

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>	1409 Kaweah Street, Hanford, CALIFORNIA 93230	<b>Order ID</b>	8758891	<b>Property ID</b>	34219077
<b>Inspection Date</b>	05/27/2023	<b>Date of Report</b>	05/28/2023		
<b>Loan Number</b>	53765	<b>APN</b>	010-071-020-000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Kings		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	05.26.23 BPO Request	<b>Tracking ID 1</b>	05.26.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	Ghigo Janice E The Ghigo Revocable Living Trust	<b>Condition Comments</b> Wood exterior, composition roof, wood exterior paint peeling, yard shows signs of deferred yard maintenance and around front window shows possible wood damage. Recommend interior inspection.
<b>R. E. Taxes</b>	\$1,344	
<b>Assessed Value</b>	\$121,923	
<b>Zoning Classification</b>	Residential	
<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>	\$7,500	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$7,500	
<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 near businesses, park, schools, ; 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 no active(s), 2 pending, and 3 sold comps and in the last year there are 10 home(s) that sold. There is no short sale and no foreclosure in area. There are no search parameters used in search.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$200,000 High: \$240,000	
<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>	1409 Kaweah Street	110 Courtney St E	1408 N East St	926 Amelia Ave
<b>City, State</b>	Hanford, CALIFORNIA	Hanford, CA	Hanford, CA	Hanford, CA
<b>Zip Code</b>	93230	93230	93230	93230
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.31 <sup>1</sup>	0.66 <sup>1</sup>	0.50 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$290,000	\$170,000	\$251,000
<b>List Price \$</b>	--	\$280,000	\$170,000	\$251,000
<b>Original List Date</b>		04/04/2023	09/08/2020	04/28/2023
<b>DOM · Cumulative DOM</b>	-- · --	28 · 54	5 · 992	7 · 30
<b>Age (# of years)</b>	104	88	76	69
<b>Condition</b>	Average	Average	Average	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 NA	1 Story bungalow	1 Story bungalow	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	894	868	1,200	1,056
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 3	2 · 2	2 · 1
<b>Total Room #</b>	4	6	5	4
<b>Garage (Style/Stalls)</b>	Detached 1 Car	Detached 2 Car(s)	None	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>	.25 acres	0.14 acres	.16 acres	.18 acres
<b>Other</b>	na	na	na	na

\* Listing 2 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** Welcome to this cozy cottage-style home This charming abode features two en suite bedrooms perfect for a small family or anyone looking to downsize. The interior of the home boasts a warm and inviting atmosphere with plenty of natural light and a comfortable layout that maximizes the use of space. Both bedrooms offer ample privacy and convenience with their own private bathrooms. Outside youll find a convenient shed for all your storage needs as well as a small workshop complete with a 3/4 bathroom. This space is perfect for anyone who loves DIY projects or needs a dedicated space to work on hobbies. This lovely cottage is ideal for a first-time home buyer or anyone looking to simplify their lifestyle without sacrificing comfort or style. Dont miss out on the opportunity to make this charming home your own. Note per tax records subject is SFR, 1 unit with detached 2 car garage, it appears garage may have been converted.
- Listing 2** Cute Bungalow on a corner lot with beautiful brick work. Tons of potential! 2/2 with a large family room and fireplace. As-Is Sale. Note subject went pending 9/13/20 and has been pending for unknown reasons.
- Listing 3** Welcome to 926 Amelia Ave, Hanford, located in the Rodgers Neighborhood and easy access to Grangeville Blvd. Come take a look at this 2 bedroom, 1 bath, 1,056 sqft nested behind the Save Mart Supermarket shopping center. Features include a spacious backyard, renovated kitchen cabinets and bathroom and hardwood floors. Home also counts with an additional room for an office or bedroom. Home is also required for EV charging. Don't wait - book your viewing today!

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	1409 Kaweah Street	1123 N Harris St	315 Cameron St W	1407 N Harris St
<b>City, State</b>	Hanford, CALIFORNIA	Hanford, CA	Hanford, CA	Hanford, CA
<b>Zip Code</b>	93230	93230	93230	93230
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.42 <sup>1</sup>	0.27 <sup>1</sup>	0.34 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$220,000	\$222,000	\$235,000
<b>List Price \$</b>	--	\$220,000	\$222,000	\$230,000
<b>Sale Price \$</b>	--	\$200,000	\$240,000	\$210,000
<b>Type of Financing</b>	--	Conv	Fha	Conv
<b>Date of Sale</b>	--	08/04/2022	06/01/2022	04/10/2023
<b>DOM · Cumulative DOM</b>	-- · --	26 · 92	17 · 91	109 · 143
<b>Age (# of years)</b>	104	91	103	108
<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 ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story NA	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	894	1,131	1,032	912
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 1	2 · 1	2 · 1
<b>Total Room #</b>	4	4	4	4
<b>Garage (Style/Stalls)</b>	Detached 1 Car	None	Detached 1 Car	None
<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>	.25 acres	.14 acres	0.15 acres	.15 acres
<b>Other</b>	na	na	na	na
<b>Net Adjustment</b>	--	-\$8,380	-\$12,920	-\$13,120
<b>Adjusted Price</b>	--	\$191,620	\$227,080	\$196,880

\* Sold 1 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** Here is a great opportunity to purchase a bungalow style home in central Hanford. Located close to down town and zoned RM3. Perfect for first time Buyers or Investors. Added (+)\$3k garage, \$3300 lot Deducted (-)\$5200 age, \$9480 sf
- Sold 2** Charming central Hanford home. You will love the covered front porch that greets you. Large living room with laminate flooring. The kitchen features a cozy dining area with a built-in hutch and is open to the living room. The two bedrooms share the updated bathroom. Indoor laundry with 1/2 bath. Possible RV parking alley access and detached garage. Deducted (-)\$10k some updates, \$400 age, \$5520 sf, Added (+)\$3k lot
- Sold 3** Adorable bungalow located centrally in downtown Hanford! This 2 bedroom 1 bath home is the perfect starter or investment property! This home has been well-kept over the years and has some updates. Located near shopping, parks and schools. (-)\$20k updates, \$720 sf Added (+)\$1600 age, \$3k garage, \$3k lot

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject has not been on the market listed, removed or sold in the last 12 months per Fresno 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>	\$193,000	\$200,500
<b>Sales Price</b>	\$193,000	\$200,500
<b>30 Day Price</b>	\$191,620	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Search parameters used for comps, Fresno MLS, sold 11/28/22 or sooner, no short sales or foreclosures, SFR, 1 story, GLA 594-1294, none in year built, comp proximity is important, within ¼ mile radius there is 5 comps, within ½ mile radius there is 8 comps, there is 1 active, 3 pending, 4 sold comps, all comps are superior to subject but one, extended sold date 5/28/22 and extended radius one mile for comps with similar condition. All comps are 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.</p>		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** 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** 110 Courtney St E  
Hanford, CA 93230



Front

**L2** 1408 N East st  
Hanford, CA 93230



Front

**L3** 926 Amelia ave  
Hanford, CA 93230



Front

## Sales Photos

**S1** 1123 N Harris st  
Hanford, CA 93230



Front

**S2** 315 Cameron St W  
Hanford, CA 93230



Front

**S3** 1407 N Harris st  
Hanford, CA 93230



Front

### ClearMaps Addendum

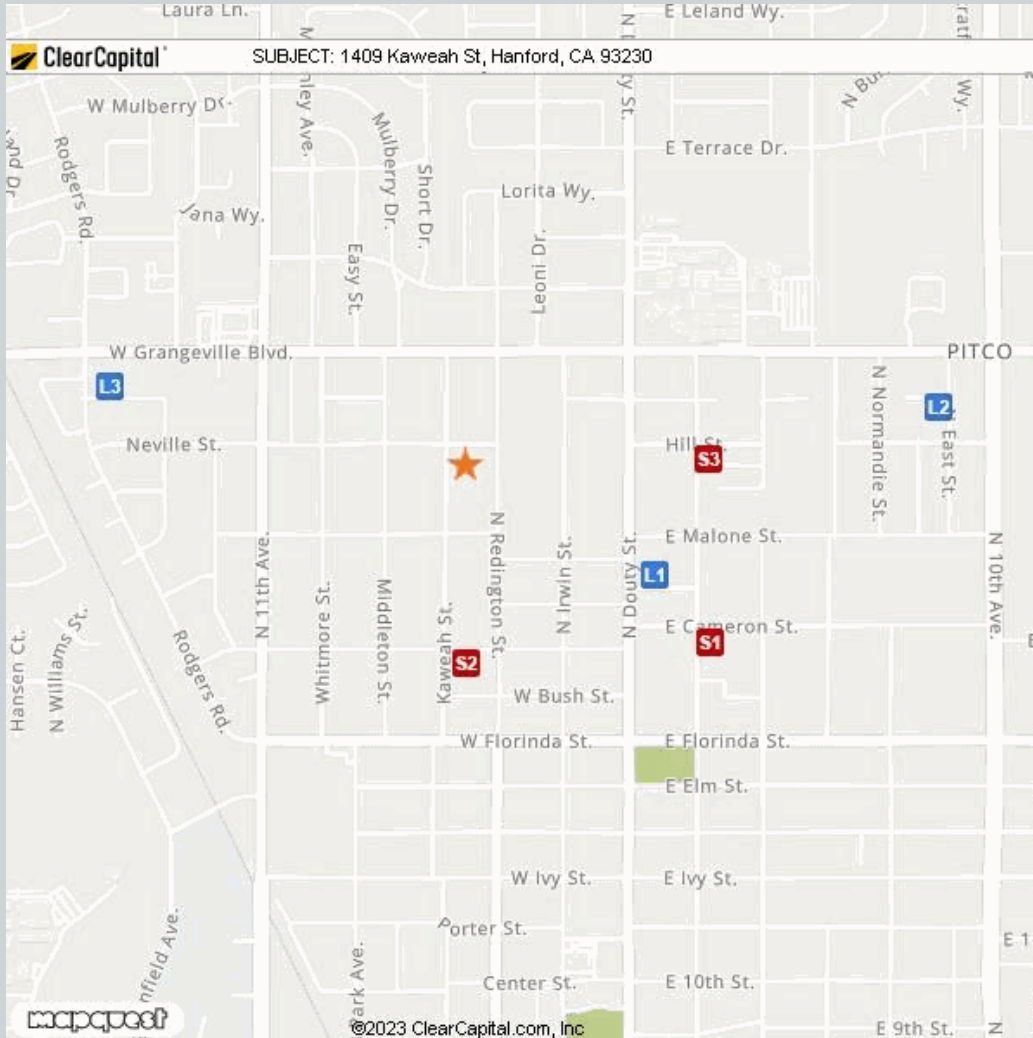
**Address** ★ 1409 Kaweah Street, Hanford, CALIFORNIA 93230

**Loan Number** 53765

**Suggested List** \$193,000

**Suggested Repaired** \$200,500

**Sale** \$193,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1409 Kaweah Street, Hanford, California 93230	--	Parcel Match
L1 Listing 1	110 Courtney St E, Hanford, CA 93230	0.31 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1408 N East St, Hanford, CA 93230	0.66 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	926 Amelia Ave, Hanford, CA 93230	0.50 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1123 N Harris St, Hanford, CA 93230	0.42 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	315 Cameron St W, Hanford, CA 93230	0.27 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1407 N Harris St, Hanford, CA 93230	0.34 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>	Danielle Carnero	<b>Company/Brokerage</b>	HomeSmart PV and Associates
<b>License No</b>	01507071	<b>Address</b>	6535 N Palm ave Fresno CA 93704
<b>License Expiration</b>	06/15/2025	<b>License State</b>	CA
<b>Phone</b>	5598362601	<b>Email</b>	daniellecarnero@gmail.com
<b>Broker Distance to Subject</b>	35.10 miles	<b>Date Signed</b>	05/28/2023

*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.**