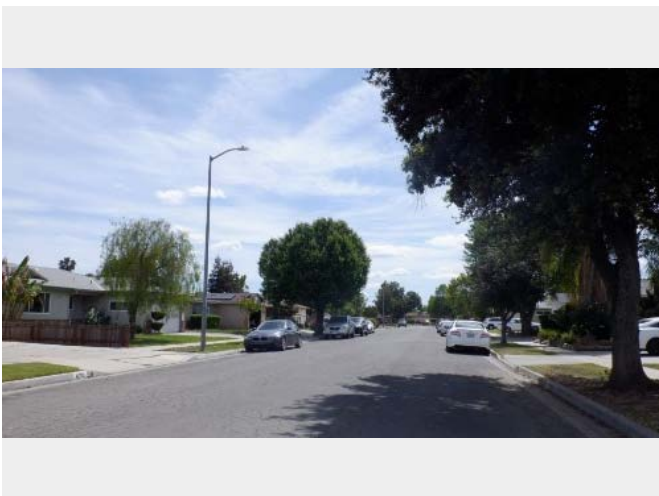
Address Verification



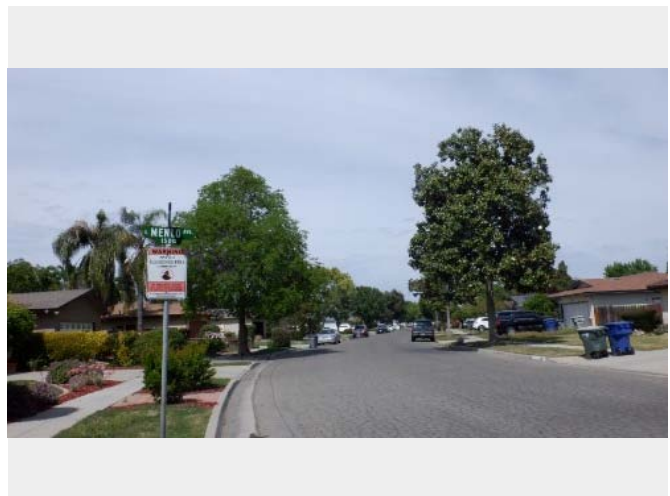
Side



Side



Street



Street

Listing Photos

L1 6750 N Woodrow Ave
Fresno, CA 93710



Front

L2 6589 N Chance Ave
Fresno, CA 93710



Front

L3 1079 E Palo Alto Ave
Fresno, CA 93710



Front

Sales Photos

S1 2148 E Sierra Ave
Fresno, CA 93710



Front

S2 6350 N 4th St
Fresno, CA 93710



Front

S3 1310 E Sample Ave
Fresno, CA 93710



Front

ClearMaps Addendum

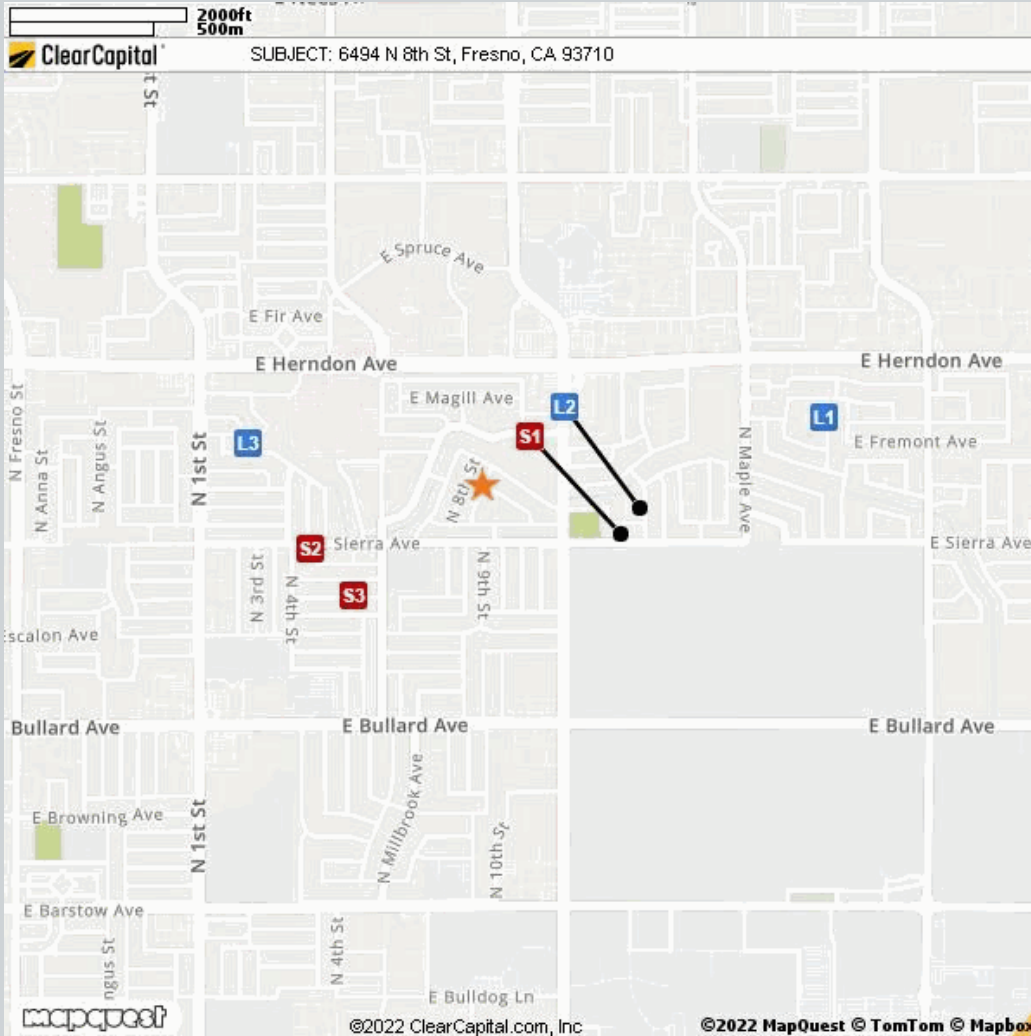
Address ★ 6494 N 8th Street, Fresno, CA 93710

Loan Number 49297

Suggested List \$375,000

Suggested Repaired \$375,000

Sale \$370,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6494 N 8th Street, Fresno, CA 93710	--	Parcel Match
L1 Listing 1	6750 N Woodrow Ave, Fresno, CA 93710	0.98 Miles ¹	Parcel Match
L2 Listing 2	6589 N Chance Ave, Fresno, CA 93710	0.49 Miles ¹	Parcel Match
L3 Listing 3	1079 E Palo Alto Ave, Fresno, CA 93710	0.63 Miles ¹	Parcel Match
S1 Sold 1	2148 E Sierra Ave, Fresno, CA 93710	0.44 Miles ¹	Parcel Match
S2 Sold 2	6350 N 4th St, Fresno, CA 93710	0.48 Miles ¹	Parcel Match
S3 Sold 3	1310 E Sample Ave, Fresno, CA 93710	0.44 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	2.19 miles	Date Signed	04/14/2022

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.