

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	915 Cole Avenue, Clovis, CA 93612	Order ID	8902711	Property ID	34543039
Inspection Date	08/30/2023	Date of Report	08/31/2023		
Loan Number	54481	APN	49809219		
Borrower Name	Champery Real Estate 2015 LLC	County	Fresno		

Tracking IDs

Order Tracking ID	08.29.23 BPO Request	Tracking ID 1	08.29.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	BRECKENRIDGE PROPERTY FUND 2016 LLC	Condition Comments Home and landscaping seem to have been maintained well as noted from doing an exterior drive by inspection. Subject has good functional utility and conforms well within the neighborhood.
R. E. Taxes	\$452	
Assessed Value	\$36,529	
Zoning Classification	Residential R1	
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	Urban	Neighborhood Comments Home is within an area that is centrally located and where homeowners enjoy easy access to local conveniences, shopping, schools, parks and other places of interest.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$206450 High: \$472500	
Market for this type of property	Decreased 9 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	915 Cole Avenue	4351 N Eddy Ave	156 Santa Ana Ave	464 W Rialto Ave
City, State	Clovis, CA	Fresno, CA	Clovis, CA	Clovis, CA
Zip Code	93612	93727	93612	93612
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.55 ¹	1.20 ¹	1.77 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$350,000	\$325,000	\$349,000
List Price \$	--	\$350,000	\$325,000	\$349,000
Original List Date		07/28/2023	08/01/2023	08/08/2023
DOM · Cumulative DOM	-- · --	4 · 34	5 · 30	3 · 23
Age (# of years)	61	63	63	59
Condition	Average	Average	Average	Good
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	1,008	1,156	1,296	1,100
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	3 · 2	3 · 2
Total Room #	6	7	7	7
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.14 acres	0.19 acres	0.17 acres	0.14 acres
Other	None	None	None	None

* 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** Absolutely Charming Three Bedroom, Two Bath Corner Home In Clovis School District. This Home Has Been Meticulously Maintained. The Living Room Offers Large Windows For Allowing In Natural Light, And Tile Flooring. The Family Room Also Offers Tile Flooring, an Electric Fireplace And Is Adjacent To The Kitchen Featuring a Gas Range, Microwave, Solid Surface Counters And Continued Tile Flooring. The Three Bedrooms Share The Hall Bath That Offers a Shower Over The Tub And a Single Vanity. The Enclosed Garden Room Allows For Many Uses And Is Adjacent To The Family. Room And Is Accessed Thru French Doors. The Second Spacious Bath Offering a Shower And Vanity Is Near The Laundry Room. The One Car Garage Completes The Home. Freshly Painted Exterior And Most Of Interior. Other Amenities Include a New Comp Roof In July 2023, a Newer Wall Heat/Air Unit Along With a Wall Heater, Dual Pane Windows, RV Parking, Refrigerator And Washer/Dryer Included. Call Your Realtor For a Private Showing
- Listing 2** Great Location To Enjoy The Clovis Lifestyle 2-Blocks To Sierra Vista Mall, Costco, And Starbucks And Located In The Highly Desirable Clovis School District. This Traditional Ranch Style Single-Level Home Features Newer Laminate Flooring, Primary Bedroom With Private Bath, Galley-Style Kitchen With Nook, Dining Room Area, Family Room, 2-Car Garage With Workshop Area, Large Grassy Backyard With Privacy Fencing All Around, And Bonus RV Parking
Dont Wait, Call To Schedule Your Appointment Today
- Listing 3** Recently Renovated 3Br/2Ba Home In Clovis, Much Of The Home Is New Including Kitchen, 2 Car Garage, All Interior Doors, Lvp Flooring As Well As Electrical Plumbing. This Home Is Fully Furnished.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	915 Cole Avenue	973 Cole Ave	902 Music Ave	1044 Oxford Ave
City, State	Clovis, CA	Clovis, CA	Clovis, CA	Clovis, CA
Zip Code	93612	93612	93612	93612
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.07 ¹	0.68 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$359,900	\$238,888	\$309,000
List Price \$	--	\$309,000	\$238,888	\$309,000
Sale Price \$	--	\$316,000	\$255,000	\$315,000
Type of Financing	--	Fha	Conventional	Fha
Date of Sale	--	03/30/2023	07/31/2023	04/07/2023
DOM · Cumulative DOM	-- · --	161 · 269	1 · 71	4 · 40
Age (# of years)	61	60	61	63
Condition	Average	Good	Average	Good
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	1,008	1,008	806	1,178
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	2 · 1	3 · 2
Total Room #	6	6	5	7
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Carport 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.14 acres	0.14 acres	0.14 acres	.16 acres
Other	None	None	None	None
Net Adjustment	--	-\$19,800	+\$11,110	-\$29,950
Adjusted Price	--	\$296,200	\$266,110	\$285,050

* 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** Adjustments made for sq footage (\$0), age (\$200) and condition (\$-20000), if needed. Come See This Charming Home Remodeled 3 Bedrooms 1 Bathroom, With a Spacious Living Area. Painted Inside And Outside. Tile Flooring Throughout This Home With The Exception Of The Carpet In The Bedrooms. This Home Has a Nice Sized Backyard With a Shed. Located In The Award Winning School District Of Clovis Unified.
- Sold 2** Adjustments made for sq footage (\$11110), age (\$0) and condition (\$0), if needed. This Cozy Home Sits On a Large Corner Lot Near The Clovis Rodeo. Walking Distance To Clark Elementary School And Old Town Clovis That Is Filled With Many Restaurants And Shops. In The Summer You Can Walk To The Farmers Market To Enjoy The Fresh Produce And Entertainment. Fresh Paint And Carpet. New Wood Fencing Shared With The Left Neighbor. **The Large Backyard Allows Future Expansion. The Side Yard Is Wide Enough For Potential RV Parking.** Carport For One Car Parking. The Laundry Room Leads You To The Backyard. The Metal Shed To Store Your Gardening Tools And Equipment. Contact Us Today For Your Showing Appointment Before Its Sold
- Sold 3** Adjustments made for sq footage (\$-9350), age (\$-600) and condition (\$-20000), if needed. This beautiful, move-in ready home located in Clovis Unified School District is perfect for buyers and investors alike! With 1178 sq. foot of living space, this 3 bedroom 1.75 bathroom home features an updated kitchen with newer flooring and granite countertops. The cozy living room is ideal for entertaining or relaxing after a long day. Additional features include a 2 car garage, good size lot with covered patio, great location in Clovis, and newer HVAC (2 years) and electric panel.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				none noted at time of inspection			
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	\$290,000	\$290,000
Sales Price	\$280,000	\$280,000
30 Day Price	\$270,000	--
Comments Regarding Pricing Strategy		
I looked at the Sold comps as well as the assessed value of the subject property to help determine the Suggested List Price.		

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



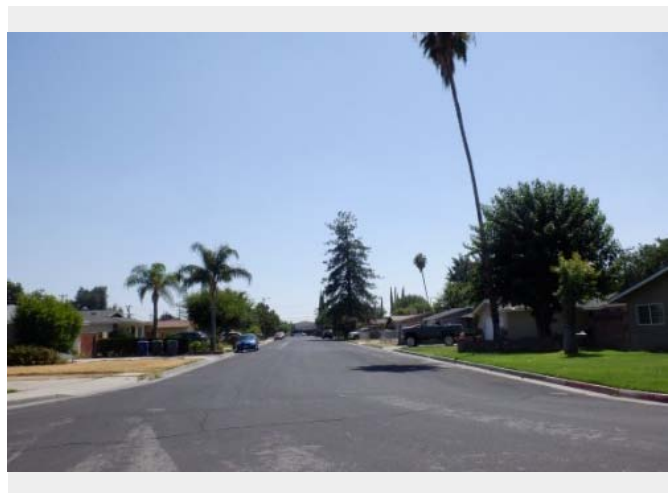
Side



Side



Street



Street

Listing Photos

L1 4351 N Eddy Ave
Fresno, CA 93727



Front

L2 156 Santa Ana Ave
Clovis, CA 93612



Front

L3 464 W Rialto Ave
Clovis, CA 93612



Front

Sales Photos

S1 973 Cole Ave
Clovis, CA 93612



Front

S2 902 Music Ave
Clovis, CA 93612



Front

S3 1044 Oxford Ave
Clovis, CA 93612



Front

ClearMaps Addendum

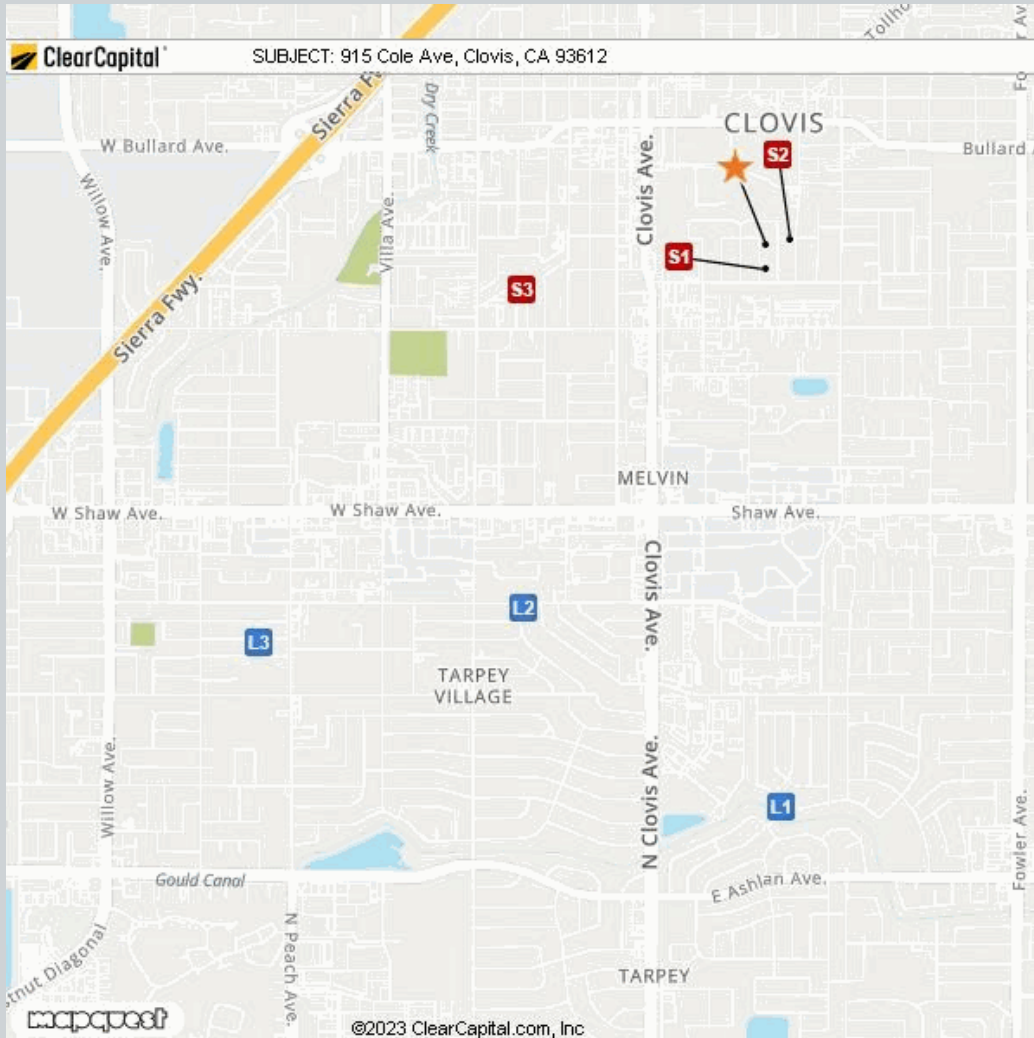
Address ★ 915 Cole Avenue, Clovis, CA 93612

Loan Number 54481

Suggested List \$290,000

Suggested Repaired \$290,000

Sale \$280,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	915 Cole Avenue, Clovis, CA 93612	--	Parcel Match
L1 Listing 1	4351 N Eddy Ave, Fresno, CA 93727	1.55 Miles ¹	Parcel Match
L2 Listing 2	156 Santa Ana Ave, Clovis, CA 93612	1.20 Miles ¹	Parcel Match
L3 Listing 3	464 W Rialto Ave, Clovis, CA 93612	1.77 Miles ¹	Parcel Match
S1 Sold 1	973 Cole Ave, Clovis, CA 93612	0.07 Miles ¹	Parcel Match
S2 Sold 2	902 Music Ave, Clovis, CA 93612	0.07 Miles ¹	Parcel Match
S3 Sold 3	1044 Oxford Ave, Clovis, CA 93612	0.68 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	Susan Tonai	Company/Brokerage	London Properties
License No	01207349	Address	6442 N Maroa Fresno CA 93612
License Expiration	03/18/2024	License State	CA
Phone	5592892895	Email	reoagent4u@gmail.com
Broker Distance to Subject	5.81 miles	Date Signed	08/31/2023

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.