

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	1750 Robinhood Avenue, Clovis, CA 93611	Order ID	8578730	Property ID	33809921
Inspection Date	01/11/2023	Date of Report	01/19/2023		
Loan Number	52215	APN	498-245-05		
Borrower Name	BRECKENRIDGE PROPERTY FUND 2016 LLC	County	Fresno		

Tracking IDs					
Order Tracking ID	01.11.23 BPO	Tracking ID 1	01.11.23 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Salyer Tim Holly Jo Ferrin	Condition Comments	
R. E. Taxes	\$2,358	Wood exterior, composition roof, dual pane windows, two car garage attached, corner lot. Subdivision Cougar Estates 7. Wood exterior has paint peeling.	
Assessed Value	\$204,446		
Zoning Classification	R1		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$1,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$1,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Subject is near canal, school, basin, 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. There is SFR homes surrounding subject and within 1/4-mile radius there is 1 active(s), 2 pending and 6 sold comps and in the last year there are 10 home(s) that sold. There is no short sales and no foreclosures in area. There are no search parameters used in search. Home sold prices vs list prices sell at 100% in area.	
Sales Prices in this Neighborhood	Low: \$396,500 High: \$428,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1750 Robinhood Avenue	1790 Robinwood Ave	1626 Bliss Ave	1665 Barstow Ave
City, State	Clovis, CA	Clovis, CA	Clovis, CA	Clovis, CA
Zip Code	93611	93611	93611	93611
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.47 ¹	0.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$435,000	\$389,900	\$374,950
List Price \$	--	\$415,000	\$374,900	\$374,950
Original List Date		10/27/2022	11/26/2022	12/14/2022
DOM · Cumulative DOM	-- · --	49 · 84	26 · 54	5 · 36
Age (# of years)	48	48	49	47
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,837	1,804	1,664	2,001
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	6	6	6	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	Pool - Yes	Pool - Yes Spa - Yes	Pool - Yes
Lot Size	0.19 acres	0.19 acres	0.16 acres	0.22 acres
Other	--	na	na	na

* 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** Delightful 3 bed, 2 bath home on a corner lot with a pool! This home has many wonderful features such as built-in shelving in the garage, an additional dining or living room area, and a breakfast bar. The cozy living room features walls of solid pine and a wood burning fireplace. You will love the larger lot! Close proximity to schools and the downtown Clovis area, you will find the property very conveniently located. Seller is willing to credit buyer for flooring or other upgrades with good offer.
- Listing 2** Come take a look at his remodeled 3 bed 2 bath home located in a quiet neighborhood. It features laminate flooring, new carpet, new interior and exterior paint. Granite counter tops, new appliances and many more features. It has a spacious bonus room that can be used as additional living room. It also has a pool for our hot summers. It also comes with a brand new 30 yr comp roof! Come take a private tour!
- Listing 3** Open floor plan has 4 Bdrms., 2 Ba., separate living & family rooms. Warm hardwood laminated floors, tile and carpeting. Master bdrm., has double closets, with a bathroom seating vanity. The hallway has 3 shelved closets for storage plus entry closet. Front yard has a private courtyard entry area. Spacious swimming pool for the hot summer days. Covered patio plus grass yard area for family get togethers & entertaining. Walking distance to Clovis High School, nearby shopping centers and other convenient amenities. Ready for the new owners personal touches. This home needs some updating and is priced accordingly. Seller may consider buyer credits and or some repairs. Thank you for showing my listing!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1750 Robinhood Avenue	1302 Renn Ave	1674 Wrenwood Ave	2047 Mitchell Ave
City, State	Clovis, CA	Clovis, CA	Clovis, CA	Clovis, CA
Zip Code	93611	93611	93611	93611
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.20 ¹	0.11 ¹	0.47 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$399,000	\$420,000	\$428,000
List Price \$	--	\$399,000	\$420,000	\$428,000
Sale Price \$	--	\$420,000	\$425,000	\$428,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	09/23/2022	07/22/2022	08/16/2022
DOM · Cumulative DOM	-- · --	4 · 35	7 · 29	9 · 37
Age (# of years)	48	47	46	44
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,837	1,596	1,837	2,074
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2 · 1
Total Room #	6	6	6	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	Pool - Yes Spa - Yes	Pool - Yes	Pool - Yes
Lot Size	0.19 acres	.29 acres	0.2 acres	0.22 acres
Other	--	solar	solar	na
Net Adjustment	--	-\$23,450	-\$28,500	-\$26,850
Adjusted Price	--	\$396,550	\$396,500	\$401,150

* 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** Make wonderful memories enjoying this beautiful backyard with fenced pool and cabana area featuring Aluma Wood material that comes with a lifetime warranty. A large covered patio and grassy area complete the picture on this large pie-shaped lot set in an older established neighborhood where families stay for years! There are many updated features which include the kitchen. For energy efficiency there is owned solar. Don't let this opportunity pass you by. Make your appointment for your private showing today. (+)\$12050 sf (-)\$20k solar, \$500 age, \$5k lot, \$10k spa
- Sold 2** Charming Clovis home located just steps from the award winning Clovis High School. This single story home features 3 bedrooms, 2 bathrooms, 1837 sqft, an oversized lot with a pool, new AC unit, and solar! Beautiful brick exterior, extended driveway, manicured front and back yard, newer roof, large covered patio, and a massive backyard with a gate separating the grassy area from the pool. Well maintained interior featuring granite counter tops, updated bathrooms, upgraded hardware, and ceiling fans in every bedroom. Conveniently located with close proximity to Old Town Clovis, Sierra Vista Mall, freeway access, and walking distance to Clovis Unified Schools. Call or text for a private showing today! (-)\$7k seller concessions, \$20k solar, \$1k age, \$500 lot
- Sold 3** Lovely home near Clovis high on a 9630 sqft. lot and beautiful and inground pool. This terrific home features: Well appointed kitchen with built-in appliances and adjacent breakfast nook. Spacious master suite with huge walk-in-closet and oversized shower, living room is highlighted by a cozy fireplace, indoor laundry in an extra half bath. Outside you will find a large patio for entertaining and amazing landscaping. Home is located with the highly acclaimed Clovis Unified School District and is a must see! (-)\$9k seller concessions, \$2k age, \$11850 sf, \$2500 bath, \$1500 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	\$400,000	\$401,000
Sales Price	\$400,000	\$401,000
30 Day Price	\$396,550	--
Comments Regarding Pricing Strategy		
<p>Search parameters used for comps, Fresno MLS, sold 7/16/22 or sooner, no short sales or foreclosures, SFR, 1 story, square foot 1537-2137, 1965-1985 in age, comp proximity is important within ¼ mile radius there is 5 comps, within ½ mile radius there is 11 comps, there is no active, 4 pending and 7 sold comps. Sold 1 and 2 sold for more than list price. Subject property is assumed to be in average condition. This a drive by exterior only. When pricing subject property I took into consideration the condition of the comp's vs subject property, 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. Subject is located in an established area with SFR homes of different styles and appeal, the demand for the area is normal. Seller concessions are not required to sell a home in this area but will sometimes help a home sell faster. Within ½ mile radius of subject the following comps are not used in report due to either inferior / superior condition; 2077 Mitchell ave sold 9/2/22 for \$510k (updated with pool, solar), 1856 Mitchell ave pending \$459k (updated, pool, solar), 859 Stanford Ave sold 11/10/22 for \$430k (solar)</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes **Dispute Resolution (1/19/2023)** The BPO has been corrected/additional commentary added to address the dispute requested.

Subject Photos



Front



Address Verification



Address Verification



Street



Other

Listing Photos

L1 1790 Robinwood Ave
Clovis, CA 93611



Front

L2 1626 Bliss Ave
Clovis, CA 93611



Front

L3 1665 Barstow Ave
Clovis, CA 93611



Front

Sales Photos

S1 1302 Renn ave
Clovis, CA 93611



Front

S2 1674 Wrenwood Ave
Clovis, CA 93611



Front

S3 2047 Mitchell Ave
Clovis, CA 93611



Front

ClearMaps Addendum

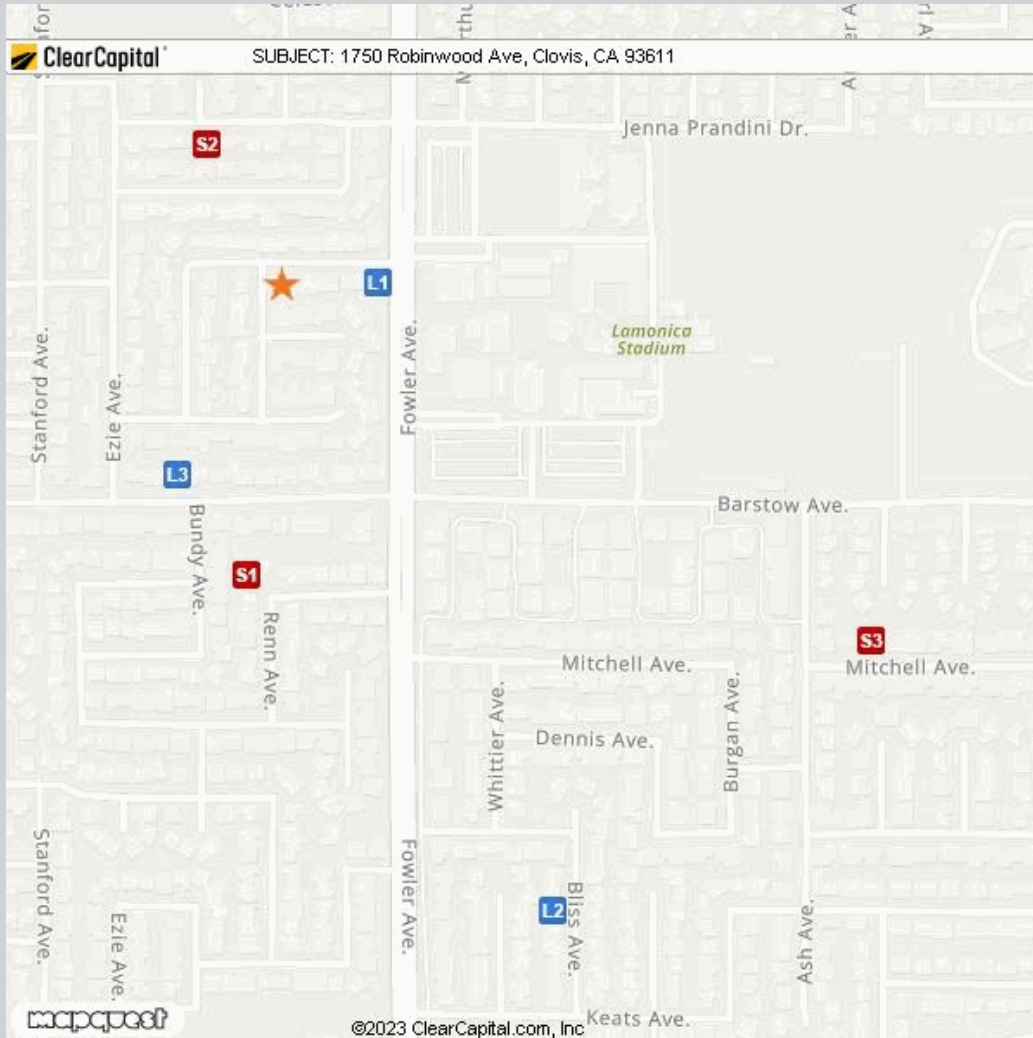
Address ★ 1750 Robinwood Avenue, Clovis, CA 93611

Loan Number 52215

Suggested List \$400,000

Suggested Repaired \$401,000

Sale \$400,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1750 Robinwood Avenue, Clovis, CA 93611	--	Parcel Match
L1 Listing 1	1790 Robinwood Ave, Clovis, CA 93611	0.07 Miles ¹	Parcel Match
L2 Listing 2	1626 Bliss Ave, Clovis, CA 93611	0.47 Miles ¹	Parcel Match
L3 Listing 3	1665 Barstow Ave, Clovis, CA 93611	0.15 Miles ¹	Parcel Match
S1 Sold 1	1302 Renn Ave, Clovis, CA 93611	0.20 Miles ¹	Parcel Match
S2 Sold 2	1674 Wrenwood Ave, Clovis, CA 93611	0.11 Miles ¹	Parcel Match
S3 Sold 3	2047 Mitchell Ave, Clovis, CA 93611	0.47 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	Danielle Carnero	Company/Brokerage	HomeSmart PV and Associates
License No	01507071	Address	6535 N Palm ave Fresno CA 93704
License Expiration	06/15/2025	License State	CA
Phone	5598362601	Email	daniellecarnero@gmail.com
Broker Distance to Subject	7.00 miles	Date Signed	01/14/2023

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.