

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>	912 Neville Street, Hanford, CA 93230	<b>Order ID</b>	8581537	<b>Property ID</b>	33816129
<b>Inspection Date</b>	01/14/2023	<b>Date of Report</b>	01/20/2023		
<b>Loan Number</b>	52256	<b>APN</b>	010-460-021-000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Kings		

### Tracking IDs

<b>Order Tracking ID</b>	01.13.22 BPO	<b>Tracking ID 1</b>	01.13.22 BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	BRECKENRIDGE PROPERTY FUND 2016 LLC	<b>Condition Comments</b> Based on an exterior visual inspection subject looks in average condition with no damages observed.
<b>R. E. Taxes</b>	\$34,134	
<b>Assessed Value</b>	\$37,960	
<b>Zoning Classification</b>	R16	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(Unsure is the property is vacant there were no cars park at the property)		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>		
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>		
<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> Subject is located on a neighborhood composed off single family homes similar to subject in style and age. Close to stores and schools,
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$118,000 High: \$335,000	
<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>	912 Neville Street	1299 W Grangeville Blvd Hanford A	1990 Dalrymple Dr Hanford Ca	1208 N Richmond Ave Hanford Ca
<b>City, State</b>	Hanford, CA	Hanford, CA	Hanford, CA	Hanford, CA
<b>Zip Code</b>	93230	93230	93230	93230
<b>Datasource</b>	Title Company	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.40 <sup>1</sup>	0.58 <sup>1</sup>	0.30 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$269,000	\$299,999	\$320,000
<b>List Price \$</b>	--	\$264,000	\$294,999	\$295,000
<b>Original List Date</b>		08/05/2022	09/29/2022	10/17/2022
<b>DOM · Cumulative DOM</b>	-- · --	82 · 168	89 · 113	81 · 95
<b>Age (# of years)</b>	67	83	73	71
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Investor
<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>	1,039	1,208	1,231	1,242
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	2 · 1	3 · 1	3 · 2
<b>Total Room #</b>	5	5	5	5
<b>Garage (Style/Stalls)</b>	Carport 1 Car	Detached 2 Car(s)	Detached 2 Car(s)	Attached 1 Car
<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>	0.17 acres	0.34 acres	0.32 acres	0.17 acres
<b>Other</b>	--	RV parking, covered patio	RV parking, fireplace	fireplace, shed

\* 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** Inferior by age, and one bedroom less. Superior by larger gross living area square footage, larger lot size, garage and RV parking. This property has covered patio, RV parking, new A/C unit, and kitchen has been updated with granite counter tops. Age and lot size exceed due to no comps found more similar to subject.
- Listing 2** Superior by larger gross living area square footage, larger lot size, garage. and by having RV parking. Inferior by age. This property has RV parking, and fireplace. Located on a corner lot.
- Listing 3** Superior by larger gross living area square footage, one bathroom more and by having a garage. Inferior by age, and smaller lot size. This property has fireplace, storage shed, the kitchen has quartz counter tops, back splash, and new cabinetry. New exterior and interior paint, new vinyl flooring, and new dual pane windows. Both bathrooms have new vanities.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	912 Neville Street	1219 N Brown St Hanford Ca	1408 N 11th Ave Hanford Ca	1961 N 11th Ave Hanford Ca
<b>City, State</b>	Hanford, CA	Hanford, CA	Hanford, CA	Hanford, CA
<b>Zip Code</b>	93230	93230	93230	93230
<b>Datasource</b>	Title Company	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.92 <sup>1</sup>	0.18 <sup>1</sup>	0.48 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$255,000	\$270,900	\$274,200
<b>List Price \$</b>	--	\$239,999	\$270,900	\$285,000
<b>Sale Price \$</b>	--	\$240,000	\$250,000	\$285,000
<b>Type of Financing</b>	--	Fha	Fha	Va
<b>Date of Sale</b>	--	07/18/2022	07/18/2022	11/14/2022
<b>DOM · Cumulative DOM</b>	-- · --	59 · 139	16 · 37	8 · 39
<b>Age (# of years)</b>	67	82	73	74
<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 ; Waterfront
<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>	1,039	993	1,012	1,296
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 1	2 · 1	3 · 1
<b>Total Room #</b>	5	4	4	4
<b>Garage (Style/Stalls)</b>	Carport 1 Car	Detached 2 Car(s)	Attached 1 Car	Attached 1 Car
<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>	0.17 acres	0.14 acres	0.22 acres	0.18 acres
<b>Other</b>	--	--	Covered porch	--
<b>Net Adjustment</b>	--	+\$12,560	+\$15,800	-\$3,340
<b>Adjusted Price</b>	--	\$252,560	\$265,800	\$281,660

\* 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** Inferior by age, smaller gross living area square footage, and smaller lot size. Superior by garage. Age and distance exceed due to no comps found more similar in age and closer in distance to subject.
- Sold 2** Inferior by age, one bedroom less and smaller gross living area square footage. Superior by larger lot size and by having a garage. This property has covered porch, home has been remodeled with newer dual pane windows, new vinyl wood looking flooring, granite counter tops in the kitchen and remodeled bathroom. Exterior of home has been recently painted. Lot size exceed due to no comps found more similar in lot size to subject.
- Sold 3** Superior by larger gross living area square footage, larger lot and by having a garage. Inferior by age. This property has been remodeled with new kitchen cabinets, stainless steel appliances, plush carpet as well as new wood laminate flooring and tile in some areas.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			No listing history found on MLS.				
<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>	\$282,000	\$282,000
<b>Sales Price</b>	\$272,000	\$272,000
<b>30 Day Price</b>	\$262,000	--
<b>Comments Regarding Pricing Strategy</b>		
Comps located within the same market area were used on this report. Comps were gathered from Kings and Fresno MLS.		

## 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.
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## Subject Photos



Front



Address Verification



Side



Side



Street



Street

## Listing Photos

**L1** 1299 W Grangeville Blvd Hanford A  
Hanford, CA 93230



Other

**L2** 1990 Dalrymple Dr Hanford CA  
Hanford, CA 93230



Other

**L3** 1208 N Richmond Ave Hanford CA  
Hanford, CA 93230



Other



## Sales Photos

**S1** 1219 N Brown St Hanford CA  
Hanford, CA 93230



Other

**S2** 1408 N 11th Ave Hanford CA  
Hanford, CA 93230



Other

**S3** 1961 N 11th Ave Hanford CA  
Hanford, CA 93230



Other

### ClearMaps Addendum

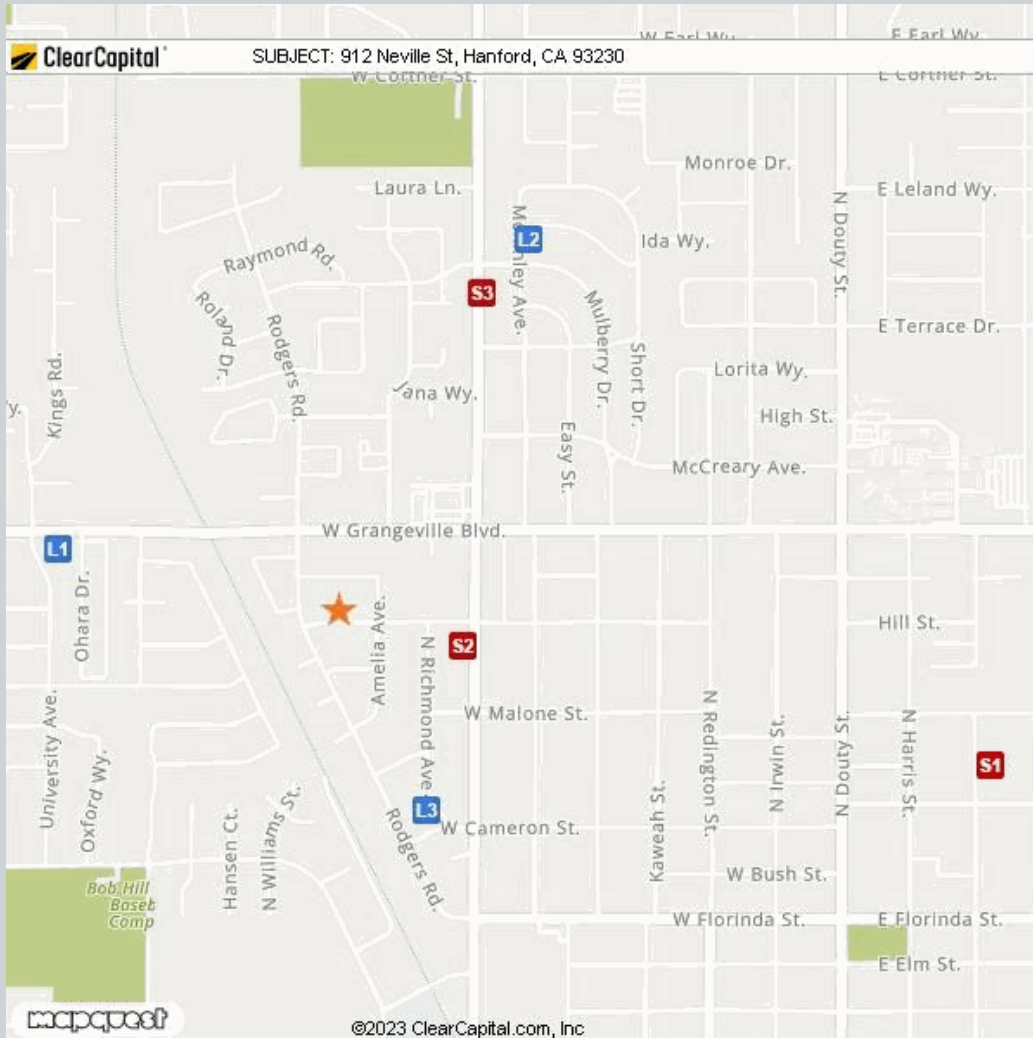
**Address** ★ 912 Neville Street, Hanford, CA 93230

**Loan Number** 52256

**Suggested List** \$282,000

**Suggested Repaired** \$282,000

**Sale** \$272,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	912 Neville Street, Hanford, CA 93230	--	Parcel Match
L1 Listing 1	1299 W Grangeville Blvd Hanford A, Hanford, CA 93230	0.40 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1990 Dalrymple Dr Hanford Ca, Hanford, CA 93230	0.58 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1208 N Richmond Ave Hanford Ca, Hanford, CA 93230	0.30 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1219 N Brown St Hanford Ca, Hanford, CA 93230	0.92 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1408 N 11th Ave Hanford Ca, Hanford, CA 93230	0.18 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1961 N 11th Ave Hanford Ca, Hanford, CA 93230	0.48 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>	Cecilia Vasquez	<b>Company/Brokerage</b>	Vasquez Real Estate
<b>License No</b>	01468833	<b>Address</b>	225 N Douty St Hanford CA 93230
<b>License Expiration</b>	01/23/2027	<b>License State</b>	CA
<b>Phone</b>	5598369390	<b>Email</b>	cvasquezproperties@yahoo.com
<b>Broker Distance to Subject</b>	1.18 miles	<b>Date Signed</b>	01/15/2023

*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:**

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