

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	4085 N Bond Avenue, Fresno, CA 93726	Order ID	8382112	Property ID	33181403
Inspection Date	08/15/2022	Date of Report	08/15/2022		
Loan Number	50864	APN	43614126		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Fresno		

Tracking IDs					
Order Tracking ID	08.15.22 BPO	Tracking ID 1	08.15.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CHARLES J HOCK JR	Condition Comments	
R. E. Taxes	\$819	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	\$70,158		
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	
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: \$233000 High: \$399600		
Market for this type of property	Decreased 2 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4085 N Bond Avenue	3085 E Willis Ave	3444 E Austin Way	3816 E Farrin Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93726	93726	93726	93726
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.37 ¹	0.21 ¹	0.45 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$330,000	\$330,000	\$300,000
List Price \$	--	\$330,000	\$330,000	\$300,000
Original List Date		06/07/2022	07/29/2022	07/27/2022
DOM · Cumulative DOM	-- · --	69 · 69	5 · 17	17 · 19
Age (# of years)	68	68	64	66
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 Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,392	1,290	1,358	1,212
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 2	3 · 2	3 · 1 · 1
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	.17 acres	0.22 acres	0.14 acres	0.14 acres
Other	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** Big corner lot, well established Fresno neighborhood, come with new beautifully updated interior, exterior, roofing, new cabinets, new wood floor, new light fixtures, new appliances, possibility RV on the back, MOVE IN READY.
- Listing 2** Come take a look at this well maintained 3 bedroom 2 bath home with lots of character and space conveniently located near shopping, dining and both Highway 41 and Freeway 168. The home has newer windows, a large backyard with a covered patio and mature landscaping
- Listing 3** Longtime ownership here at this centrally located Fresno home. It has many original features in the kitchen that shows it has been cared for over the years. The hardwood floors are original and in good condition. The full bathroom is located in the hallway and the half bath is just off the laundry area on the west wing of the home. The living room has a large slider with a great view of the covered patio space and backyard. Some cosmetic updating and painting may be needed to make it your own.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4085 N Bond Avenue	3347 E Buckingham Way	3914 N Tollhouse Rd	3861 N Tollhouse Rd
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93726	93726	93726	93726
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	0.22 ¹	0.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$250,000	\$329,500	\$299,000
List Price \$	--	\$250,000	\$329,500	\$299,000
Sale Price \$	--	\$280,000	\$335,000	\$321,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	03/22/2022	05/06/2022	05/27/2022
DOM · Cumulative DOM	-- · --	16 · 153	5 · 40	8 · 31
Age (# of years)	68	68	65	64
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 Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,392	1,309	1,301	1,248
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 2	3 · 1 · 1	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	.17 acres	0.14 acres	0.18 acres	0.16 acres
Other	None	None	None	None
Net Adjustment	--	+\$3,735	-\$3,505	-\$9,320
Adjusted Price	--	\$283,735	\$331,495	\$311,680

* 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 (\$3735), age (\$0) and condition (\$0), if needed. This property is a great potential fit for any new homeowner or investor looking to acquire a great home at a great price. The home is an cozy 1,309 square feet with a full 3 bedrooms and 2 bathrooms. There is hardwood flooring throughout the house and a fresh new coat of paint on the walls.
- Sold 2** Adjustments made for sq footage (\$4095), age (\$-600) and condition (\$-7000), if needed. newly renovated Fresno home ready for a new owner! Located in a convenient area with easy access to freeways, restaurants and shopping. The home faces a spacious green belt which lends itself to a quiet and appealing environment. Tastefully updated throughout with fresh paint inside and out using neutral tones. New windows and ceiling fans for energy efficiency. New flooring throughout. Updated kitchen features new appliances, an oversized stainless-steel sink, granite counter tops, brushed nickel fixtures and recessed lighting. A spacious dining area adjacent to the kitchen has a built-in barbecue for a unique design element. An attractive brick fireplace is a great focal point in the living room. Main bathroom is updated with new tile, vanity, fixtures and tub. Great side yard on east side of home is gated to allow for potential RV parking. Garage door and water heater have been replaced, as well. New fencing surrounds the backyard
- Sold 3** Adjustments made for sq footage (\$6480), age (\$-800) and condition (\$-15000), if needed. home has been improved with a newer roof, and dual pane windows. As you enter, you will find that the home has been well taken care of. Living features carpeting that's in great shape, and a nice, cozy fireplace. Galley style kitchen provides ample cabinet space, and dining area is adjoining. Kitchen also includes a jack-and-jill styled bathroom, which adjoins to a large bedroom. As you head towards back door, you will also find a convenient pantry area, providing additional counter space and storage. All three bedrooms are nice in size, and have sufficient closet space. Hallway bathroom has a bathtub, and hallway has a large linen closet for storage.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				none noted at time of inspection			
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	\$305,000	\$305,000
Sales Price	\$300,000	\$300,000
30 Day Price	\$285,000	--
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.
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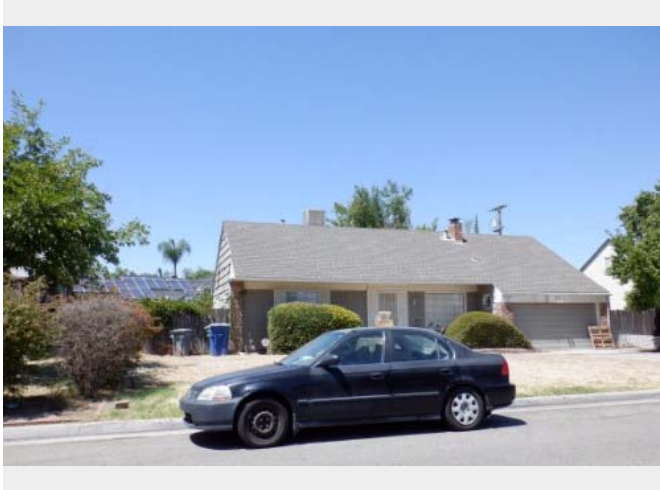
Subject Photos



Front



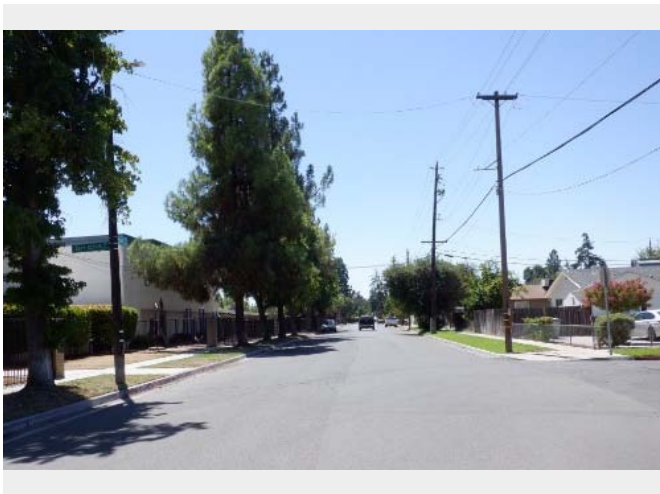
Address Verification



Side



Side



Street



Street

Listing Photos

L1 3085 E Willis Ave
Fresno, CA 93726



Front

L2 3444 E Austin Way
Fresno, CA 93726



Front

L3 3816 E Farrin Ave
Fresno, CA 93726



Front

Sales Photos

S1 3347 E Buckingham Way
Fresno, CA 93726



Front

S2 3914 N Tollhouse Rd
Fresno, CA 93726



Front

S3 3861 N Tollhouse Rd
Fresno, CA 93726



Front

ClearMaps Addendum

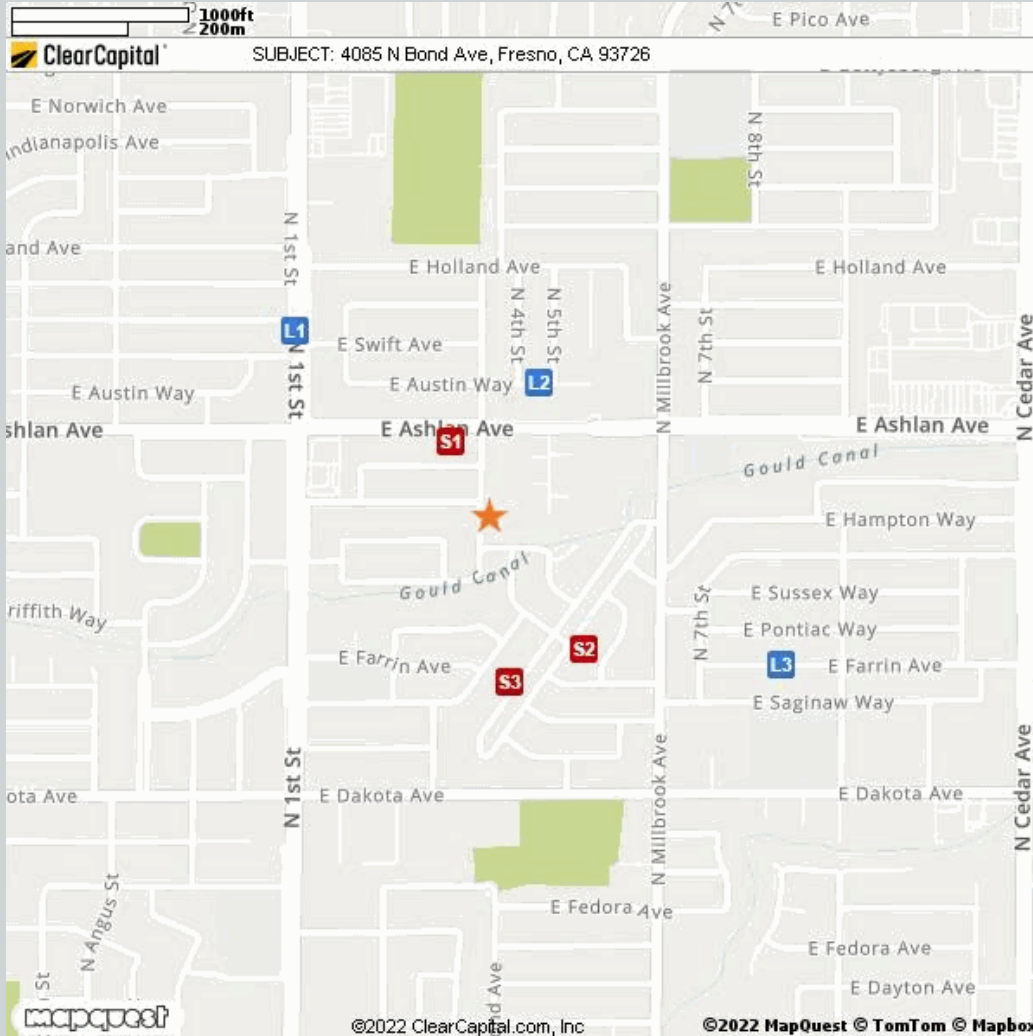
Address ★ 4085 N Bond Avenue, Fresno, CA 93726

Loan Number 50864

Suggested List \$305,000

Suggested Repaired \$305,000

Sale \$300,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4085 N Bond Avenue, Fresno, Ca 93726	--	Parcel Match
L1 Listing 1	3085 E Willis Ave, Fresno, CA 93726	0.37 Miles ¹	Parcel Match
L2 Listing 2	3444 E Austin Way, Fresno, CA 93726	0.21 Miles ¹	Parcel Match
L3 Listing 3	3816 E Farrin Ave, Fresno, CA 93726	0.45 Miles ¹	Parcel Match
S1 Sold 1	3347 E Buckingham Way, Fresno, CA 93726	0.12 Miles ¹	Parcel Match
S2 Sold 2	3914 N Tollhouse Rd, Fresno, CA 93726	0.22 Miles ¹	Parcel Match
S3 Sold 3	3861 N Tollhouse Rd, Fresno, CA 93726	0.22 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	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	3.17 miles	Date Signed	08/15/2022

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.