

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	3014 S County Center Drive, Visalia, CA 93277	Order ID	8555879	Property ID	33747958
Inspection Date	12/19/2022	Date of Report	12/20/2022		
Loan Number	51937	APN	121211003000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Tulare		

Tracking IDs					
Order Tracking ID	12.16.22 BPO	Tracking ID 1	12.16.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	JESSE ROLLINS	The subject appears to be in poor condition as the subject is currently marked as unsafe. It is unknown the interior condition of the subject. It is assumed the interior is similar in condition to the exterior. The subject is on a busy street and across the street from a school. The homes on the street are similar in age although in average condition. The subject is boarded up. Repair estimate is for exterior windows and doors, 5,000 and assumiing interior requires significant repair as the subject has been deemed unsafe. The interior estimate is 15,000.
R. E. Taxes	\$3,792	
Assessed Value	\$288,000	
Zoning Classification	Residential R16	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(The property is boarded up.)		
Ownership Type	Fee Simple	
Property Condition	Poor	
Estimated Exterior Repair Cost	\$5,000	
Estimated Interior Repair Cost	\$5,000	
Total Estimated Repair	\$10,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The subject is currently boarded up and assumed to be in poor condition. There are no other boarded up homes in the area. The subject is on a busy street and across from a school. Shopping is nearby. Homes in the are are similar in age although superior in condition. The search may be expanded to find suitable comps.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$259400 High: \$403500	
Market for this type of property	Decreased 6 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	3014 S County Center Drive	2725 W Ashland	2231 S Linda Vista St	2732 S Silvertale St
City, State	Visalia, CA	Visalia, CA	Visalia, CA	Visalia, CA
Zip Code	93277	93277	93277	93277
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.34 ¹	0.48 ¹	0.40 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$299,000	\$320,000	\$315,000
List Price \$	--	\$289,000	\$290,000	\$299,900
Original List Date		10/28/2022	11/02/2022	09/09/2022
DOM · Cumulative DOM	-- · --	6 · 53	47 · 48	101 · 102
Age (# of years)	47	59	44	46
Condition	Poor	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 traditional	1 Story traditional	1 Story traditional	1 Story traditional
# Units	1	1	1	1
Living Sq. Feet	1,405	1,524	1,417	1,623
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	2 · 2	3 · 2
Total Room #	7	7	5	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	--	--	--	Pool - Yes
Lot Size	0.16 acres	.17 acres	0.16 acres	0.19 acres
Other	none	none	none	none

* Listing 3 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.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 Comp is from a nearby competing neighborhood with access to like amenities. The comp is superior in condition and used due to the lack of comps available on the market. The comp has few updates such some new flooring. This is a fair market sale.

Listing 2 Comp is from a nearby competing neighborhood with access to like amenities. The comp is similar in gla and age although superior in condition. The subject has some exterior updates such as paint A downward adjustment would be given for condition. This is a fair market sale.

Listing 3 Comp is from a nearby competing neighborhood. The comp is superior in condition although the seller is offering 10,000 credit for roof repairs and pool is empty and this may cause a safety issue. The comp would attract the same buyers. This is a fair market sale.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3014 S County Center Drive	2419 S Terrace Street	2724 S County Center Dr	4018 W Walnut
City, State	Visalia, CA	Visalia, CA	Visalia, CA	Visalia, CA
Zip Code	93277	93277	93277	93277
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.40 ¹	0.17 ¹	0.98 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$250,000	\$279,000	\$259,000
List Price \$	--	\$250,000	\$279,000	\$259,000
Sale Price \$	--	\$260,000	\$285,000	\$269,000
Type of Financing	--	Other	Cash	Conventional
Date of Sale	--	08/04/2022	07/27/2022	08/22/2022
DOM · Cumulative DOM	-- · --	3 · 62	19 · 19	27 · 52
Age (# of years)	47	58	53	61
Condition	Poor	Fair	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 traditional	1 Story traditional	1 Story traditional	1 Story traditional
# Units	1	1	1	1
Living Sq. Feet	1,405	1,416	1,540	1,571
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	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	0.16 acres	.23 acres	0.18 acres	.23 acres
Other	none	none	none	none
Net Adjustment	--	-\$10,000	-\$24,725	-\$25,810
Adjusted Price	--	\$250,000	\$260,275	\$243,190

* 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** Comp is from a nearby competing neighborhood with access to like amenities. The comp is similar in gla. The comp condition is superior. The subject needs lots of repairs. A downward adjustment would be given for condition. -10,000 condition. The comp is a fair market sale.
- Sold 2** Comp is from a nearby competing neighborhood and on the same street. The comp has similar locational influences. The comp is superior in condition. There are no upgrades or updates. A downward adjustment would be given for condition and gla. -20,000 condition, -4725 gla. The comp is a fair market sale.
- Sold 3** Comp is from a nearby competing neighborhood with access to like amenities. The comp is superior in gla although superior in condition although some repairs are required. Adjustments are made to bring the comp in line with the subject. -20,000 condition, -5810 gla. This is a fair market sale.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				The subject was listed and recently removed from the market. Public records show the listing was removed 12/17/22. The listing was outside of the local mls and I have no information on that listing. No listing information found in local mls.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
09/08/2022	\$300,000	--	--	Withdrawn	12/17/2022	\$300,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$250,000	\$260,000
Sales Price	\$250,000	\$260,000
30 Day Price	\$240,000	--
Comments Regarding Pricing Strategy		
Value is heavily weighted on sold comps as these are an accurate picture of the current market trends. The search was expanded to 1 mile and back 12 months and the comps used are the best comps available. The subject is assumed to be in poor condition as it is posted as unsafe. The comps used are average or fair and the most comparable properties found. Adjustments are given for condition and other character differences. Adjustments are 35.00 per foot of gla, 10,000 for condition. All comps are fair market sales. The comps would attract the same buyers.		

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



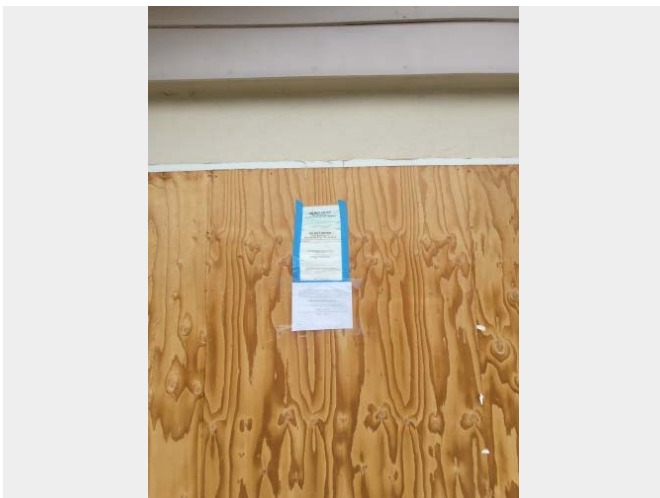
Side



Street



Other



Other

Listing Photos

L1 2725 W Ashland
Visalia, CA 93277



Front

L2 2231 S Linda Vista St
Visalia, CA 93277



Front

L3 2732 S Silvertale St
Visalia, CA 93277



Front

Sales Photos

S1 2419 S Terrace Street
Visalia, CA 93277



Front

S2 2724 S County Center Dr
Visalia, CA 93277



Front

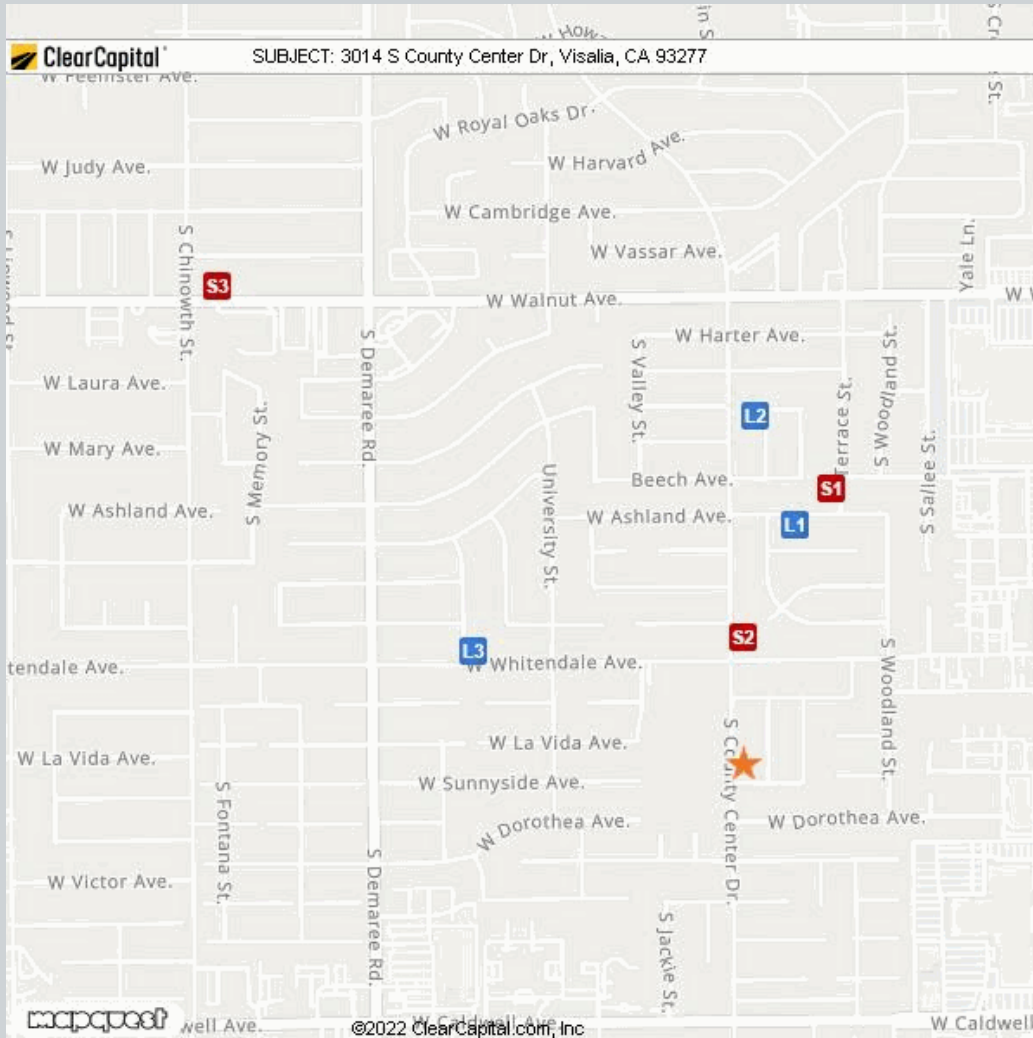
S3 4018 W Walnut
Visalia, CA 93277



Front

ClearMaps Addendum

Address ★ 3014 S County Center Drive, Visalia, CA 93277
Loan Number 51937 **Suggested List** \$250,000 **Suggested Repaired** \$260,000 **Sale** \$250,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3014 S County Center Drive, Visalia, CA 93277	--	Parcel Match
L1 Listing 1	2725 W Ashland, Visalia, CA 93277	0.34 Miles ¹	Parcel Match
L2 Listing 2	2231 S Linda Vista St, Visalia, CA 93277	0.48 Miles ¹	Parcel Match
L3 Listing 3	2732 S Silvervale St, Visalia, CA 93277	0.40 Miles ¹	Parcel Match
S1 Sold 1	2419 S Terrace Street, Visalia, CA 93277	0.40 Miles ¹	Parcel Match
S2 Sold 2	2724 S County Center Dr, Visalia, CA 93277	0.17 Miles ¹	Parcel Match
S3 Sold 3	4018 W Walnut, Visalia, CA 93277	0.98 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	Irma Carter	Company/Brokerage	Town Land and Coast Realty
License No	01410651	Address	701 Auburn St. Tulare CA 93274
License Expiration	02/03/2024	License State	CA
Phone	5599726797	Email	icarterhomes@yahoo.com
Broker Distance to Subject	5.96 miles	Date Signed	12/19/2022

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.