

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>	2151 S Rogers Lane, Fresno, CA 93727	<b>Order ID</b>	8516462	<b>Property ID</b>	33547799
<b>Inspection Date</b>	11/14/2022	<b>Date of Report</b>	11/15/2022		
<b>Loan Number</b>	51749	<b>APN</b>	481-320-22		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Fresno		

Tracking IDs					
<b>Order Tracking ID</b>	11.14.22 BPO	<b>Tracking ID 1</b>	11.14.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Campos Willie J Michelle	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$4,536		Stucco exterior, tile roof, two car garage attached, two story.
<b>Assessed Value</b>	\$378,742		
<b>Zoning Classification</b>	RS3		
<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>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<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>	
<b>Local Economy</b>	Stable		Subject is near basin, businesses, Sunnyside Country Club; 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 6 sold comps and in the last year there are 11 home(s) that sold. There is no short sales and no foreclosures in area. There are no search parameters used in sea...
<b>Sales Prices in this Neighborhood</b>	Low: \$435,000 High: \$460,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Neighborhood Comments

Subject is near basin, businesses, Sunnyside Country Club; 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 6 sold comps and in the last year there are 11 home(s) that sold. There is no short sales and no foreclosures in area. There are no search parameters used in search.

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	2151 S Rogers Lane	5576 Burns Ave E	5762 Kaviland Ave E	2297 S. Adrian Ave S
<b>City, State</b>	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
<b>Zip Code</b>	93727	93727	93727	93727
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.57 <sup>1</sup>	0.90 <sup>1</sup>	0.97 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$459,000	\$450,000	\$415,000
<b>List Price \$</b>	--	\$425,000	\$450,000	\$415,000
<b>Original List Date</b>		06/30/2022	10/11/2022	11/04/2022
<b>DOM · Cumulative DOM</b>	-- · --	137 · 138	34 · 35	4 · 11
<b>Age (# of years)</b>	16	6	17	14
<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>	2 Stories contemp	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,008	1,773	1,995	1,737
<b>Bdrm · Bths · ½ Bths</b>	4 · 3	5 · 2	3 · 2	3 · 2
<b>Total Room #</b>	8	8	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<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>	.16 acres	0.14 acres	0.19 acres	0.17 acres
<b>Other</b>	--	MLS#580910	MLS#586014	MLS#586674

\* Listing 2 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** Lovely home located in Fresno perfect for a family. This home offers 5 bedrooms and 2 baths. Kitchen has a built in microwave, gas range, dishwasher, granite countertops and a large walk in pantry. There is also a spacious family room combination with the dining room that has a ceiling fan and lots of natural lighting. The master room has a walk in closet, a master bath with both a soaking tub and stall shower. There is also laminate floors throughout the whole house and a laundry room located inside. Home has a 2 car garage, 2 sheds and a gazebo covered patio. Located close enough to shopping centers, schools, and supermarkets. Come take a look this home will not last long
- Listing 2** This open-concept home is perfect for entertaining or large family get-togethers with a dining nook, formal dining room, and spacious family room. This home has been meticulously cared for by the original owners. The home sits on a spacious corner lot on a quiet cul-de-sac in an established neighborhood. Conveniently located just minutes from the 99 and 180 freeways. The owners have enjoyed living here for the past 18 years but a ready to move closer to family and their grandkids. This home's neutral decor will make it easy for you to personalize.
- Listing 3** This beautiful 3 bedroom, 2 bathroom home impresses instantly with its wide open floor plan. Upon entering the home you'll see immaculate hardwood floors, granite counter tops, beautiful cabinets, and wide open living area including kitchen, dining area, and living room. This home truly feels larger than your typical 3 bedroom, 2 bathroom. The kitchen boasts plenty of cabinet storage space with newer built-in gas range, oven, and microwave, and dishwasher. The backyard has a covered patio and plenty of room to entertain with built in BBQ grill and pergola awaiting your Saturday evening guests. There are 2 beautiful gas fireplaces, one in the living room, and one in the main bedroom. The main bedroom has plenty of space with stunning recessed ceiling and gas fireplace. The main bathroom has a separate shower and large jetted bathtub, along with his and her sinks. Last but not least is a walk in closet and separate storage closet for all your toiletry needs. This home is a must see! Included with the home: stereo system with surround sound in the living room and speakers throughout the house and the back yard, every closet has wood organizers, HVAC was replaced in 2021, new fence in 2020, culligan water softener, home was recently painted inside and out, workbench and tool storage in the garage, newer microwave and dish washer.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2151 S Rogers Lane	5532 Atchison St E	5536 Erin Ave E	5731 Truman Ave E
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93727	93727	93727	93727
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.16 <sup>1</sup>	0.14 <sup>1</sup>	0.43 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$455,000	\$450,000	\$430,000
List Price \$	--	\$455,000	\$450,000	\$435,000
Sale Price \$	--	\$460,000	\$445,000	\$435,000
Type of Financing	--	Conv	Conv	Fha
Date of Sale	--	05/20/2022	07/15/2022	10/14/2022
DOM · Cumulative DOM	-- · --	18 · 98	8 · 39	19 · 46
Age (# of years)	16	16	14	23
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 contemp	2 Stories contemp	2 Stories contemp	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,008	2,008	2,008	2,026
Bdrm · Bths · ½ Bths	4 · 3	4 · 3	4 · 3	4 · 2
Total Room #	8	8	8	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	--	--	--	--
Lot Size	.16 acres	0.21 acres	0.14 acres	0.15 acres
Other	--	MLS#572918	MLS#579208	MLS#583922
Net Adjustment	--	-\$2,000	\$0	+\$4,480
Adjusted Price	--	\$458,000	\$445,000	\$439,480

\* Sold 2 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** Back on Market! This buyers misfortune can be your luck! Come check out this beautiful McMillan home in a great neighborhood. This 3 bed + Bonus room and 3 bath, 2008 sq. ft home sits on a large lot with a big backyard and potential RV parking. The home features plantation shutters throughout and security system that will remain with the home. Perfect for first time homebuyers and growing family. Close to shopping, restaurants, and freeway access. Call your favorite realtor and come see for yourself! (-) \$2k lot
- Sold 2** This adorable home has an isplated bedroom and bath, great for guests. Large bakyard with plenty of room for entertaining. Come see it today! (-)\$800 age (+)\$800 lot
- Sold 3** A nice Granville Sommerville series house with open floor plan, in a good location. House have formal dining area, eating area off kitchen. House have skylight in hall, spacious and great room with lovely gas fireplace. Large walk-in closet in master bedroom. Rear house is covered a patio. (+)\$10k for 2 story \$2800 age, \$5k bedm \$400 lot (-)\$720 sf, \$13k seller concessions

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Clovis 1st Real Estate Services Inc.	Subject is listed					
<b>Listing Agent Name</b>	Tad L Tadich III						
<b>Listing Agent Phone</b>	559-908-0386						
<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>
11/07/2022	\$480,000	--	--	--	--	--	MLS

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$455,000	\$455,000
<b>Sales Price</b>	\$455,000	\$455,000
<b>30 Day Price</b>	\$445,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Search parameters used for comps, Fresno MLS, sold date 5/18/22 or sooner, no short sales or foreclosures, SFR, 2 story, square foot 1700-2300, 1996-2016 in age within ¼ mile radius there is 3 comps, within ½ mile radius there is 3 comps, there is 1 active (subject property), no pending and 2 sold comps, within 1 mile radius there is 4 comps, there is no active/pending comps, removed stories from search there is 4 active/pending comps and 4 sold comps, within 1 mile radius. Subject is most similar to sold 1 and 2. There is a shortage of two story comps available within 1 mile radius of subject property. Subject is priced higher than list and sold comps. 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 sold date being over 6 months old; 5544 E Atchison St, 2 story, 2008 GLA sold 11/24/21 for \$455k, 2286 S Preuss ave, single story, 2292 GLA, sold 12/8/21 for \$460k. Subject property is overpriced there is no sold comps to support price.</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



Address Verification



Address Verification



Side



Street



Other

## Listing Photos

**L1** 5576 Burns Ave E  
Fresno, CA 93727



Front

**L2** 5762 Kaviland Ave E  
Fresno, CA 93727



Front

**L3** 2297 S. Adrian Ave S  
Fresno, CA 93727



Front



## Sales Photos

**S1** 5532 Atchison St E  
Fresno, CA 93727



Front

**S2** 5536 Erin Ave E  
Fresno, CA 93727



Front

**S3** 5731 Truman Ave E  
Fresno, CA 93727



Front

### ClearMaps Addendum

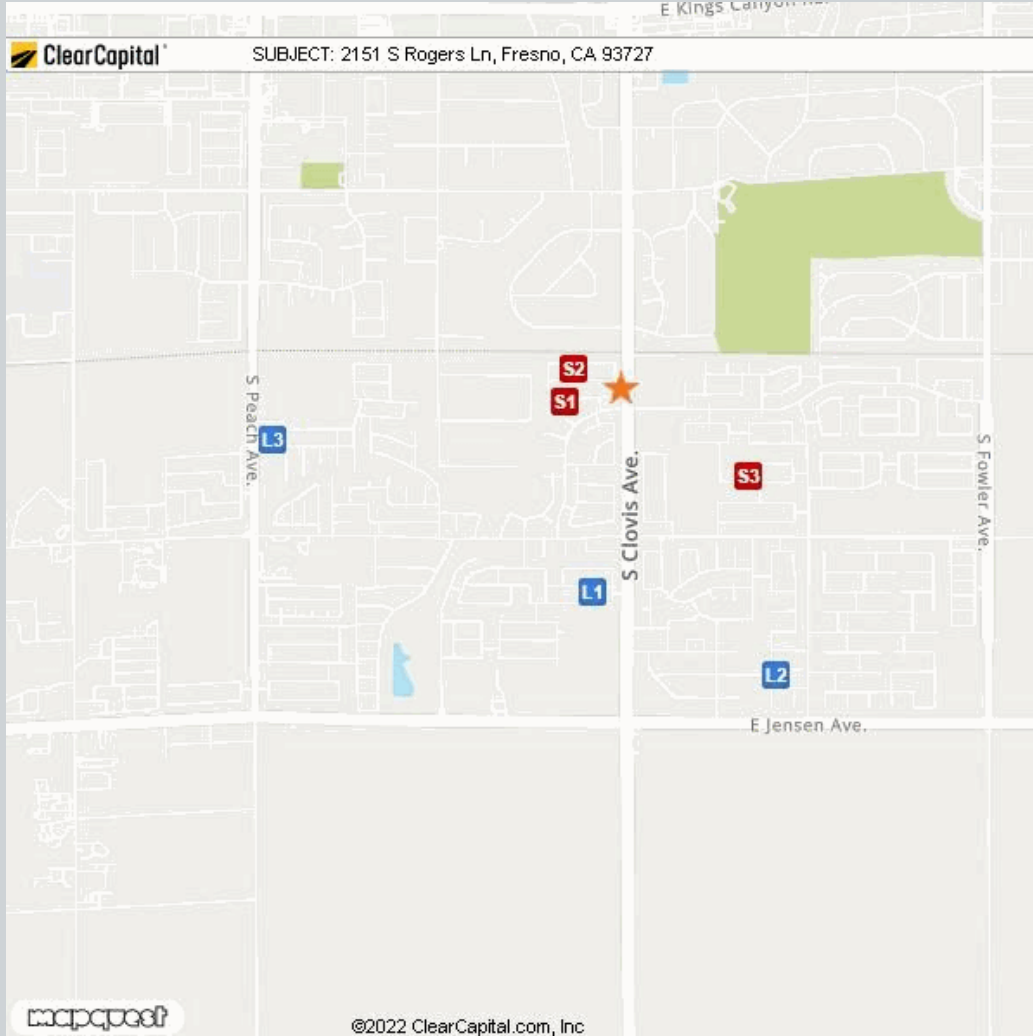
**Address** ★ 2151 S Rogers Lane, Fresno, CA 93727

**Loan Number** 51749

**Suggested List** \$455,000

**Suggested Repaired** \$455,000

**Sale** \$455,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2151 S Rogers Lane, Fresno, CA 93727	--	Parcel Match
L1 Listing 1	5576 Burns Ave E, Fresno, CA 93727	0.57 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5762 Kaviland Ave E, Fresno, CA 93727	0.90 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2297 S. Adrian Ave S, Fresno, CA 93727	0.97 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	5532 Atchison St E, Fresno, CA 93727	0.16 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	5536 Erin Ave E, Fresno, CA 93727	0.14 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	5731 Truman Ave E, Fresno, CA 93727	0.43 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.

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

<b>Broker Name</b>	Danielle Carnero	<b>Company/Brokerage</b>	HomeSmart PV and Associates
<b>License No</b>	01507071	<b>Address</b>	362 S. Sierra Vista ave Fresno CA 93702
<b>License Expiration</b>	06/15/2025	<b>License State</b>	CA
<b>Phone</b>	5598362601	<b>Email</b>	daniellecarnero@gmail.com
<b>Broker Distance to Subject</b>	2.65 miles	<b>Date Signed</b>	11/15/2022

*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.**