

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	3310 Alps Lane, Clovis, CA 93619	Order ID	8128079	Property ID	32554127
Inspection Date	04/14/2022	Date of Report	04/15/2022		
Loan Number	49411	APN	31054515		
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	REGINALD KERNEY	Condition Comments	
R. E. Taxes	\$3,504	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.	
Assessed Value	\$244,266		
Zoning Classification	Residential R1		
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	The Heights at Loma Vista 559-256-7000		
Association Fees	\$145 / Month (Pool,Greenbelt)		
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: \$400000 High: \$625000		
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	3310 Alps Lane	3418 Sussex Ave	3027 Roche Ln	2965 Bellaire Ave
City, State	Clovis, CA	Clovis, CA	Clovis, CA	Clovis, CA
Zip Code	93619	93619	93619	93611
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.49 ¹	0.05 ¹	0.12 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$439,900	\$439,000	\$424,900
List Price \$	--	\$439,900	\$439,000	\$424,900
Original List Date		03/03/2022	03/09/2022	03/17/2022
DOM · Cumulative DOM	-- · --	4 · 43	7 · 37	4 · 29
Age (# of years)	8	7	9	27
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	2 Stories Contemporary	1 Story Contemporary	2 Stories Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,470	1,504	1,753	1,764
Bdrm · Bths · ½ Bths	3 · 3	3 · 2	3 · 3	3 · 3
Total Room #	7	6	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	Pool - Yes	Pool - Yes	Pool - Yes
Lot Size	.07 acres	0.1 acres	0.06 acres	0.2 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** This Beautiful 3 Bed/Office, 2 Bath Home Is Located In a Desirable Neighborhood Within 1/2 Mile To Clovis East, Reagan Elementary, And Reyburn School District. This Home Has Been Beautifully Maintained And Move In Ready. The Gorgeous Pool And Waterfall Is Waiting For Your Backyard Bbq. This Home Wont Last Long. Call For Your Showing Today
- Listing 2** Beautiful 2 Story Single Family Home With Owned Free And Clear Solar System, Built by Mccaffrey Home In The Height At Loma Vista Community. This House Is At The Corner Premium Lot With Stone Facade, Extra Tall Garage Door With Glass Windows To Accommodate The Taller Vehicle, Upgraded Kitchen Cabinet, Granite Counters Through Out The Home, Wrought Iron Stair Hand Rail, Tankless Water Heater And an Office by The Kitchen Area. Community Is Equipped Wit The Pool, Bbq Sets, Green Area And Small Parks. Clovis East High School, Reyburn Intermediate And Reagan Elementary Are Just One Block Away.
- Listing 3** This Amazing 3 Bedroom 2 Bath Home With a Bonus Space Is Located In The Award Winning Clovis Unified School District. This Home Has So Much To Offer. The Home Sits On a Good Sized 8,640 Square Foot Corner Lot. As You Walk Up To The Front Door You Will Enjoy The Privacy Of The Front Entrance And You Will Also Notice That There Is a 2Nd Single Car Garage That Can Be Used For a Smaller Car Or Additional Storage. Step Inside And You Will See That The Home Features an Open Concept With Plenty Of Natural Light Spilling Into The Living Area. A Double Sided Gas Fireplace That You Can Enjoy From The Living Area As Well As The Dining Area. The Kitchen Features Tile Counter Tops And Backsplash With an Island And Seating For Those Large Family Gatherings. The Master Bedroom Sits Opposite Of The Other 2 Bedrooms For Privacy. The Master Has a Lighted Ceiling Fan And a Slider Out To Its Own Covered Patio Area. The Master Bath Has Dual Sinks Along With a Soaking Tub And Shower. The Other Two Bedrooms Are Located Near The Kitchen Along With The Hall Bath With a Tub Shower Combo. The Best Part, This Home Also Comes With a Bonus Room That Can Have Quite a Few Options For Media, Playroom Or Even an Office. The Backyard Is Spacious And Has Mature Plants. This Home Is Priced To Sell So Make an Appointment Today Before Its Gone

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3310 Alps Lane	7605 E Giavanna Ave	3062 Cirque Ln	3270 Alps Ln
City, State	Clovis, CA	Fresno, CA	Clovis, CA	Clovis, CA
Zip Code	93619	93737	93619	93619
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.43 ¹	0.08 ¹	0.05 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$375,000	\$415,000	\$399,900
List Price \$	--	\$375,000	\$415,000	\$399,900
Sale Price \$	--	\$410,000	\$425,000	\$415,000
Type of Financing	--	Conventional	Va	Conventional
Date of Sale	--	11/05/2021	12/10/2021	12/09/2021
DOM · Cumulative DOM	-- · --	6 · 37	5 · 44	2 · 33
Age (# of years)	8	5	9	9
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	2 Stories Contemporary	1 Story Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,470	1,515	1,753	1,753
Bdrm · Bths · ½ Bths	3 · 3	3 · 2	3 · 2 · 1	3 · 2 · 1
Total Room #	7	6	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	Pool - Yes	Pool - Yes	Pool - Yes	Pool - Yes
Lot Size	.07 acres	0.15 acres	0.09 acres	0.07 acres
Other	None	None	None	None
Net Adjustment	--	-\$2,025	-\$12,735	-\$12,735
Adjusted Price	--	\$407,975	\$412,265	\$402,265

* 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** Come And See This Clean And Beautiful Newer Home This Home Features 3 Beds, 2 Baths And a Very Spacious Backyard. Located In The Award Winning Clovis Unified School District Amp; Walking Distance To Elemntary School.
- Sold 2** Come Take a Look At This Beautiful Mccaffrey Home, Located In The Popular Heights At Loma Vista Community. Youll Love All That The Loma Vista Lifestyle Has To Offer, From Amenities Like a Community Swimming Pool, Bbq Area, And Playground, To a Convenient Location Near Miles Of Walking Trails, Sierra Vista Mall, Old Town Clovis, And Award-Winning Schools. Clovis Unifields Reagan Educational Center, Serving K-12, Is Just a Block Away This 2-Story Home With 3 Bedrooms And 2.5 Bathrooms Is Located On a Spacious Corner Lot And Features an Owned Solar System. When You Enter The Home, Youll Notice The Beautiful Crown Moldings And Laminate Wood Flooring Throughout The First Floor. The Living Room Is Open To a Dining Nook And Stylish Kitchen With Granite Countertops, Stainless Appliances, And a Breakfast Bar. A Sliding Barn Door Leads To a Private Room That Could Be Used As a Formal Dining Room, Home Office, Or Den. Youd Love Retiring To The Spacious Master Suite, With Its Large Walk-In Closet With Built-In Storage, Dual Vanity With Granite Countertop, Separate Bathtub And Shower, And a Relaxing Balcony That Overlooks The Backyard. Youll Find Even More Spaces To Relax And Entertain In The Backyard, With Two Large, Pergola-Covered Patios And Low-Maintenance Landscaping With Synthetic Lawn. Between The Convenient Location, Desirable Community, And Beautiful, Easy To Care For Home, This Listing Has Everything Youve Dreamed Of For Your Next Stage Of Life
- Sold 3** Just Listed Beautiful Mccaffrey 3 Bed, 2.5 Bath Home Located In The Heights At Loma Vista . This Home Features an Open Floor Plan Boasting Large Windows With an Abundance Of Natural Light Throughout. The Kitchen Is Spacious And Open; It Features a Breakfast Bar, Lots Of Cabinet/Counter Space, And a Pantry. Kitchen Features White Cabinets, Quartz Counters, Newer Appliances, And Upgraded Backsplash. Dining Area And Living Area Are Open To The Kitchen Making It Perfect For All Your Family Gatherings. Another Feature Offered Downstairs Is an Additional Room Off The Kitchen That Can Be Used For a Separate Office. As You Enter Upstairs You Will Find 3 Spacious Rooms. The Master Bedroom Is Fantastic. It Features a Large Walk-In Closet, Dual Sinks, And Large Walk In Shower. This Home Is Energy Efficient Including an Owned Solar System, Drip System, Tankless Water Heater, And Dual Pane Windows. Steps Away From Your Home You Will Conveniently Find The Community Pool And Grass Area This Home Is a Must See Schedule Your Showing Today

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	\$412,000	\$412,000
Sales Price	\$407,000	\$407,000
30 Day Price	\$403,000	--
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.		

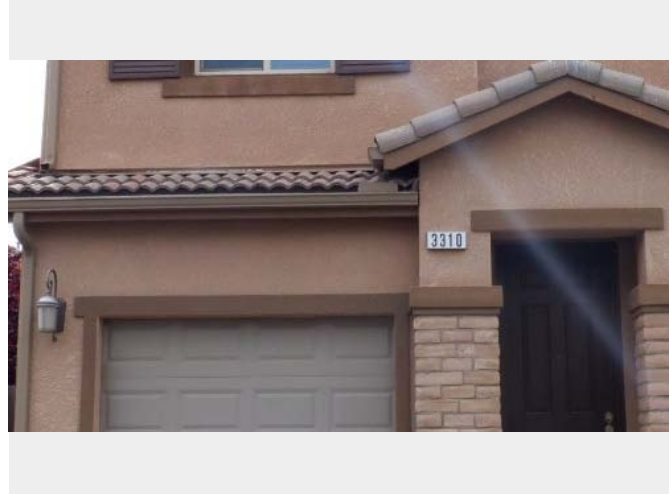
Clear Capital Quality Assurance Comments Addendum

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



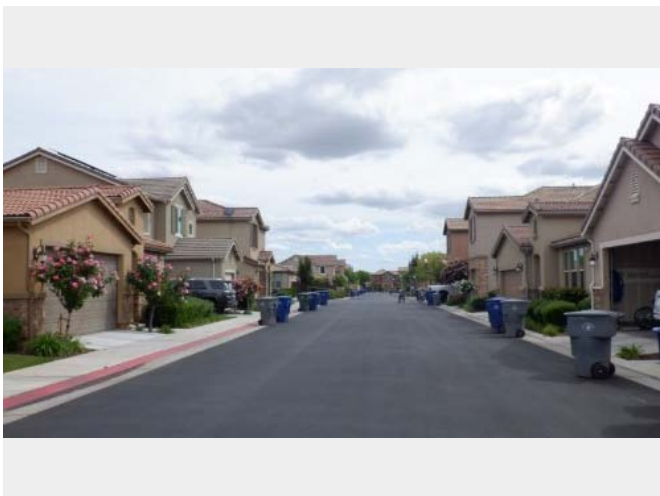
Address Verification



Side



Side

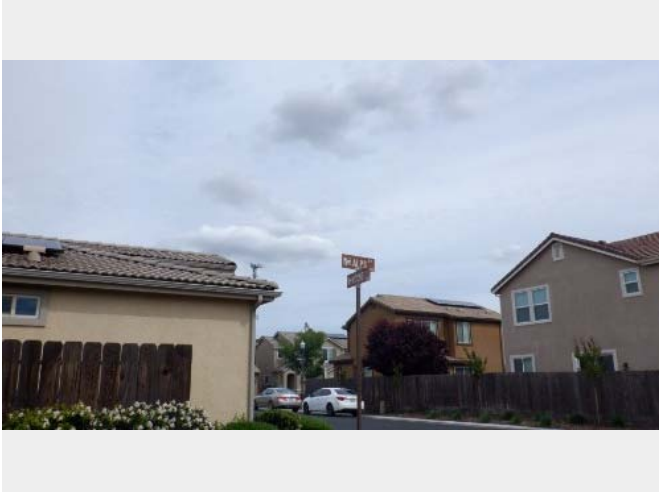


Street



Street

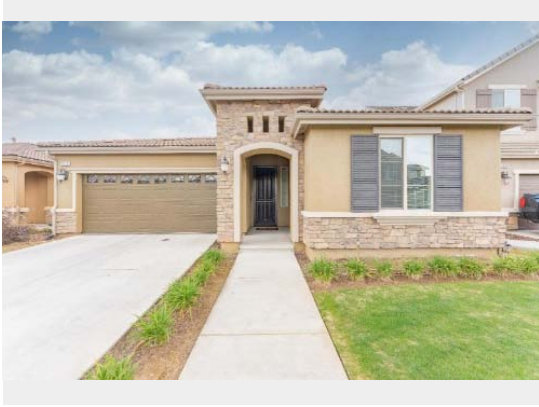
Subject Photos



Other

Listing Photos

L1 3418 Sussex Ave
Clovis, CA 93619



Front

L2 3027 Roche Ln
Clovis, CA 93619



Front

L3 2965 Bellaire Ave
Clovis, CA 93611



Front

Sales Photos

S1 7605 E Giavanna Ave
Fresno, CA 93737



Front

S2 3062 Cirque Ln
Clovis, CA 93619



Front

S3 3270 Alps Ln
Clovis, CA 93619



Front

ClearMaps Addendum

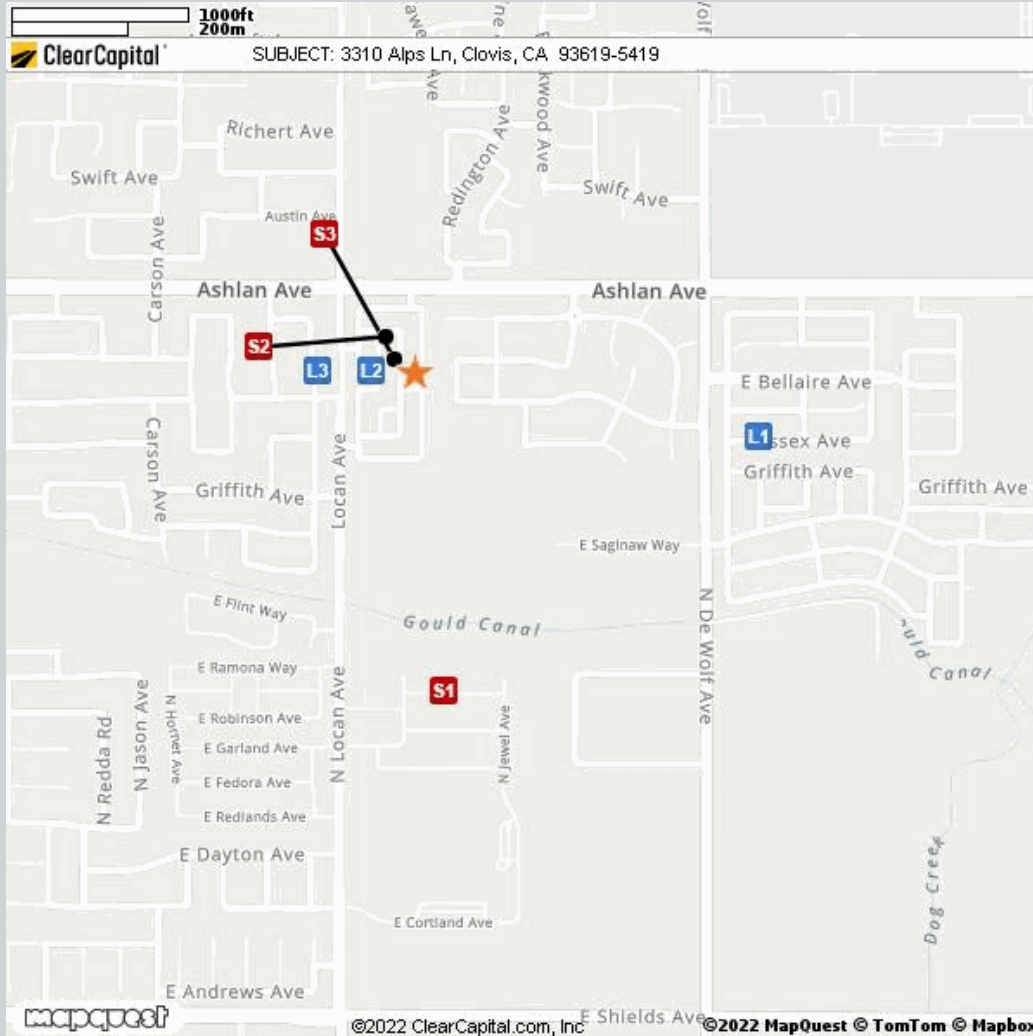
Address ★ 3310 Alps Lane, Clovis, CA 93619

Loan Number 49411

Suggested List \$412,000

Suggested Repaired \$412,000

Sale \$407,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3310 Alps Lane, Clovis, CA 93619	--	Parcel Match
L1 Listing 1	3418 Sussex Ave, Clovis, CA 93619	0.49 Miles ¹	Parcel Match
L2 Listing 2	3027 Roche Ln, Clovis, CA 93619	0.05 Miles ¹	Parcel Match
L3 Listing 3	2965 Bellaire Ave, Clovis, CA 93611	0.12 Miles ¹	Parcel Match
S1 Sold 1	7605 E Giavanna Ave, Fresno, CA 93737	0.43 Miles ¹	Parcel Match
S2 Sold 2	3062 Cirque Ln, Clovis, CA 93619	0.08 Miles ¹	Parcel Match
S3 Sold 3	3270 Alps Ln, Clovis, CA 93619	0.05 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	8.46 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.