

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	1728 Sylvia Street, Selma, CA 93662	Order ID	8819743	Property ID	34340576
Inspection Date	07/07/2023	Date of Report	07/18/2023		
Loan Number	54341	APN	38817410		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Fresno		

Tracking IDs

Order Tracking ID	07.07.23 BPO Request	Tracking ID 1	07.07.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Betancourt Sonia	Condition Comments Home appears to be occupied and in similar condition to other homes in the area
R. E. Taxes	\$2,098	
Assessed Value	\$100,393	
Zoning Classification	SFR	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Home is located in an area of increasing REOs, however pricing is still stable, and there are still more buyers than homes available, so homes which are priced correctly, tend to receive multiple offers
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$150,000 High: \$350,000	
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	1728 Sylvia Street	2222 Cypress St	2216 Young St	2605 Dennis Dr
City, State	Selma, CA	Selma, CA	Selma, CA	Selma, CA
Zip Code	93662	93662	93662	93662
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.97 ¹	0.52 ¹	1.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$265,000	\$277,200	\$300,000
List Price \$	--	\$265,000	\$277,200	\$300,000
Original List Date		06/14/2023	06/16/2023	06/06/2023
DOM · Cumulative DOM	-- · --	27 · 34	8 · 32	5 · 42
Age (# of years)	99	74	93	46
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	663	900	1,001	1,080
Bdrm · Bths · ½ Bths	1 · 1	2 · 1	3 · 1	3 · 2
Total Room #	2	3	4	5
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.17 acres	0.17 acres	0.16 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.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 home is conveniently located near highways and shopping centers. The home has a good sized backyard for entertaining

Listing 2 3 Bedroom + 1 Bathroom blends a traditional exterior with a light and modern interior. Featuring a flexible floor plan & nice finishes throughout.

Listing 3 The house offers a brand-new stove, newer paint, inside and outside, and an indoor laundry room. The living room is spacious and with an open concept.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1728 Sylvia Street	2985 Olive Ave	990 10th Ave	2968 D St
City, State	Selma, CA	Selma, CA	Kingsburg, CA	Selma, CA
Zip Code	93662	93662	93631	93662
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.10 ¹	4.83 ¹	1.02 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$265,000	\$294,000	\$310,000
List Price \$	--	\$265,000	\$294,000	\$310,000
Sale Price \$	--	\$268,000	\$270,000	\$290,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	06/09/2023	02/22/2023	05/12/2023
DOM · Cumulative DOM	-- · --	4 · 37	91 · 131	178 · 225
Age (# of years)	99	71	86	70
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	663	832	1,020	1,036
Bdrm · Bths · ½ Bths	1 · 1	2 · 1	2 · 1	3 · 1
Total Room #	2	3	3	4
Garage (Style/Stalls)	Carport 2 Car(s)	Attached 1 Car	Carport 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.15 acres	0.13 acres	0.14 acres
Other	--	--	--	--
Net Adjustment	--	-\$5,000	-\$5,000	-\$5,000
Adjusted Price	--	\$263,000	\$265,000	\$285,000

* 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** 2-bedroom, 1-bathroom home offers the perfect blend of classic and contemporary features. Recently updated with newer granite countertops and a remodeled bathroom, the home still retains its original wood flooring and character. The property's stunning landscape boasts a variety of fruit trees
- Sold 2** two bedroom one bath home. Upgrades include a newer roof with reflective insulation in the attic, newer kitchen appliances and commercial grade faucet, dual paned windows
- Sold 3** 3 bedroom home in Selma ready for a new family. It is in excellent condition with newer A/C, flooring, roof, fence, and leased solar.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		none noted					
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	\$280,000	\$280,000
Sales Price	\$270,000	\$270,000
30 Day Price	\$260,000	--
Comments Regarding Pricing Strategy		
<p>1513 Stillman St, Selma, CA 93662- this house sold for far less than market value for an unknown reason 1517 Stillman St, Selma, CA 93662- There are no other homes to support this value 2216 Young St, Selma, CA 93662- this home is back on the market now for 277k, and in escrow over 300k Subject is in a small suburban to rural town where all ages range however value does not change based on age range. Subject is in an area where all homes have different sized lots, however there is no value change for homes under 10 acres. Distance had to be expanded in order to find comparables based on location. Had to slightly extend guidelines in order to find comps. It was necessary to use comps over 3 months old as they are relevant to the market area.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The price is based on the subject being in average condition. Comps are similar in characteristics, located within 4.83 miles and the sold comps
Notes closed within the last 5 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Address Verification



Side



Street

Listing Photos

L1 2222 Cypress St
Selma, CA 93662



Front

L2 2216 Young St
Selma, CA 93662



Front

L3 2605 Dennis Dr
Selma, CA 93662



Front

Sales Photos

S1 2985 Olive Ave
Selma, CA 93662



Front

S2 990 10th Ave
Kingsburg, CA 93631



Front

S3 2968 D St
Selma, CA 93662



Front

ClearMaps Addendum

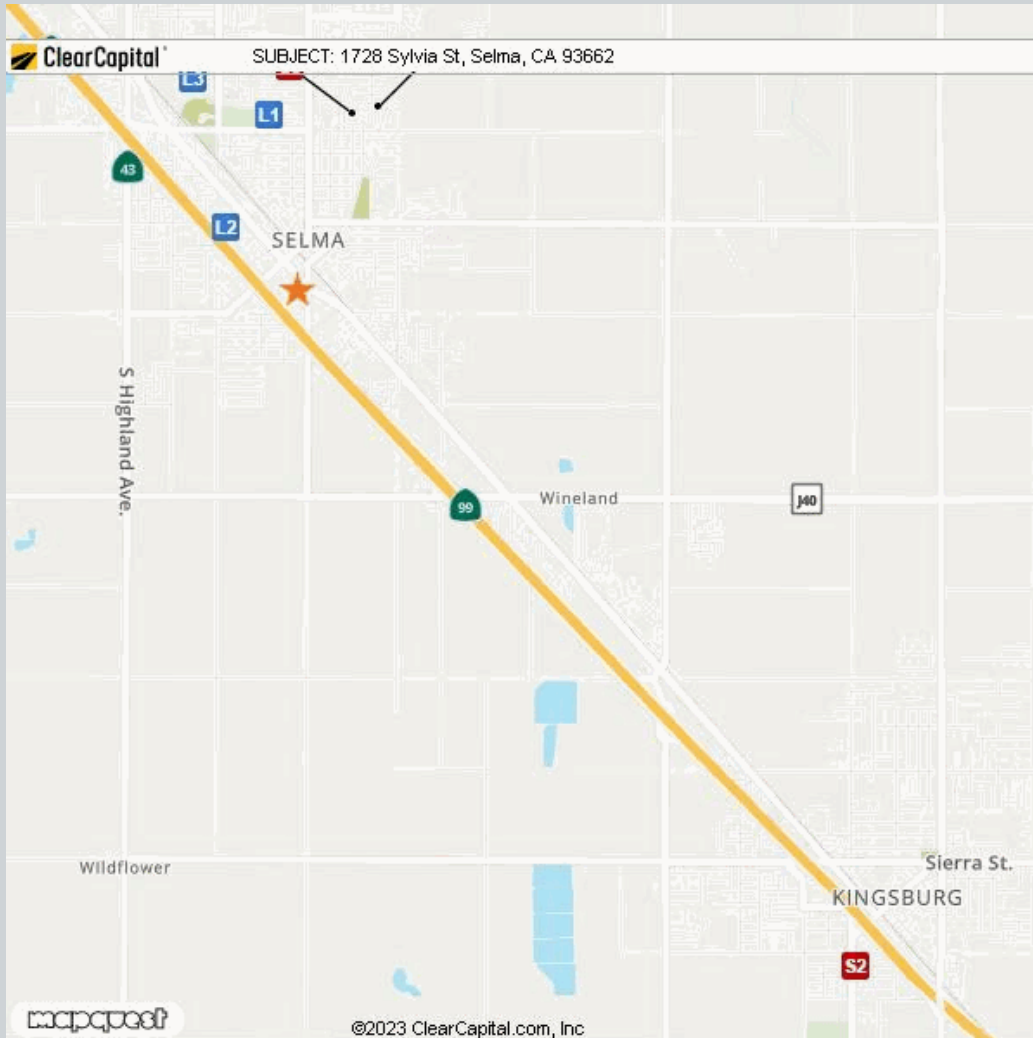
Address ★ 1728 Sylvia Street, Selma, CA 93662

Loan Number 54341

Suggested List \$280,000

Suggested Repaired \$280,000

Sale \$270,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1728 Sylvia Street, Selma, CA 93662	--	Parcel Match
L1 Listing 1	2222 Cypress St, Selma, CA 93662	0.97 Miles ¹	Parcel Match
L2 Listing 2	2216 Young St, Selma, CA 93662	0.52 Miles ¹	Parcel Match
L3 Listing 3	2605 Dennis Dr, Selma, CA 93662	1.29 Miles ¹	Parcel Match
S1 Sold 1	2985 Olive Ave, Selma, CA 93662	1.10 Miles ¹	Parcel Match
S2 Sold 2	990 10th Ave, Kingsburg, CA 93631	4.83 Miles ¹	Parcel Match
S3 Sold 3	2968 D St, Selma, CA 93662	1.02 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	Sarah Gillespie	Company/Brokerage	Executive Realty
License No	01843339	Address	7786 S Del Rey Ave Del Rey CA 93616
License Expiration	09/07/2024	License State	CA
Phone	5593756841	Email	sarahsellsfresno@yahoo.com
Broker Distance to Subject	4.53 miles	Date Signed	07/17/2023

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.