

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>	3634 Harvard Avenue, Fresno, CA 93722	<b>Order ID</b>	8833498	<b>Property ID</b>	34393684
<b>Inspection Date</b>	07/18/2023	<b>Date of Report</b>	07/18/2023		
<b>Loan Number</b>	54413	<b>APN</b>	442-472-07		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Fresno		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	07.17.23 BPO Request	<b>Tracking ID 1</b>	07.17.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	Neria Silvia Neria Ramon & Lorena Resendiz	Two story, cul-de-sac, fireplace, wood/stucco exterior, composition roof, yard shows signs of deferred maintenance.
<b>R. E. Taxes</b>	\$1,692	
<b>Assessed Value</b>	\$136,464	
<b>Zoning Classification</b>	RS5	
<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>	\$1,000	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$1,000	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	Subject is near businesses, park; 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), 5 pending, and 3 sold comps and in the last year there are 15 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: \$285,000 High: \$345,000	
<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>	3634 Harvard Avenue	3573 Harvard Ave W	2326 Carol Ave N	2544 Selland Ave N
<b>City, State</b>	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
<b>Zip Code</b>	93722	93722	93722	93722
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.07 <sup>1</sup>	0.50 <sup>1</sup>	0.10 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$299,900	\$345,000	\$340,000
<b>List Price \$</b>	--	\$299,900	\$345,000	\$340,000
<b>Original List Date</b>		05/24/2023	06/16/2023	07/14/2023
<b>DOM · Cumulative DOM</b>	-- · --	7 · 55	6 · 32	3 · 4
<b>Age (# of years)</b>	37	38	37	34
<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>	2 Stories contemp	2 Stories contemp	2 Stories contemp	2 Stories contemp
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,520	1,399	1,509	1,520
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2 · 1	3 · 2 · 1	3 · 2
<b>Total Room #</b>	7	7	7	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)
<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>	.11 acres	0.06 acres	0.11 acres	0.1 acres
<b>Other</b>	--	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 charming 2-story 3-bedroom 2.5-bathroom house offering 1399 square feet of beautifully designed living space. Experience the comfort of open-plan living with a seamless flow between the living room kitchen and dining area on the ground floor adorned with fresh paint that enhances the brightness of the space. The recently updated kitchen offers a welcoming setting for everyday living and entertaining with freshly painted cabinets lending a crisp modern feel. A convenient half bathroom completes the lower level. Ascend to the upper level where you will find three well-proportioned bedrooms perfect for restful retreats. The spacious primary bedroom boasts an ensuite bathroom a personal sanctuary where you can unwind after a long day. The other two bedrooms share a full bathroom ensuring ample space for family members or guests. All bedrooms are dressed in brand-new carpeting further amplifying the sense of warmth throughout the home. With a single car garage for your vehicle or additional storage and a freshly painted exterior that promises low maintenance this home is the perfect blend of comfort and convenience. Nestled in a friendly community this property invites you to move in and create your dream home. Don't miss this opportunity to make this house your home.
- Listing 2** Three bedroom two and one half bathroom home in the Central High School Attendance Area. The home features a living room breakfast nook adjacent to the kitchen inside utility room two car attached garage solid surface floors (down stairs) and mature landscaping. The home is in close proximity to Hanh Phan Tilley Elementary School SaveMart Jaswant Singh Khalra Neighborhood Park and Freeway 99. Call today to schedule a private showing.
- Listing 3** Welcome to a perfect blend of comfort and convenience in this stunning two-story 1520 sq ft home. With 3 bedrooms and 2 bathrooms this home provides both comfort and functionality. Step inside and be greeted by the inviting ambiance of laminate flooring adds a touch of sophistication to the main living areas. The plush carpeted bedrooms offer a cozy retreat ensuring a peaceful nights sleep. The open kitchen is a chefs delight featuring quartz countertops a pantry and a dining area that opens up to the backyard making entertaining a breeze and allow for seamless indoor-outdoor living. With a 2-car attached garage you'll have plenty of room for parking and storage. This home is ideally located in a neighborhood with nearby parks perfect for outdoor activities and relaxation. Enjoy the convenience of shopping recreational amenities and easy freeway access all within close proximity. Don't miss out on the opportunity to make this house your home. Schedule a showing today and embrace the comfort convenience and lifestyle this exceptional property has to offer.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	3634 Harvard Avenue	4150 Terrace Ave W	3314 Rafael Ave N	2544 Selland Ave N
<b>City, State</b>	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
<b>Zip Code</b>	93722	93722	93722	93722
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.39 <sup>1</sup>	0.81 <sup>1</sup>	0.10 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$369,000	\$334,900	\$449,900
<b>List Price \$</b>	--	\$360,000	\$324,900	\$324,900
<b>Sale Price \$</b>	--	\$345,000	\$325,000	\$285,000
<b>Type of Financing</b>	--	Fha	Va	Cash
<b>Date of Sale</b>	--	02/02/2023	12/16/2022	06/02/2023
<b>DOM · Cumulative DOM</b>	-- · --	79 · 113	39 · 64	19 · 33
<b>Age (# of years)</b>	37	31	33	34
<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>	2 Stories contemp	1 Story ranch	2 Stories contemp	2 Stories contemp
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,520	1,763	1,261	1,520
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 2	3 · 2 · 1	3 · 2
<b>Total Room #</b>	7	7	7	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<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>	.11 acres	0.14 acres	0.1 acres	0.1 acres
<b>Other</b>	--	na	na	na
<b>Net Adjustment</b>	--	-\$24,320	+\$4,356	+\$4,200
<b>Adjusted Price</b>	--	\$320,680	\$329,356	\$289,200

\* 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** Priced to SELL Dont miss you opportunity to see this home. Perfect for a growing family this house has 4 bedrooms and 2 bathrooms. The master bedroom has an oversized closet and vaulted ceilings. Open concept in the living and dining room area. Get cozy this winter with a warming fireplace in the living room and entertain your guests in the backyard comfortably with an oversized patio. Check the neighborhood and youll find that this home is truly a great deal Call to schedule your appointment to see this home NOW Deducted (-)\$1k seller concessions, \$10k new roof, \$2400 age, \$9720 sf, \$1200 lot
- Sold 2** Charming Northwest Fresno home with updated roof & AC Walk into the spacious family room that offers an inviting gas fireplace perfect for family gatherings The kitchen leads out to the backyard patio with lush landscaping a shed and tons of room for gatherings There are 3 spacious bedrooms and 2 1/2 bathrooms Conveniently located near the 99 Freeway Dont miss out on this gem schedule your appointment today Deducted (-)\$7304 seller concessions, \$1600 age, \$2500 bath Added (+) \$5k bed, 10360 sf, \$400 lot
- Sold 3** Great opportunity for a first time home buyer or an investor This home is located in an established neighborhood near shopping recreational areas and freeway access. There is a large neighborhood park/green space that is just a few homes down the street....a short walk away This is a well-maintained 3 bedroom 2 bathroom home with vaulted ceilings a cozy fireplace and 2 generous-sized downstairs bedrooms that share a bathroom with two separate sinks/vanities/access doors for privacy. The open kitchen offers natural light impeccable tile counter tops/backsplash ample storage a dining area a gas cooktop and a large glass sliding door with access to the covered patio. The upstairs is host to an extensive master suite with a private bathroom that includes a shower/tub enclosure and a well kept vanity. Come explore this lovely home as it will not last long Added (+)\$5k bed, \$400 lot Deducted (-)\$1200 age

## 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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$297,000	\$298,000
<b>Sales Price</b>	\$297,000	\$298,000
<b>30 Day Price</b>	\$289,200	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Search parameters used for comps, Fresno MLS, sold 1/18/23 or sooner, no short sales or foreclosures, SFR, 2 story, GLA 1220-1820, 1976-1996 year built, comp proximity is important, within ¼ mile radius there is 4 comps, within ½ mile radius there is 6 comps, there is 1 active, 3 pending and 2 sold comps, due to shortage of sold comps extended sold date 10/1/22 there is no new comps, extended radius 1 mile there is 2 sold comps, removed stories from search. There is a shortage of four bedrooms homes. 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. There are no attached documents in the docs/data tab.</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



Address Verification



Side



Side



Street



## Subject Photos



Street



Other



Other

## Listing Photos

**L1** 3573 Harvard Ave W  
Fresno, CA 93722



Front

**L2** 2326 Carol Ave N  
Fresno, CA 93722



Front

**L3** 2544 Selland Ave N  
Fresno, CA 93722



Front

## Sales Photos

**S1** 4150 Terrace Ave W  
Fresno, CA 93722



Front

**S2** 3314 Rafael Ave N  
Fresno, CA 93722



Front

**S3** 2544 Selland Ave N  
Fresno, CA 93722



Front

### ClearMaps Addendum

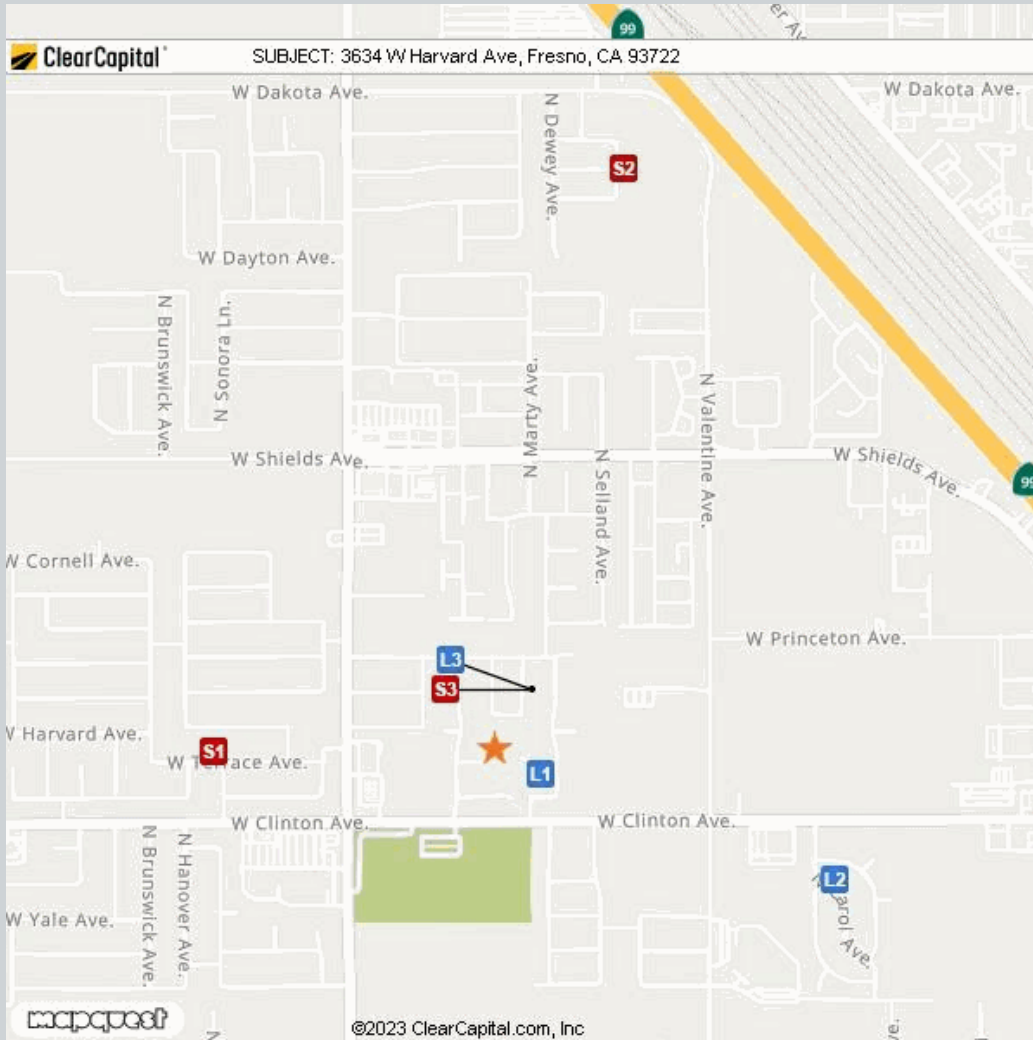
**Address** ★ 3634 Harvard Avenue, Fresno, CA 93722

**Loan Number** 54413

**Suggested List** \$297,000

**Suggested Repaired** \$298,000

**Sale** \$297,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3634 Harvard Avenue, Fresno, CA 93722	--	Parcel Match
L1 Listing 1	3573 Harvard Ave W, Fresno, CA 93722	0.07 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2326 Carol Ave N, Fresno, CA 93722	0.50 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2544 Seland Ave N, Fresno, CA 93722	0.10 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4150 Terrace Ave W, Fresno, CA 93722	0.39 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	3314 Rafael Ave N, Fresno, CA 93722	0.81 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2544 Seland Ave N, Fresno, CA 93722	0.10 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>	4.92 miles	<b>Date Signed</b>	07/18/2023

*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.**