

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	4312 E Ball Avenue, Fresno, CA 93702	Order ID	8447525	Property ID	33353284
Inspection Date	09/29/2022	Date of Report	09/29/2022		
Loan Number	51322	APN	460-227-26		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Fresno		

Tracking IDs

Order Tracking ID	09.28.22 BPO	Tracking ID 1	09.28.22 BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Bratton Krista	Condition Comments	
R. E. Taxes	\$1,230	Subdivision-Sierra Vista Addition 4, single story, stucco exterior, composition roof, detached garage.	
Assessed Value	\$96,534		
Zoning Classification	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	Suburban	Neighborhood Comments	
Local Economy	Stable	Subject is near Highway 180, school, 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 2 active(s), 1 pending and 13 sold comps and in the last year there are 18 home(s) that sold. There is no short sales and no foreclosures in area. There are no search parameters used in search.	
Sales Prices in this Neighborhood	Low: \$180,000 High: \$230,000		
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	4312 E Ball Avenue	3928 Verrue Ave E	4176 Turner Ave E	4136 Verrue Ave E
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93702	93702	93702	93702
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.40 ¹	0.45 ¹	0.27 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$260,000	\$250,000	\$185,000
List Price \$	--	\$259,900	\$250,000	\$185,000
Original List Date		09/07/2022	09/12/2022	09/16/2022
DOM · Cumulative DOM	-- · --	21 · 22	2 · 17	9 · 13
Age (# of years)	83	97	72	97
Condition	Average	Average	Good	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 bungalow	1 Story bungalow	1 Story bungalow	1 Story bungalow
# Units	1	1	1	1
Living Sq. Feet	1,080	931	862	869
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	2 · 1	2 · 1
Total Room #	5	4	4	4
Garage (Style/Stalls)	Detached 1 Car	Detached 1 Car	Attached 1 Car	None
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	0.19 acres	0.14 acres
Other	na	MLS#584428	MLS#584489	MLS#584876

* Listing 1 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** Take a look at this beautiful Craftsman-style Bungalow! This home is located near the iconic Huntington Blvd in Fresno CA. Home offers 2 bedrooms and 1 bath. Great freeway access for easy commute, and centrally located to shopping centers. This home can be a great rental to add to your Real Estate Portfolio! Make this lovely home yours by calling your agent today!
- Listing 2** Welcome to this fully renovated, move in ready home awaiting it's new owners! Perfect for a first time homebuyer or investor looking for a remodeled rental. This 2 bedroom, 1 bathroom home has been tastefully updated with New Vinyl plank flooring throughout and new carpet in the bedrooms. Kitchen has new quartz counter tops with stainless steel range and vent hood. Bathroom has been updated with new tile and a new vanity. Home is on a large corner lot with lots of space for your backyard gatherings. Other features include Solar to keep those energy costs down, 2-year roof warranty and brand new dual pane windows. Schedule your private showing today!
- Listing 3** This is an ideal home for an owner occupied buyer that would like to utilize FHA 203K rehab financing. It's also suitable for a CASH buyer that would like to spruce it up and bring it back to its old world charm. The detached two car garage could be easily converted to an ADU. (Accessory Dwelling Unit) AKA In-Law unit. The home does have central heat and cooling which was installed in 2008, along with electrical panel, roof and sewer drain was also replaced. Two bedrooms, one bath, living room, formal dining room and kitchen with eating area and inside laundry. The hardwood floors are original and could possibly be restored to their original luster. The home is within walking distance to The School of the Arts, Roosevelt High and if you enjoy walking or jogging, the historical Huntington Blvd is steps away. Easy access to freeway, public transportation and shopping. Call your agent today!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4312 E Ball Avenue	3929 Nevada Ave E	4320 Madison Ave E	4409 E Madison Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93702	93702	93702	93702
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.29 ¹	0.23 ¹	0.27 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$230,000	\$199,000	\$250,000
List Price \$	--	\$240,000	\$199,000	\$250,000
Sale Price \$	--	\$230,000	\$180,000	\$260,000
Type of Financing	--	Fha	Cash	Conv
Date of Sale	--	05/27/2022	05/02/2022	06/29/2022
DOM · Cumulative DOM	-- · --	0 · 151	4 · 11	4 · 33
Age (# of years)	83	100	75	90
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 bungalow	1 Story bungalow	1 Story bungalow	1 Story bungalow
# Units	1	1	1	1
Living Sq. Feet	1,080	1,061	948	1,021
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	2 · 1	2 · 1
Total Room #	5	5	4	4
Garage (Style/Stalls)	Detached 1 Car	None	Detached 1 Car	Detached 1 Car
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	0.14 acres	0.14 acres
Other	na	MLS#571026	MLS#576494	MLS#578599
Net Adjustment	--	+\$9,570	+\$5,460	-\$7,230
Adjusted Price	--	\$239,570	\$185,460	\$252,770

* 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** Recently remodeled with plenty of potential to be your new home. Recently painted and installed new doors etc. Don't pass up this opportunity call and schedule your showing today. Per mls home is remodeled however home is in average condition due to no pictures provided. (+)\$5100 age, \$570 sf, \$900 lot, \$3k garage
- Sold 2** Being sold as is. It is a well built home that has been a rental for the last 12 years and it needs updating. It has hardwood floors, very solid home, neighborhood very solid as well. (-)\$2400 age (+)\$3960 sf, \$3k bed, \$900 lot
- Sold 3** This adorable 2 Bed 1 Bath has been loved by the same owner since 1972. The home has nice aggregate flooring in the kitchen and utility room, newer carpet in the living room. Dual pane windows along with ceiling fans throughout the home. big back yard with work shop or extra storage, side entrance to the garage with room for that RV or boat on this large corner lot with mature landscaping. The lovely home has a quaint and endearing feeling that families are sure to love. Fridge included in sale at no value no warranty. (-)\$15k dual pane windows/shop, new carpet, (+)\$1770 sf, \$3k bed, \$900 lot

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	\$196,000	\$196,000
Sales Price	\$196,000	\$196,000
30 Day Price	\$186,000	--
Comments Regarding Pricing Strategy		
<p>Search parameters used for comps, Fresno MLS, sold date 4/1/22 or sooner, no short sales or foreclosures, SFR, 1 story, square foot 850-1280, 1929-1949 age, within ¼ mile radius there is 6 comps, within ½ mile radius there is 11 comps, there is 1 active, 1 pending and 9 sold comps, most of the comps are superior than subject, removed age from search due to shortage of similar condition. Due to shortage of similar condition comps extended radius one mile. All active/pending comps are inferior in GLA. 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 ¼ mile radius of subject the following comps are not used in report due to either inferior / superior condition; 4487 E Bend ave, pending \$274900 (superior), 4320 E Madison ave sold 9/6/22 for \$270k, 120 N 11th st, sold 4/26/22 for \$275k, 4338 E Grant ave sold 7/15/22 for \$275k, 4445 E Illinois ave sold 7/7/22 for \$325k (all comps are superior)</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



Street

Listing Photos

L1 3928 Verrue Ave E
Fresno, CA 93702



Front

L2 4176 Turner Ave E
Fresno, CA 93702



Front

L3 4136 Verrue Ave E
Fresno, CA 93702



Front

Sales Photos

S1 3929 Nevada Ave E
Fresno, CA 93702



Front

S2 4320 Madison Ave E
Fresno, CA 93702



Front

S3 4409 E Madison ave
Fresno, CA 93702



Front

ClearMaps Addendum

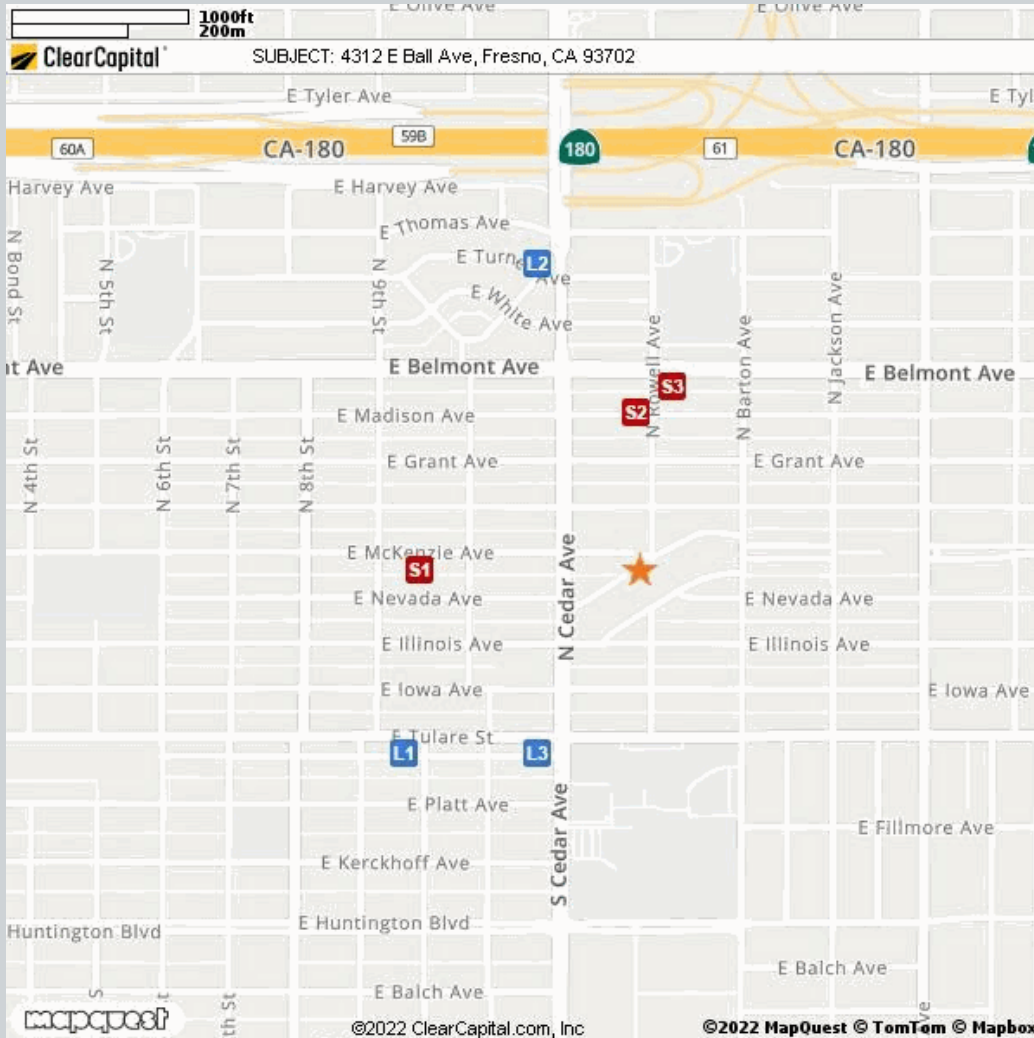
Address ★ 4312 E Ball Avenue, Fresno, CA 93702

Loan Number 51322

Suggested List \$196,000

Suggested Repaired \$196,000

Sale \$196,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4312 E Ball Avenue, Fresno, CA 93702	--	Parcel Match
L1 Listing 1	3928 Verrue Ave E, Fresno, CA 93702	0.40 Miles ¹	Parcel Match
L2 Listing 2	4176 Turner Ave E, Fresno, CA 93702	0.45 Miles ¹	Parcel Match
L3 Listing 3	4136 Verrue Ave E, Fresno, CA 93702	0.27 Miles ¹	Parcel Match
S1 Sold 1	3929 Nevada Ave E, Fresno, CA 93702	0.29 Miles ¹	Parcel Match
S2 Sold 2	4320 Madison Ave E, Fresno, CA 93702	0.23 Miles ¹	Parcel Match
S3 Sold 3	4409 E Madison Ave, Fresno, CA 93702	0.27 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	0.75 miles	Date Signed	09/29/2022

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.