

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	2543 E Ashcroft Avenue, Fresno, CALIFORNIA 93726	Order ID	8801046	Property ID	34306183
Inspection Date	06/26/2023	Date of Report	06/26/2023		
Loan Number	53814	APN	428-111-28		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Fresno		

Tracking IDs					
Order Tracking ID	06.23.23 BPO Request	Tracking ID 1	06.23.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	Brar Bharpur Singh Yashpal Kaur	Stucco / brick exterior, composition roof, (roof appears older and may need repairs (possible missing/ lifted shingles. one car garage, trees/bushes hitting the front of house, possible damage on some facia/porch area. Yard shows signs of deferred maintenance. Side fence discolored / possible damage. Evaporative cooler. Home appears vacant but it is unknown if someone is living there.
R. E. Taxes	\$1,184	
Assessed Value	\$90,656	
Zoning Classification	RS5	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$10,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$10,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Subject is near businesses, Highway 41, schools, parks; 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), 3 pending, and 10 sold comps and in the last year there are 17 home(s) that sold. There is no short sale and no foreclosure in area. There are no search parameters used in search.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$240,000 High: \$329,000	
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	2543 E Ashcroft Avenue	2629 Richert Ave E	4516 Anna St N	2541 Dakota Ave E
City, State	Fresno, CALIFORNIA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93726	93726	93726	93726
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.08 ¹	0.81 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$316,500	\$350,000	\$310,000
List Price \$	--	\$299,950	\$350,000	\$310,000
Original List Date		04/14/2023	05/23/2023	06/16/2023
DOM · Cumulative DOM	-- · --	40 · 73	23 · 34	10 · 10
Age (# of years)	69	69	69	70
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	1,231	1,286	1,231	1,344
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	4 · 2
Total Room #	7	6	7	7
Garage (Style/Stalls)	Attached 1 Car	None	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	Pool - Yes	--
Lot Size	.15 acres	0.14 acres	0.2 acres	0.14 acres
Other	--	na	na	solar

* 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 Awesome 3 bedroom 2 bath home in a well established neighborhood with mature landscape. Easy access to Hwy 41 to get you to your destinations quickly. Close to shopping and all of the conveniences that will make life and entertaining a delight. The larger square footage of this home is a plus with a converted garage for that extra living space as your family grows or your family get together. Call now and set up a showing appointment to see this cozy warm home.

Listing 2 This great family home is all ready for summer just bring your lemonade and pool floaties. The sparkling pool has been freshly updated with new plaster and tile or if youd rather stay inside theres a brand new HVAC to keep you nice and cool. But wait theres many more great new features in this home such as the new

Listing 3 4 Bedroom/ 2Bath Home centrally located near schools and shopping.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2543 E Ashcroft Avenue	2998 Willis Ave E	2341 Northdale Ave E	4280 Anna St N
City, State	Fresno, CALIFORNIA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93726	93726	93726	93726
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.38 ¹	0.18 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$334,900	\$280,000	\$295,000
List Price \$	--	\$334,900	\$280,000	\$295,000
Sale Price \$	--	\$329,000	\$240,000	\$280,000
Type of Financing	--	Fha	Cash	Conv
Date of Sale	--	01/19/2023	02/09/2023	04/11/2023
DOM · Cumulative DOM	-- · --	74 · 106	17 · 34	24 · 62
Age (# of years)	69	69	69	69
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	1,231	1,324	1,188	1,188
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	4 · 2
Total Room #	7	6	7	7
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	Pool - Yes Spa - Yes	--	--
Lot Size	.15 acres	0.16 acres	0.2 acres	0.14 acres
Other	--	na	na	na
Net Adjustment	--	-\$43,620	-\$280	+\$2,120
Adjusted Price	--	\$285,380	\$239,720	\$282,120

* Sold 2 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** If you are looking for a move-in ready home close to freeway access shopping restaurants and schools...this is the house for you Fall in love with this 3 bedroom 2 bathroom home with swimming pool and spa. Upon entering you are greeted by a bright living room with hardwood floors throughout fireplace and extended sunroom with tile flooring that has backyard access. The kitchen is clean and spacious with ample cabinetry eating area and opens to the laundry room and a full bathroom. Each bedroom has hard wood floors ceiling fans and ample closet space and share a full bathroom. The backyard is the perfect place to entertain with a covered patio area on the side of the home and opens to the pool and spa. A 2-car detached garage completes this wonderful home. Call your agent today to schedule a showing. Deducted (-)\$9500 seller concessions, \$30k pool/spa, \$400 lot, \$5k garage, \$3720 sf Added (+)\$5k bed
- Sold 2** Welcome to 2341 E Northdale Ave Fresno. The home sits on an 8500 sqft lot giving 1188sqft of living space. The property has a large front yard with the potential for a beautiful walkway and garden Along with the 4 bedrooms and 2 bath this property can be a great investment or starter home Schedule today Added (+) \$1720 sf, deducted (-)\$2k lot
- Sold 3** Spacious four-bedroom home with a large backyard and dual pane windows. Freshly painted and move-in ready. This home is near many restaurants and Fashion Fair Regional Mall. Added (+)\$1720 sf, \$400 lot

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject has not been on the market listed, removed or sold 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	\$249,000	\$259,000
Sales Price	\$249,000	\$259,000
30 Day Price	\$239,720	--
Comments Regarding Pricing Strategy		
<p>Search parameters used for comps, Fresno MLS, sold 12/26/22 or sooner, no short sales or foreclosures, SFR, 1 story, GLA 931-1531, 1944-1964 year built, comp proximity is important, within ¼ mile radius there is 10 comps, within ½ mile radius there is 15 comps there is 1 active, 4 pending and 10 sold comps, there is 5 list comps and 1 out of 4 homes are in average condition all other comps are in superior condition, extended radius 1 mile for similar condition list comps. There is 10 sold comps and 6 of the comps appear in similar condition as subject average condition, 4 sold comps are updated and range between \$335k-\$365k. 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 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



Address Verification



Address Verification



Side



Street



Other

Listing Photos

L1 2629 RICHERT Ave E
Fresno, CA 93726



Front

L2 4516 Anna St N
Fresno, CA 93726



Front

L3 2541 Dakota Ave E
Fresno, CA 93726



Front

Sales Photos

S1 2998 Willis Ave E
Fresno, CA 93726



Front

S2 2341 Northdale Ave E
Fresno, CA 93726



Front

S3 4280 Anna St N
Fresno, CA 93726



Front

ClearMaps Addendum

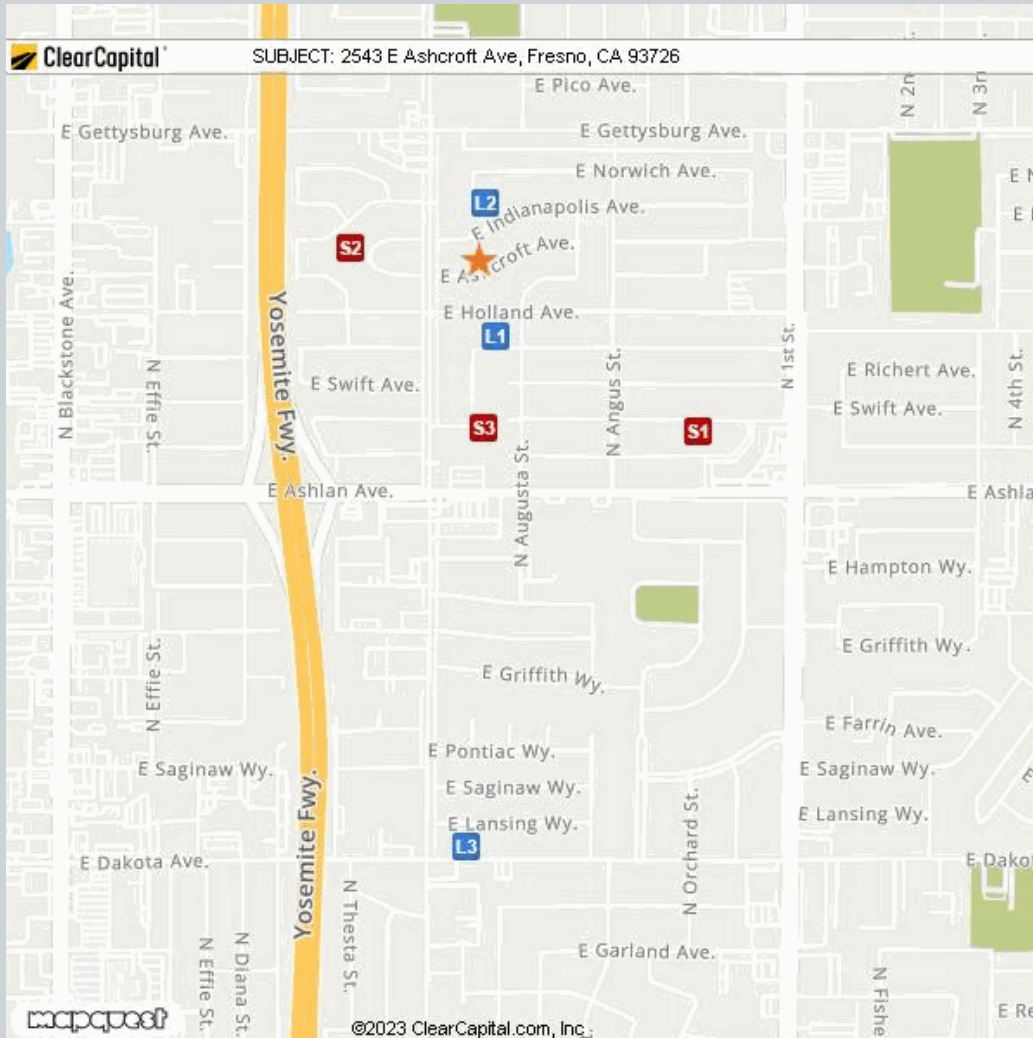
Address ★ 2543 E Ashcroft Avenue, Fresno, CALIFORNIA 93726

Loan Number 53814

Suggested List \$249,000

Suggested Repaired \$259,000

Sale \$249,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2543 E Ashcroft Avenue, Fresno, California 93726	--	Parcel Match
L1 Listing 1	2629 Richert Ave E, Fresno, CA 93726	0.11 Miles ¹	Parcel Match
L2 Listing 2	4516 Anna St N, Fresno, CA 93726	0.08 Miles ¹	Parcel Match
L3 Listing 3	2541 Dakota Ave E, Fresno, CA 93726	0.81 Miles ¹	Parcel Match
S1 Sold 1	2998 Willis Ave E, Fresno, CA 93726	0.38 Miles ¹	Parcel Match
S2 Sold 2	2341 Northdale Ave E, Fresno, CA 93726	0.18 Miles ¹	Parcel Match
S3 Sold 3	4280 Anna St N, Fresno, CA 93726	0.23 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	2.80 miles	Date Signed	06/26/2023

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.