

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	1895 W School Avenue, Porterville, CA 93257	Order ID	8569443	Property ID	33783482
Inspection Date	01/05/2023	Date of Report	01/06/2023		
Loan Number	51960	APN	245171020000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Tulare		

Tracking IDs					
Order Tracking ID	20230103_BPO	Tracking ID 1	20230103_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

		Condition Comments
Owner	BANK AMERICA NA,	The exterior is appropriate for the neighborhood. Repairs needed on exterior paint.
R. E. Taxes	\$893	
Assessed Value	\$74,929	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$8,790	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$8,790	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

		Neighborhood Comments
Location Type	Urban	The neighborhood is close to schools and close to commerce.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$202543 High: \$376500	
Market for this type of property	Decreased 2 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1895 W School Avenue	269 N Newcomb St	2010 W Garden Ln	1235 Tomah Ave
City, State	Porterville, CA	Porterville, CA	Porterville, CA	Porterville, CA
Zip Code	93257	93257	93257	93257
Datasource	Public Records	Public Records	Public Records	Public Records
Miles to Subj.	--	0.40 ¹	0.46 ¹	0.92 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$269,900	\$305,000	\$259,950
List Price \$	--	\$269,900	\$305,000	\$259,950
Original List Date		09/12/2022	08/15/2022	09/15/2022
DOM · Cumulative DOM	-- · --	115 · 116	143 · 144	112 · 113
Age (# of years)	50	60	37	73
Condition	Fair	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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,498	1,445	1,682	1,130
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 1	3 · 1	3 · 1
Total Room #	5	5	5	5
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	0.20 acres	0.21 acres	0.18 acres	0.29 acres
Other	--	--	--	--

* 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** 3 bedroom, 2 bath home with over 1400 square feet of living space. Features include new vinyl plank flooring, granite counters, stainless steel appliances, large living room and a family room with rock fireplace. The backyard is large and has a covered patio. The HVAC unit is only 1 year old!
- Listing 2** Opportunity is knocking! This home sits on a spacious corner lot in northwest Porterville and is perfect for those who want a low maintenance exterior and plenty of room for extra parking. There's extra cement at the widened driveway, west side yard with 30 amp hookup for RV, and RV parking in back through the double gate. Whether you choose to use the cement areas for extra parking, storage, play areas, or anything else, you'll find it to be easy to care for. You'll also enjoy the oranges and grapefruit the fruit trees provide and the shaded patio area in the back yard. The living room is spacious and there is also an open concept area where the kitchen opens to the family room with floor to ceiling brick fireplace that's perfect to enjoy this time of year. A large breakfast bar at the kitchen is where friends and family can gather while visiting with the cook. The master suite has a walk in closet, cabinetry and bathroom with door to the back yard. Both this door and the front door have security screen doors. The indoor laundry area has built in cabinetry and both gas and electric dryer hookups. Extra storage and ceiling fans are throughout the home.
- Listing 3** Beautiful home in the heart of Porterville. 3 Bedroom 1 bath, Carport, Ac Unit, Big corner lot. Very convenient with walking distance to schools and stores. Call to schedule your private showing!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1895 W School Avenue	1885 W Aurora Ave	1928 W Aurora Ave	492 N Belmont St
City, State	Porterville, CA	Porterville, CA	Porterville, CA	Porterville, CA
Zip Code	93257	93257	93257	93257
Datasource	Public Records	Public Records	Public Records	Public Records
Miles to Subj.	--	0.06 ¹	0.09 ¹	0.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$271,500	\$300,000	\$296,000
List Price \$	--	\$271,500	\$300,000	\$296,000
Sale Price \$	--	\$271,500	\$300,000	\$296,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	08/16/2022	09/29/2022	08/15/2022
DOM · Cumulative DOM	-- · --	38 · 38	45 · 45	15 · 14
Age (# of years)	50	59	60	60
Condition	Fair	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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,498	1,208	1,424	1,196
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 1	3 · 1	3 · 2
Total Room #	5	5	5	5
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	0.20 acres	0.19 acres	0.19 acres	0.19 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$271,500	\$300,000	\$296,000

* 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** Very well maintained and updated 3 bedroom, 1 3/4 bathroom home. Newer roof, newer RV parking area concrete poured on the side of the house and newer patio concrete in the backyard. Dual pane windows throughout the house. Granite countertops in the kitchen. This house is move in ready, just waiting for your offer.
- Sold 2** Charming 3/2 in NW Porterville. This cute home features New cabinets and Granite counter tops in the Kitchen, breakfast bar and nook, drought resistant front and back yard. back yard features dog run and built in oasis for BBQ. . Must see home perfect for first time home buyer. Call your local Real Estate Expert for a showing today.
- Sold 3** Check out this 3 bedroom, 2 bathroom home located in NW Porterville. Home features large living area, indoor laundry, tiles floors, and a split floor plan! It also has mature fruit trees in the back yard. Call your agent today!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No listing history in the last 48 months.			
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	\$279,000	\$287,790
Sales Price	\$272,000	\$280,790
30 Day Price	\$272,000	--
Comments Regarding Pricing Strategy		
Subject property should be listed as-is.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported
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Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 269 N Newcomb St
Porterville, CA 93257



Front

L2 2010 W Garden Ln
Porterville, CA 93257



Front

L3 1235 Tomah Ave
Porterville, CA 93257



Front

Sales Photos

S1 1885 W Aurora Ave
Porterville, CA 93257



Front

S2 1928 W Aurora Ave
Porterville, CA 93257



Front

S3 492 N Belmont St
Porterville, CA 93257



Front

ClearMaps Addendum

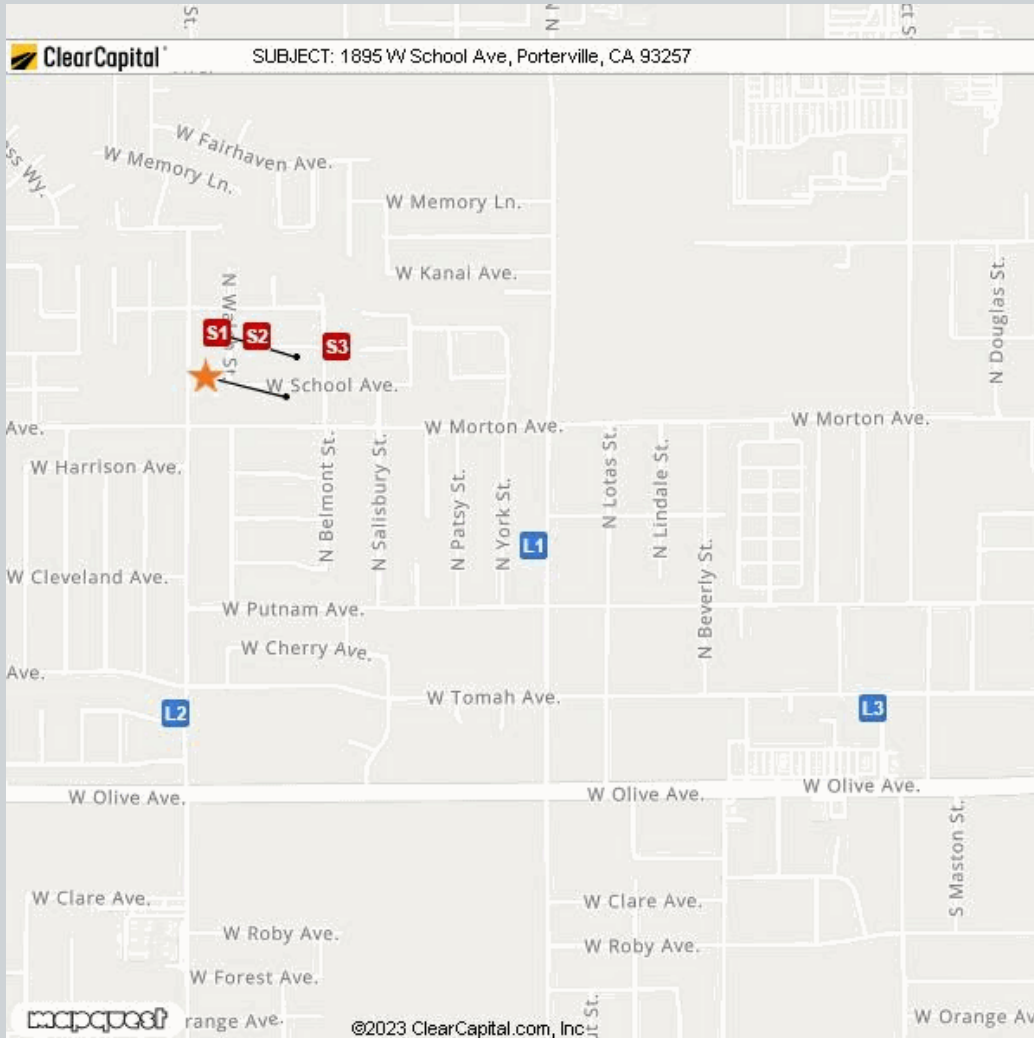
Address ★ 1895 W School Avenue, Porterville, CA 93257

Loan Number 51960

Suggested List \$279,000

Suggested Repaired \$287,790

Sale \$272,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1895 W School Avenue, Porterville, CA 93257	--	Parcel Match
L1	269 N Newcomb St, Porterville, CA 93257	0.40 Miles ¹	Parcel Match
L2	2010 W Garden Ln, Porterville, CA 93257	0.46 Miles ¹	Parcel Match
L3	1235 Tomah Ave, Porterville, CA 93257	0.92 Miles ¹	Parcel Match
S1	1885 W Aurora Ave, Porterville, CA 93257	0.06 Miles ¹	Parcel Match
S2	1928 W Aurora Ave, Porterville, CA 93257	0.09 Miles ¹	Parcel Match
S3	492 N Belmont St, Porterville, CA 93257	0.10 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	Bradley Medina	Company/Brokerage	Bradley Medina
License No	01511257	Address	3036 South Byrd Street Visalia CA 93292
License Expiration	07/08/2025	License State	CA
Phone	5597319204	Email	bmedina73@yahoo.com
Broker Distance to Subject	20.00 miles	Date Signed	01/06/2023

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.