

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>	4456 N Van Dyke Avenue, Fresno, CALIFORNIA 93705	<b>Order ID</b>	8528736	<b>Property ID</b>	33677395
<b>Inspection Date</b>	11/26/2022	<b>Date of Report</b>	11/30/2022		
<b>Loan Number</b>	51799	<b>APN</b>	42610219		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Fresno		

### Tracking IDs

<b>Order Tracking ID</b>	20221123_BPO	<b>Tracking ID 1</b>	20221123_BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	EDWARD A WALKER	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$4,276	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. Roof appears to be newer and windows in front have been updated. Repairs are for any updating that is needed to bring to value of the comps	
<b>Assessed Value</b>	\$340,373		
<b>Zoning Classification</b>	Residential RS4		
<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>	Urban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	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.	
<b>Sales Prices in this Neighborhood</b>	Low: \$340000 High: \$475850		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	4456 N Van Dyke Avenue	4459 N Teilman Ave	4735 N Bengston Ave	4365 N Van Dyke Ave
<b>City, State</b>	Fresno, CALIFORNIA	Fresno, CA	Fresno, CA	Fresno, CA
<b>Zip Code</b>	93705	93705	93705	93705
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.15 <sup>1</sup>	0.42 <sup>1</sup>	0.20 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$339,000	\$389,000	\$375,000
<b>List Price \$</b>	--	\$339,000	\$389,000	\$375,000
<b>Original List Date</b>		10/27/2022	11/18/2022	10/18/2022
<b>DOM · Cumulative DOM</b>	-- · --	7 · 34	8 · 12	39 · 43
<b>Age (# of years)</b>	66	66	60	66
<b>Condition</b>	Average	Average	Good	Good
<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>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,328	1,333	1,608	1,532
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	4 · 2	4 · 2
<b>Total Room #</b>	6	6	7	7
<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>	--	--	Pool - Yes	Pool - Yes
<b>Lot Size</b>	.22 acres	0.25 acres	0.19 acres	0.33 acres
<b>Other</b>	None	None	None	None

\* Listing 1 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** Stop The Car For This 3 Bed 2 Bath Huge Corner Lot Home This Home Sits On a Great Sized Lot, Has Existing RV Access, Dual Pane Windows, a Roof In Great Condition And a Newer A/C Heater. Clean, Open Floor Plan With Hardwood Floors To Entertain Your Guests The Perfect Home For a First Time Buyer Or an Investor. The Garage Is Super Sized For Your Vehicles And Extra Storage. Backyard Offers a Covered Patio With Plenty Of Space For Your Rv, Boat Or Toys Home Is In Old Fig Area. Bring All Offers
- Listing 2** Situated On an Elevated And Oversized Lot Is This Remarkable Move-In Ready Home Updated Inside And Out You Will Love The Modern Updates That Create an All New Look And Feel. From The New Mid-Tone Vinyl Plank Flooring To The Newly Tiled Bathroom Flooring And Showers The Design And Finish Is To Be Seen. Kitchen Fitted With Quartz Countertops With Waterfall Drop Down Quartz Design. And, This Home Features 4 Full Bedrooms Including The Primary Suite With Private Bathroom. Dont Forget About The In Ground Pool Newly Equipped And Ready To Enjoy The Summer In. Extra Wide And Deep Driveway For Potential RV Parking And Additional Space. This Is One You Dont Want To Miss Out On
- Listing 3** New To The Market Is a Beautiful Home With a Sparkling Blue Pool, Located Within The Northgate Subdivision Of N/W Fresno. This Traditional Sale Is Move-In Ready Features New Interior/Exterior Paint, New Roof, a New Variable Speed Pool Pump And New Front/Rear Sprinklers With Fertilized Grass Seeds Just Planted For an Immaculate Lawn In The Near Future. Nbsp; Property Also Features Energy Efficient, Sound Suppressing Dual Pane Windows And a Garage That Is Fully Insulated Walls/Ceiling, With Roll Up Door. Nbsp; Nbsp; **The Backyard Features a Fenced Pool With a Large Patio**

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	4456 N Van Dyke Avenue	1801 W Gettysburg Ave	4326 N Holt Ave	1766 W Norwich Ave
<b>City, State</b>	Fresno, CALIFORNIA	Fresno, CA	Fresno, CA	Fresno, CA
<b>Zip Code</b>	93705	93705	93705	93705
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.42 <sup>1</sup>	0.18 <sup>1</sup>	0.38 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$399,999	\$339,990	\$345,000
<b>List Price \$</b>	--	\$359,900	\$339,990	\$345,000
<b>Sale Price \$</b>	--	\$365,000	\$336,000	\$345,000
<b>Type of Financing</b>	--	Fha	Fha	Fha
<b>Date of Sale</b>	--	06/16/2022	10/12/2022	11/18/2022
<b>DOM · Cumulative DOM</b>	-- · --	34 · 77	12 · 90	10 · 45
<b>Age (# of years)</b>	66	47	65	47
<b>Condition</b>	Average	Good	Good	Good
<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>	1 Story ranch	1 Story ranch	1 Story Ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,328	1,200	1,152	1,285
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Carport 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>	.22 acres	0.14 acres	0.15 acres	0.18 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	-\$28,040	-\$22,280	-\$31,865
<b>Adjusted Price</b>	--	\$336,960	\$313,720	\$313,135

\* Sold 3 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** Adjustments made for sq footage (\$5760), age (\$-3800) and condition (\$-30000), if needed. Welcome To 1801 W Gettysburg Ave, a 3 Bedroom, 2 Bathroom Home Which Has Been Recently Updated Throughout The Home. Enter The Home Into The Open Floor Plan With New Flooring, New Lighting And Fresh Paint. The Kitchen Features Granite Counter Tops, New Appliances And New Cabinets. The Great Room Features a Fireplace And Access To The Backyard. This Home Is a Must See, Call Today For Your Private Tour.
- Sold 2** Adjustments made for sq footage (\$7920), age (\$-200) and condition (\$-30000), if needed. Welcome To This Beautiful, Tastefully Remodeled 3 Bed, 2 Bath 1,100+Sf Single-Story Home, Just Minutes Away From Shaw Ave, Restaurants, Entertainment, Retail Shopping, And Ease Of Highway 99 And 41 Access. This Recently Renovated Home Comes With New Hvac System, New Roof, New Water Heater, a Designer-Inspired Galley Kitchen With Brand New Cabinets, Shelving, Quartz Countertops, New Stainless Steel Appliances, And Waterproof Luxury Vinyl Plank Lvp Flooring Throughout Home; Updated Bathrooms With Marble Flooring; Freshly Coated Interior And Exterior Paint. This Home Boasts a Spacious Backyard And a Newly Enclosed Sunroom Which Provides an Additional 400 Sf, Perfect For Entertaining Guests, Gatherings, Or Any Special Occasion Home Also Comes With Brand New Window Coverings And Simplisafe Wireless Home Security System.
- Sold 3** Adjustments made for sq footage (\$1935), age (\$-3800) and condition (\$-30000), if needed. Just Totally Remodeled 3 Bed/2 Bath, With 2-Car Attached Garage Is Ready For a New Family To Enjoy. The Home Offers a Separate Living Room And Family Room With Fireplace. The Home Features an All New Kitchen That Includes All New Soft-Closing Cabinetry, Granite Countertops, Tile Backsplash, All New Stainless Steel Appliances--Range/Oven, Dishwasher, Built-In Microwave, Sink, And Fixtures. The Home Has Been Freshly Painted--Inside And Outside, New Vinyl-Plank Flooring Throughout, New Light Fixtures, New Ceiling Fans, New Hardware. There Are New Dual-Pane Windows And New Slider Throughout. Both Bathrooms Have Been Totally Remodeled With Tiled Shower And Tiled Bath/Shower, New Fixtures, Lighting, And Flooring. This Large Lot Provides Ample Room For Backyard Fun. Turnkey Property, Schedule Your Private Showing Today.

### Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				none noted at time of inspection			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<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>

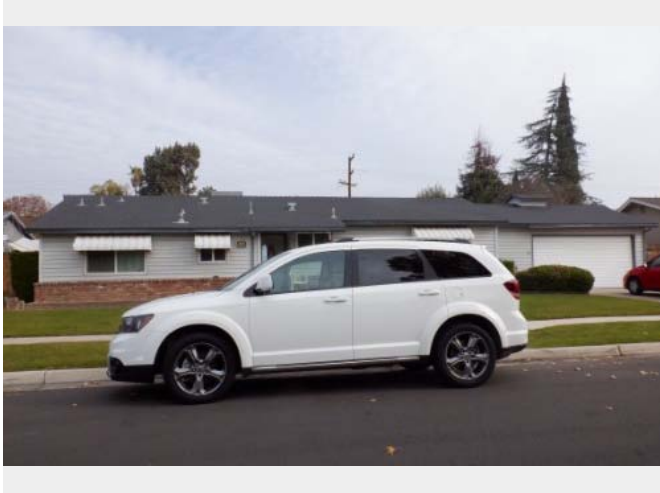
### Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$335,000	\$335,000
<b>Sales Price</b>	\$325,000	\$325,000
<b>30 Day Price</b>	\$315,000	--
<b>Comments Regarding Pricing Strategy</b>		
I looked at the Sold comps as well as the assessed value of the subject property to help determine the Suggested List Price. Area is high investor flip area		

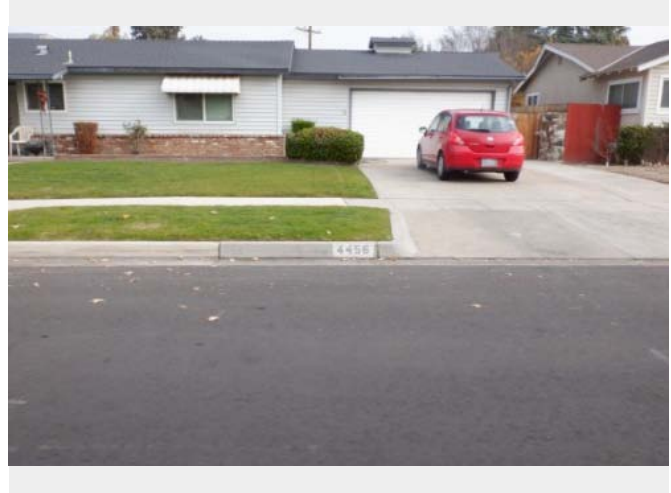
### Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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



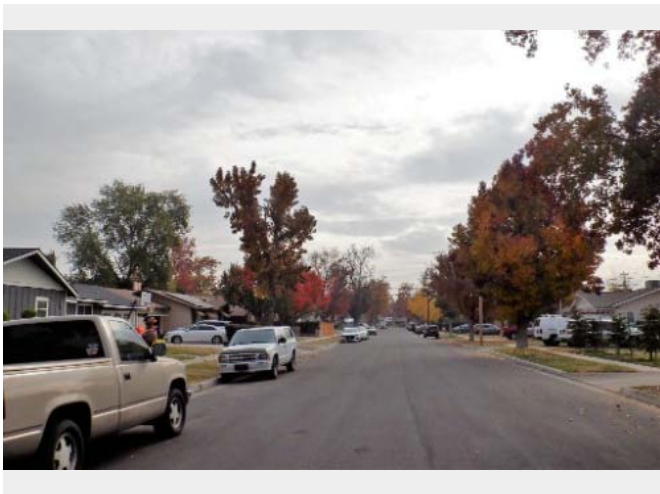
Address Verification



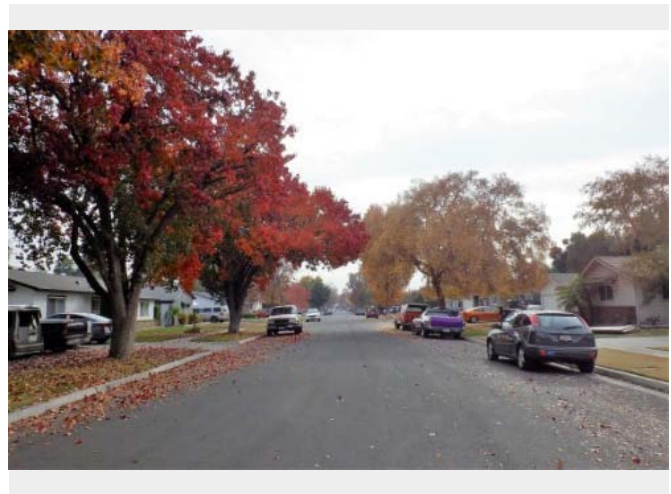
Side



Side



Street



Street

## Listing Photos

**L1** 4459 N Teilman Ave  
Fresno, CA 93705



Front

**L2** 4735 N Bengston Ave  
Fresno, CA 93705



Front

**L3** 4365 N Van Dyke Ave  
Fresno, CA 93705



Front



## Sales Photos

**S1** 1801 W Gettysburg Ave  
Fresno, CA 93705



Front

**S2** 4326 N Holt Ave  
Fresno, CA 93705



Front

**S3** 1766 W Norwich Ave  
Fresno, CA 93705



Front

### ClearMaps Addendum

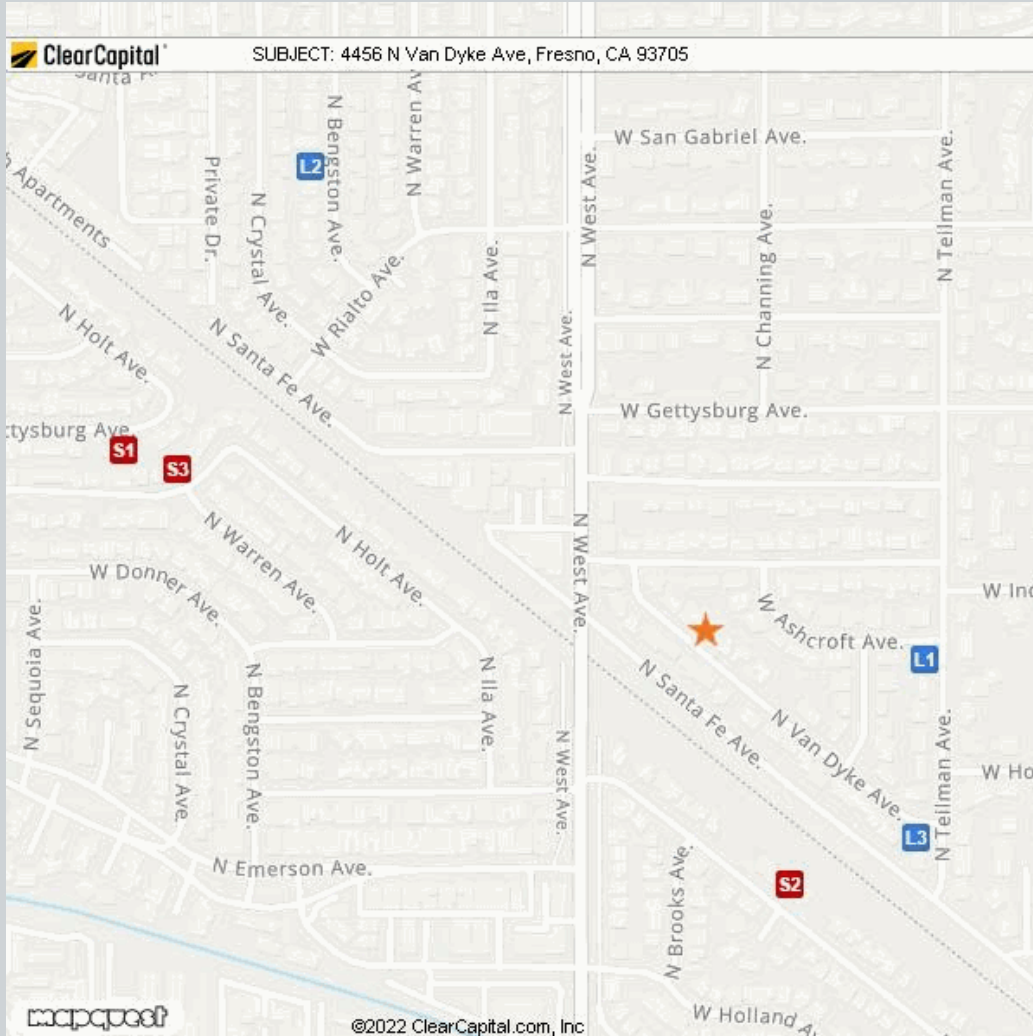
**Address** ★ 4456 N Van Dyke Avenue, Fresno, CALIFORNIA 93705

**Loan Number** 51799

**Suggested List** \$335,000

**Suggested Repaired** \$335,000

**Sale** \$325,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4456 N Van Dyke Avenue, Fresno, California 93705	--	Parcel Match
L1 Listing 1	4459 N Teilman Ave, Fresno, CA 93705	0.15 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	4735 N Bengston Ave, Fresno, CA 93705	0.42 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	4365 N Van Dyke Ave, Fresno, CA 93705	0.20 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1801 W Gettysburg Ave, Fresno, CA 93705	0.42 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	4326 N Holt Ave, Fresno, CA 93705	0.18 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1766 W Norwich Ave, Fresno, CA 93705	0.38 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>	Susan Tonai	<b>Company/Brokerage</b>	London Properties
<b>License No</b>	01207349	<b>Address</b>	6442 N Maroa Fresno CA 93612
<b>License Expiration</b>	03/18/2024	<b>License State</b>	CA
<b>Phone</b>	5592892895	<b>Email</b>	reoagent4u@gmail.com
<b>Broker Distance to Subject</b>	2.64 miles	<b>Date Signed</b>	11/30/2022

*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.**