

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	6531 N Pima Avenue, Fresno, CA 93722	Order ID	8294799	Property ID	32991456
Inspection Date	06/25/2022	Date of Report	06/25/2022		
Loan Number	50419	APN	507-264-16		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Fresno		

Tracking IDs					
Order Tracking ID	06.24.22 BPO	Tracking ID 1	06.24.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Esqueda Daniel Cardoza	Condition Comments	
R. E. Taxes	\$2,284		Subdivision-Hampton Court SOLAr
Assessed Value	\$178,536		
Zoning Classification	RS5		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable		Subject is near park, river, Highway 99, businesses; this does not affect the subject's value or marketability. Subject is in city limits and has public utilities available, water, sewer and trash. Subject is located in an established neighborhood with SFR homes of different styles and appeal, the demand for the area is normal. There is SFR homes surrounding subject and within 1/4-mile radius there is 4 active(s), no pending and 3 sold comps and in the last year there are 12 homes that sold. There is no short sales and no foreclosure in area. There are no search parameters used in search.
Sales Prices in this Neighborhood	Low: \$360,000 High: \$430,000		
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	6531 N Pima Avenue	4149 Regency Ave W	4678 Sierra Ave W	6375 Cleo Ave N
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.	--	1.19 ¹	0.42 ¹	0.70 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$360,000	\$425,000	\$399,900
List Price \$	--	\$360,000	\$425,000	\$399,900
Original List Date		06/01/2022	06/10/2022	06/17/2022
DOM · Cumulative DOM	-- · --	5 · 24	5 · 15	7 · 8
Age (# of years)	34	33	21	30
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	1,754	1,867	1,734	1,696
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	4 · 2
Total Room #	6	6	7	7
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	0.15 acres	0.15 acres	0.14 acres	0.15 acres
Other	solar	na	na	na

* 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** Spacious 3 bedroom Cape Cod style home with an open floor plan. Bonus room with French doors can be used as a den/office/media room. Large kitchen with a breakfast bar and plenty of cabinet space. Great room open to the kitchen and eating area with French doors to the covered patio and backyard. 3 large bedrooms, large master bedroom with 2 closets. Dual vanity and shower in the en suite bath.
- Listing 2** This exceptional home is a residence of style & distinction. Shapely trees & sculpted shrubbery encircle the pristine front yard. The attractive floor plan spanning 1,731 sq. ft. is clad in neutral tones & offers 4 bedrooms, & 2 bathrooms. The living room sets an inviting ambience with particular attraction to the vinyl floors, high ceilings, & views into the beautiful kitchen. The kitchen opens to the breakfast area, with white cabinetry & centers around an island with bar-stool seating. The home features high end details like updated light fixtures, & granite counters in the kitchen. The master suite is a place of serenity & offers a large closet with en-suite bath. A covered & open air patio faces the spacious backyard enhanced with beautiful landscaping. Part of the desirable Bullard High School district & close proximity to parks, shopping, dining & more. Schedule your appointment to view today.
- Listing 3** This lovely 4 bedroom home located just south of Herndon Ave has so much to offer and great features. The open floor plan and vaulted ceilings really showcase the spacious home. Features include recessed lighting, new paint in the living room and kitchen area, an inside laundry room, tile floors in the bathrooms, a garage conversion with Central Air and Heating and much more. The Master Bedroom with ensuite has a sliding glass door which allows for easy access to your backyard where you will find many fruit trees. The enclosed patio is perfect for relaxing and enjoying the amazing weather on those sunny days. Located in a well established, safe and quiet neighborhood, this move in ready home is ideal for a family of any size. See it today!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	6531 N Pima Avenue	6539 Bendel Ave N	6662 Brunswick Ave N	4072 Paul Ave W
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.	--	0.05 ¹	0.27 ¹	0.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$370,000	\$399,000	\$400,000
List Price \$	--	\$370,000	\$410,000	\$400,000
Sale Price \$	--	\$360,000	\$415,000	\$430,000
Type of Financing	--	Cash	Fha	Fha
Date of Sale	--	02/01/2022	04/19/2022	04/20/2022
DOM · Cumulative DOM	-- · --	11 · 73	9 · 77	7 · 36
Age (# of years)	34	34	36	35
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	1,754	1,754	1,777	1,696
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	6	6	7	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	0.15 acres	0.15 acres	0.19 acres	0.15 acres
Other	solar	MLS#569460	MLS#572311	MLS#574457
Net Adjustment	--	\$0	-\$6,720	-\$2,280
Adjusted Price	--	\$360,000	\$408,280	\$427,720

* 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** Tired of renting and needing something for your growing family? Say no more! This lovely home near Fig Garden Loop is calling out for you to come and view so you can call it yours. Good size master bedroom with a unique bath, dual sink and walk-in closet. Two additional rooms are good for the other family members. The kitchen has enough space for your cooking needs and living rooms are great to enjoy with families. The backyard is plenty roomy for the kids or fur babies to run around. So please don't hesitate and come on over to check it out before it is gone, gone, gone like wind! No adjustments made
- Sold 2** Colorful home in excellent condition. Conveniently located near The Marketplace at El Paseo. A large 4 Bedroom home. The backyard is perfect for entertaining or raising a family. With a large patio, grassy area, and a POOL. The home's open floor plan includes a large Family Room with stained glass window and a gas fireplace. The dining area is perfect for a morning cup of coffee overlooking the pool. The large master bedroom has its own private access to the backyard too. (+) \$800 age (-) \$920 sf, \$5k bed, \$1600 lot
- Sold 3** Beautiful Mediterranean home in North West Fresno in the coveted Bullard High School District. This Home is in a quiet neighborhood and boasts a beautiful Vitex Tree in the front lawn which blooms exquisite lavender flowers 8 months out of the year. A beautifully landscaped entry leads you through the front door where you will find new Vinyl flooring, new carpet, a large peaceful Living Room/Dinning Room featuring a lovely Bay Window. Just off the kitchen breakfast nook is your Family room with gas Fireplace and sliding glass door which leads to your Covered Patio and back yard with New Fencing and a delicious lemon tree full of fruit! You will find standard size secondary bedrooms an extra large Master with a double vanity ensuite, a walk in closet, and sliding door to the back yard. Both bathrooms have new Vanity's. The Hot Water Heater and AC are both brand new as well! Hurry, don't miss this wonderful home. Open House Sat 3/19/22 1:00-4:00pm and Sunday 1:30-4:00pm (+) \$400 age, \$2320 sf (-) \$5k new carpet

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		Subject is not listed or has it been listed in the last 12 months per Fresno MLS.					
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	\$370,000	\$370,000
Sales Price	\$370,000	\$370,000
30 Day Price	\$360,000	--
Comments Regarding Pricing Strategy		
<p>Search parameters used for comps, Fresno MLS, sold date 12/26/21 or sooner, no short sales or foreclosures, SFR, 1 story, square foot 1550-1954, 1978-1998 in age, within ¼ mile radius there is 2 comp (s) within ½ mile radius there is 4 comp (s), there is no active, no pending and 4 sold comps, extended radius one mile for active/pending comps due to shortage of comps there is no new comps, removed age from search there is 1 comp and it us updated, moved radius up two miles due to shortage of comps. Subject home is assumed to be in average condition. This a drive by exterior only. Comps used are the most similar comps to subject property that is available thru the Fresno MLS. There is a variance in age, lot, style, and GLA. When pricing the subject all 6 comparable were factored in as well as the subject's location, design and appeal. Seller concessions are not required to sell a home in this area but will sometimes help a home sell faster. Within 1/2-mile radius of subject the following comps are not used in report due to either inferior / superior condition; 6522 N Mitre ave sold 2/11/22 for \$420500 (some upgrades).</p>		

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



Address Verification



Side



Street



Street

Subject Photos



Street



Other



Other



Other

Listing Photos

L1 4149 Regency Ave W
Fresno, CA 93722



Front

L2 4678 Sierra Ave W
Fresno, CA 93722



Front

L3 6375 Cleo Ave N
Fresno, CA 93722



Front

Sales Photos

S1 6539 Bendel Ave N
Fresno, CA 93722



Front

S2 6662 Brunswick Ave N
Fresno, CA 93722



Front

S3 4072 Paul Ave W
Fresno, CA 93722



Front

ClearMaps Addendum

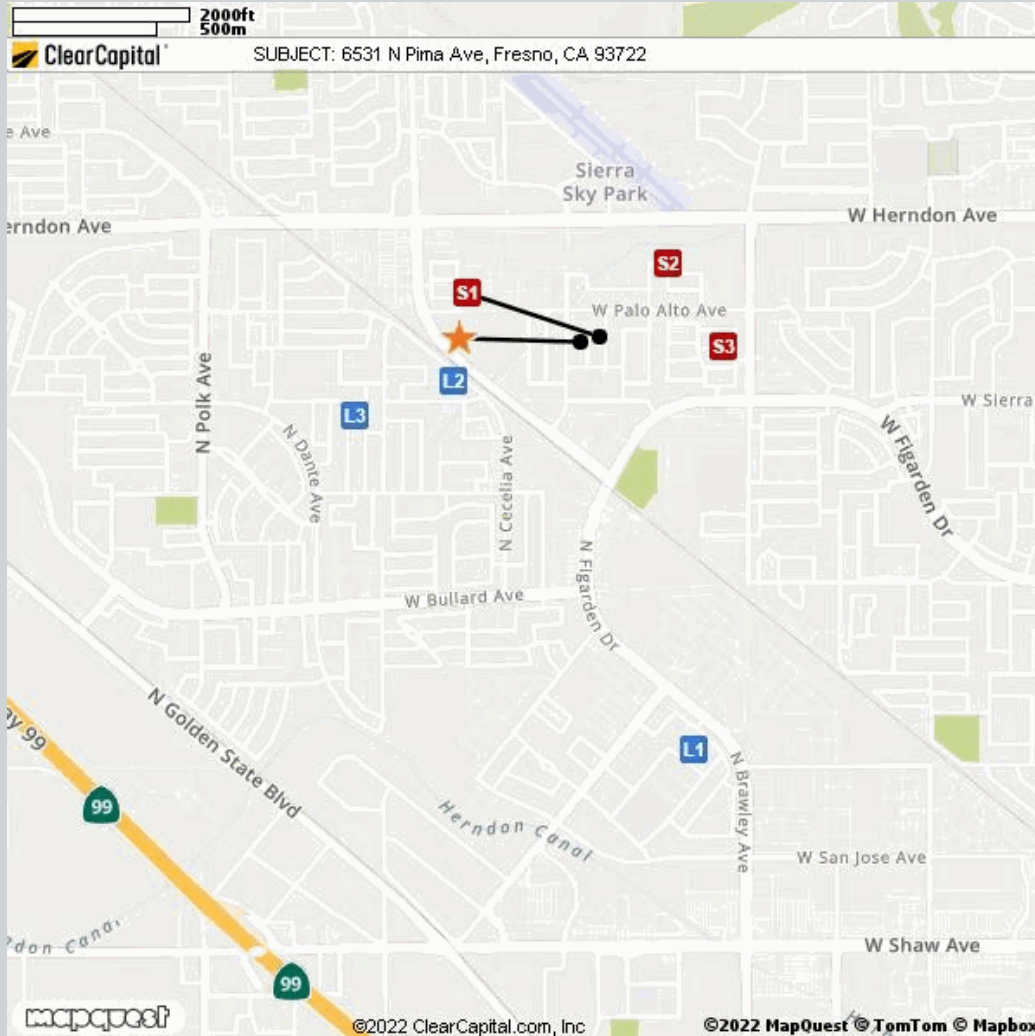
Address ★ 6531 N Pima Avenue, Fresno, CA 93722

Loan Number 50419

Suggested List \$370,000

Suggested Repaired \$370,000

Sale \$370,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6531 N Pima Avenue, Fresno, CA 93722	--	Parcel Match
L1 Listing 1	4149 Regency Ave W, Fresno, CA 93722	1.19 Miles ¹	Parcel Match
L2 Listing 2	4678 Sierra Ave W, Fresno, CA 93722	0.42 Miles ¹	Parcel Match
L3 Listing 3	6375 Cleo Ave N, Fresno, CA 93722	0.70 Miles ¹	Parcel Match
S1 Sold 1	6539 Bendel Ave N, Fresno, CA 93722	0.05 Miles ¹	Parcel Match
S2 Sold 2	6662 Brunswick Ave N, Fresno, CA 93722	0.27 Miles ¹	Parcel Match
S3 Sold 3	4072 Paul Ave W, Fresno, CA 93722	0.36 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	Dannielle Carnero	Company/Brokerage	HomeSmart PV and Associates
License No	01507071	Address	362 S. Sierra Vista ave Fresno CA 93702
License Expiration	06/15/2025	License State	CA
Phone	5598362601	Email	danniellecarnero@gmail.com
Broker Distance to Subject	9.58 miles	Date Signed	06/25/2022

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.