

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.

<b>Address</b>	415 Porter Street, Hanford, CA 93230	<b>Order ID</b>	8124860	<b>Property ID</b>	32548437
<b>Inspection Date</b>	04/13/2022	<b>Date of Report</b>	04/13/2022		
<b>Loan Number</b>	49386	<b>APN</b>	010243002000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Kings		

**Tracking IDs**

<b>Order Tracking ID</b>	04.13.22 BPO	<b>Tracking ID 1</b>	04.13.22 BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	John A Hawk	<b>Condition Comments</b> Subject property appears to be in average conditions with some deferred exterior maintenance notice at the time of the exterior inspection; The fascia appear with peeling paint, exterior weathered paint and the side yard gate appear broken.
<b>R. E. Taxes</b>	\$1,347	
<b>Assessed Value</b>	\$121,113	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$8,000	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$8,000	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

**Neighborhood & Market Data**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> The neighborhood is average overall and some homes appear to be maintained and some are not, there is a mix of 1 story and 2 story homes in the area and close down town Hanford.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$275,000 High: \$299,000	
<b>Market for this type of property</b>	Increased 8 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	415 Porter Street	119 E 11th St	1333 N Green St	413 Central Ave
<b>City, State</b>	Hanford, CA	Hanford, CA	Hanford, CA	Hanford, CA
<b>Zip Code</b>	93230	93230	93230	93230
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.34 <sup>1</sup>	0.87 <sup>1</sup>	0.10 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$299,900	\$299,000	\$299,000
<b>List Price \$</b>	--	\$285,000	\$299,000	\$299,000
<b>Original List Date</b>		11/28/2021	03/12/2022	04/05/2022
<b>DOM · Cumulative DOM</b>	-- · --	64 · 136	32 · 32	8 · 8
<b>Age (# of years)</b>	107	98	80	119
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story SF detached	1 Story SF detached	1 Story SF detached	1 Story SF detached
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,532	1,536	1,434	1,364
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 1	3 · 2	3 · 1
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Detached 1 Car	Attached 1 Car	Attached 1 Car	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.14 acres	0.17 acres	0.17 acres	0.14 acres
<b>Other</b>	MLS#	MLS#223133	MLS#223605	MLS#223722

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** It is one block from Superior Dairy and walking distance to all of downtown. Spacious living room in front of the fireplace this winter. This cozy house is darling and has so much character; lots of wide moulding, built in hutch, brick fireplace, and shiplap! You will love the granite kitchen and all the storage it has. It even has a laundry porch plus one car garage and large backyard.
- Listing 2** Home that offers 3 bedrooms, 2 bathrooms with spacious Master bedroom with a beautiful shower, recently with an open space and modern concept.
- Listing 3** House is located within walking distance to downtown and restaurants. Inside there is laminate floors, pantry/storage room with tiled floors, new 40 gal water heater, covered patio, bathroom with pedestal sink and new water filtration system. Built in 1903, this home shows the true character of the era. Tall ceilings, nooks and cupboards everywhere and an enclosed porch for the washer/dryer with an additional storage room too. Outdoors there is a large covered patio, chicken coop, concrete patio with an area for a firepit, BBQ or outdoor gatherings. There is access to the backyard from the alley through a gate. The yard is spacious and gives you added outdoor possibilities.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	415 Porter Street	1282 W Grangeville Blvd	803 E Elm St	420 W Myrtle St
<b>City, State</b>	Hanford, CA	Hanford, CA	Hanford, CA	Hanford, CA
<b>Zip Code</b>	93230	93230	93230	93230
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.14 <sup>1</sup>	0.97 <sup>1</sup>	0.16 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$275,000	\$280,000	\$270,000
<b>List Price \$</b>	--	\$275,000	\$280,000	\$270,000
<b>Sale Price \$</b>	--	\$275,000	\$280,000	\$280,000
<b>Type of Financing</b>	--	Vaav	Vaav	Vaav
<b>Date of Sale</b>	--	10/21/2021	03/02/2022	02/08/2022
<b>DOM · Cumulative DOM</b>	-- · --	13 · 52	101 · 124	4 · 36
<b>Age (# of years)</b>	107	101	74	107
<b>Condition</b>	Average	Average	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story SF detached	1 Story SF detached	1 Story SF detached	1 Story SF detached
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,532	1,698	1,768	1,410
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 2	4 · 1	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Detached 1 Car	None	None	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.14 acres	0.28 acres	0.18 acres	0.18 acres
<b>Other</b>	MLS#	MLS#222651	MLS#222995	MLS#223260
<b>Net Adjustment</b>	--	-\$15,300	-\$16,800	-\$8,900
<b>Adjusted Price</b>	--	\$259,700	\$263,200	\$271,100

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** This charming craftsman style home is spacious enough for all your needs with 3 bedrooms, 2 baths, extra rooms for an office or hobbies, and partial basement for storage. Enjoy this comfortable home with central heat and air controlled by a Nest thermostat, a/c window units are included for extra efficiency. Adjustments made for GLA -\$8,300, 1 Bathroom -\$10,000, 1 One car garage space +\$5,000 and lot size -\$2,000.
- Sold 2** Equipped with central AC/heating unit for Living room, Bed 1 & 2 and Kitchen area and Family room. Bedrooms 3, 4 and Master bedroom are equipped with a Dual Mini-Split A/C /Heating system. Bedrooms 3 and 4, and the covered patio feature. Adjustments made for Age -\$10,000, GLA -\$11,800 and One car garage space +\$5,000.
- Sold 3** Don't miss your chance to own this adorable cottage style home in North Hanford. This spacious home features an open floor plan, tall ceilings, and so much character! All 3 bedrooms are spacious and bright with natural light and neutral paint. The backyard is spacious and perfect for entertaining! There is plenty of space for pull through parking or space to add a garage. Adjustments made for Condition -\$10,000, GLA +\$6,100, 1 Bathroom -\$10,000 and One car garage space +\$5,000.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject has not been listed in the last 12 months and has no listing history for the last 12 months in the local MLS			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$270,000	\$278,000
<b>Sales Price</b>	\$265,000	\$273,000
<b>30 Day Price</b>	\$260,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Due to the subject large GLA, Age and the scarcity of listings and sold comps, it was necessary to exceed guidelines on age and distance to be able to locate comps similar as subject characteristics. Adjustments were made to bring subject and comparables to an equal level. All in all subject final valuation represents a value with normal market times and is based on the most similar comps in the area . Location of property and similarity of comps were taken into consideration to arrive at a reasonable value</p>		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.



### Subject Photos



Front



Side



Street



Other



Other



Other



### Subject Photos



Other



Other

## Listing Photos

**L1** 119 E 11th St  
Hanford, CA 93230



Front

**L2** 1333 N Green St  
Hanford, CA 93230



Front

**L3** 413 Central Ave  
Hanford, CA 93230



Front

## Sales Photos

**S1** 1282 W Grangeville Blvd  
Hanford, CA 93230



Front

**S2** 803 E Elm St  
Hanford, CA 93230



Front

**S3** 420 W Myrtle St  
Hanford, CA 93230



Front

### ClearMaps Addendum

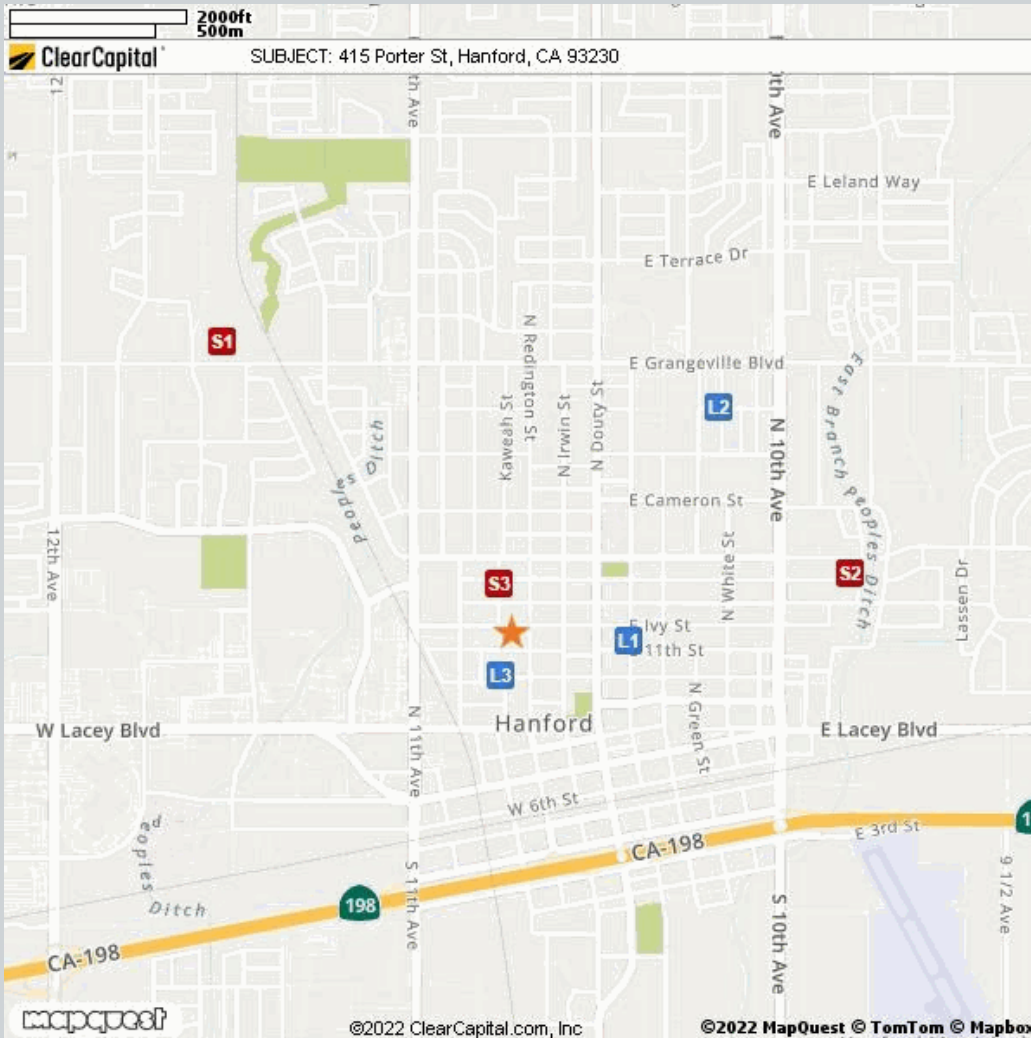
**Address** ★ 415 Porter Street, Hanford, CA 93230

**Loan Number** 49386

**Suggested List** \$270,000

**Suggested Repaired** \$278,000

**Sale** \$265,000



#### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	415 Porter Street, Hanford, CA 93230	--	Parcel Match
L1	119 E 11th St, Hanford, CA 93230	0.34 Miles <sup>1</sup>	Parcel Match
L2	1333 N Green St, Hanford, CA 93230	0.87 Miles <sup>1</sup>	Parcel Match
L3	413 Central Ave, Hanford, CA 93230	0.10 Miles <sup>1</sup>	Parcel Match
S1	1282 W Grangeville Blvd, Hanford, CA 93230	1.14 Miles <sup>1</sup>	Parcel Match
S2	803 E Elm St, Hanford, CA 93230	0.97 Miles <sup>1</sup>	Parcel Match
S3	420 W Myrtle St, Hanford, CA 93230	0.16 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Felicia Morris	<b>Company/Brokerage</b>	Searchlight Realty
<b>License No</b>	01202950	<b>Address</b>	558 N 11th Ave Hanford CA 93230
<b>License Expiration</b>	07/09/2022	<b>License State</b>	CA
<b>Phone</b>	5595870808	<b>Email</b>	call4homesandloans@sbcglobal.net
<b>Broker Distance to Subject</b>	0.22 miles	<b>Date Signed</b>	04/13/2022

*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.**