

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	1676 E Omaha Avenue, Fresno, CA 93720	Order ID	8842093	Property ID	34416227
Inspection Date	07/22/2023	Date of Report	07/22/2023		
Loan Number	54512	APN	403-152-12		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Fresno		

Tracking IDs					
Order Tracking ID	20230721_BPO	Tracking ID 1	20230721_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Boone Robert J III	Condition Comments	
R. E. Taxes	\$5,315	Stucco exterior, tile roof, Inground pool, corner lot, two car garage attached. Yard is overgrown and dry, there is weeds growing in driveway, trash can on side by garage area, Subject looks vacant but it is unknown the occupancy there is no notices on door, windows have coverings, home appears secured. Subdivision Cedar View Estates II	
Assessed Value	\$432,095		
Zoning Classification	RS4		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$2,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$2,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Subject is near businesses, schools, basin; 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 6 home(s) that sold. There is no short sale and no foreclosure in area. There are no search parameters used in search.	
Sales Prices in this Neighborhood	Low: \$439,000 High: \$471,275		
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	1676 E Omaha Avenue	2592 Goshen Ave E	8551 Whitney Ave N	910 Mill Creek Dr E
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93720	93720	93720	93720
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.96 ¹	0.63 ¹	0.89 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$479,000	\$450,000	\$489,000
List Price \$	--	\$479,000	\$450,000	\$489,000
Original List Date		06/26/2023	07/18/2023	07/21/2023
DOM · Cumulative DOM	-- · --	14 · 26	4 · 4	1 · 1
Age (# of years)	35	25	30	25
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	1,774	1,900	1,620	1,720
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	--
Lot Size	.25 acres	0.14 acres	0.16 acres	0.12 acres
Other	--	MLS#595617	MLS#597409	MLS#597084

* Listing 2 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** What a great Clovis home located in the award-winning Clovis North community This Move-in Ready Cambridge home has approximately 1900sqft and offers 3 bedrooms 2 bathrooms and a 2 car garage. There is also a Hobby Room that can be used as a home office for remote work a game room or a possible 4th Bedroom. The open concept kitchen sports a brand new granite countertop island brand new stainless steel appliances and plenty of space to entertain your family and friends. The family room flows onto the backyard patio. No HOA. The location is positively ideal. Easy access to Local community parks Freeway access and to anywhere you want to go To top it all off you will enjoy the brand new luxury vinyl plank flooring new carpeting and freshly painted interior throughout. This home is move-in Ready Ask your Realtor to show you the reports attached to the MLS. Why wait for New Construction when you can move in now. Imagine all the memories you and your family will create in this home. Students will attend Mountain View Elementary Granite Ridge Intermediate and Clovis North High School. Award Winning Clovis Unified Schools Take a Virtual Tour and make your appointment with your Realtor today
- Listing 2** North Fresno Single Story 3 bedroom 2 bath home is ready for move in The kitchen is wide open with granite counters and large island. Some small TLC can make your home complete and put you in the best location Dont miss out
- Listing 3** This exceptional 3 bedroom 2 bath semi-custom Benart home should not be missed Custom designer elements throughout. Upgraded laminate flooring in main living spaces luxurious carpet in bedrooms. Plantation shutters Silhouette blinds on back windows. Updated light fixtures and faucets and cabinet hardware. Gorgeous stacked stone gas fireplace canned lighting completely remodeled bathrooms new baseboards new toilets the kitchen has been remodeled as well with beautiful glass tile backsplash Silestone countertops (in kitchen and baths) and several glass cabinet facings. The back yard is an entertainers dream with beautiful hardscapes mature landscape and a custom built pergola. This home is nestled in the much coveted Nees Park Place gated community and is located close to restaurants shopping and features Clovis Unified schools. Call your agent to schedule your showing today

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1676 E Omaha Avenue	8323 Barton Ave N	1894 Fallbrook Ave E	1768 E Birch Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93720	93720	93720	93720
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.50 ¹	0.92 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$478,500	\$429,000	\$455,000
List Price \$	--	\$469,900	\$429,000	\$455,000
Sale Price \$	--	\$465,000	\$439,000	\$460,000
Type of Financing	--	Conv	Conv	Fha
Date of Sale	--	04/03/2023	05/17/2023	04/04/2023
DOM · Cumulative DOM	-- · --	56 · 84	5 · 28	13 · 53
Age (# of years)	35	33	33	29
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	1,774	1,749	1,778	1,647
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	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	Pool - Yes	--	--	Pool - Yes
Lot Size	.25 acres	0.18 acres	0.14 acres	.21 acres
Other	--	na	na	na
Net Adjustment	--	+\$6,275	+\$24,300	+\$5,350
Adjusted Price	--	\$471,275	\$463,300	\$465,350

* Sold 3 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** Located within the desirable Clovis Unified School District this 3 bedroom 2 bathroom home is move-in ready. A flex space is located right off the entry which can be used as a home office or an additional living space. The open kitchen showcases oak cabinetry granite countertops custom tile backsplash and newer appliances. The kitchen overlooks the large breakfast nook and great room. Wood flooring in the main living spaces and a fireplace in the great room for those cold winter evenings coming up. The primary suite is tucked towards the rear of the home with access to the backyard. Enjoy dual sinks and an oversized shower. Two large secondary bedrooms and a hall bath with dual sinks and an abundance of storage are some great features. Enjoy the fall breeze on the cozy deck in the beautifully landscaped mature backyard. Added (+)\$20k pool. \$1250 sf, \$3500 lot Deducted (-)\$12475 seller concessions, \$1k age, \$5k garage
- Sold 2** Come visit this adorable 3/2 with open floorplan situated on a corner lot Located in an established & desirable northeast location. Walking distance to Clovis Schools shopping restaurants & entertainment is just minutes away. The Kitchen offers a huge eating bar with tons of cabinets counter space and a spacious eating area. Kitchen overlooks the Family Room which offers a warm & cozy corner brick fireplace great for gatherings. In addition right off the family room is a bright & sunny den with windows across the back which can be used as an office hobby room childrens play area just about anything you would like. The secondary bedrooms are a good size with great closets & one is accented with a large window seat. Large Master bedroom w/spacious walk-in closet. Master bath features an oval soaking tub dual vanities with sufficient counter area. Beautifully landscaped front & backyards with lovely flowering plants mature trees & shrubs & a separate side yard area perfect for a garden. Added (+)\$20k pool, \$5500 lot Deducted \$1k age, \$200 sf.
- Sold 3** You are going to love everything this NE Fresno, Three Bedroom, Two Bathroom + Office home has to offer. It is perfectly situated in a desirable neighborhood that feeds into the Award Winning Clovis Unified Schools including Clovis North High School. The 9,300 sf lot features a sparkling, newly resurfaced Pool w/Waterfall and a garden w/over ten varieties of fruit producing trees/vines including orange, pomegranate, persimmon, fig, nectarine, tangerine, loquat, Asian pear, dragon fruit, strawberries, & blueberries. Energy-efficient items include a new HVAC unit that was installed in 2021 and dual pane windows. As you enter the home you will find newer wood and tile flooring throughout. The updated kitchen offers all of today's modern amenities including granite countertops, breakfast bar, decorative hardware, painted cabinets, stainless gas stovetop, vent & dishwasher. Relax in the Great Room which features high ceilings and a beautiful masonry fireplace. The Master Bedroom will check off everything on your list including a walk-in closet, private backyard access & an Ensuite Bathroom with double vanity, and a step-in shower. You will find two additional Bedrooms and a Full Bath that has a bathtub/shower and single vanity. A bonus is the 20+ rose bushes that will soon be in full bloom! All of this and just minutes from freeway access, Fresno State, Kaiser, Saint Agnes, & Riverpark which includes popular restaurants, shopping, & Regal Cinemas. Make an appt to view it today! Deducted (-)\$3k age, Added 6350 sf, \$2k 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	\$463,350	\$465,350
Sales Price	\$463,350	\$465,350
30 Day Price	\$453,350	--
Comments Regarding Pricing Strategy		
<p>Search parameters used for comps, Fresno MLS, sold 1/23/23 or sooner, no short sales or foreclosures, SFR, 1 story, 1474-2074, 1978-1998 year built, comp proximity is important, within ¼ mile radius there is 1 comp, within ½ mile radius there is 2 comps, there is no actives, no pending and 2 sold comps, due to shortage of comps extended radius one mile. 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

Listing Photos

L1 2592 Goshen Ave E
Fresno, CA 93720



Front

L2 8551 Whitney Ave N
Fresno, CA 93720



Front

L3 910 Mill Creek Dr E
Fresno, CA 93720



Front

Sales Photos

S1 8323 Barton Ave N
Fresno, CA 93720



Front

S2 1894 Fallbrook Ave E
Fresno, CA 93720



Front

S3 1768 E Birch ave
Fresno, CA 93720



Front

ClearMaps Addendum

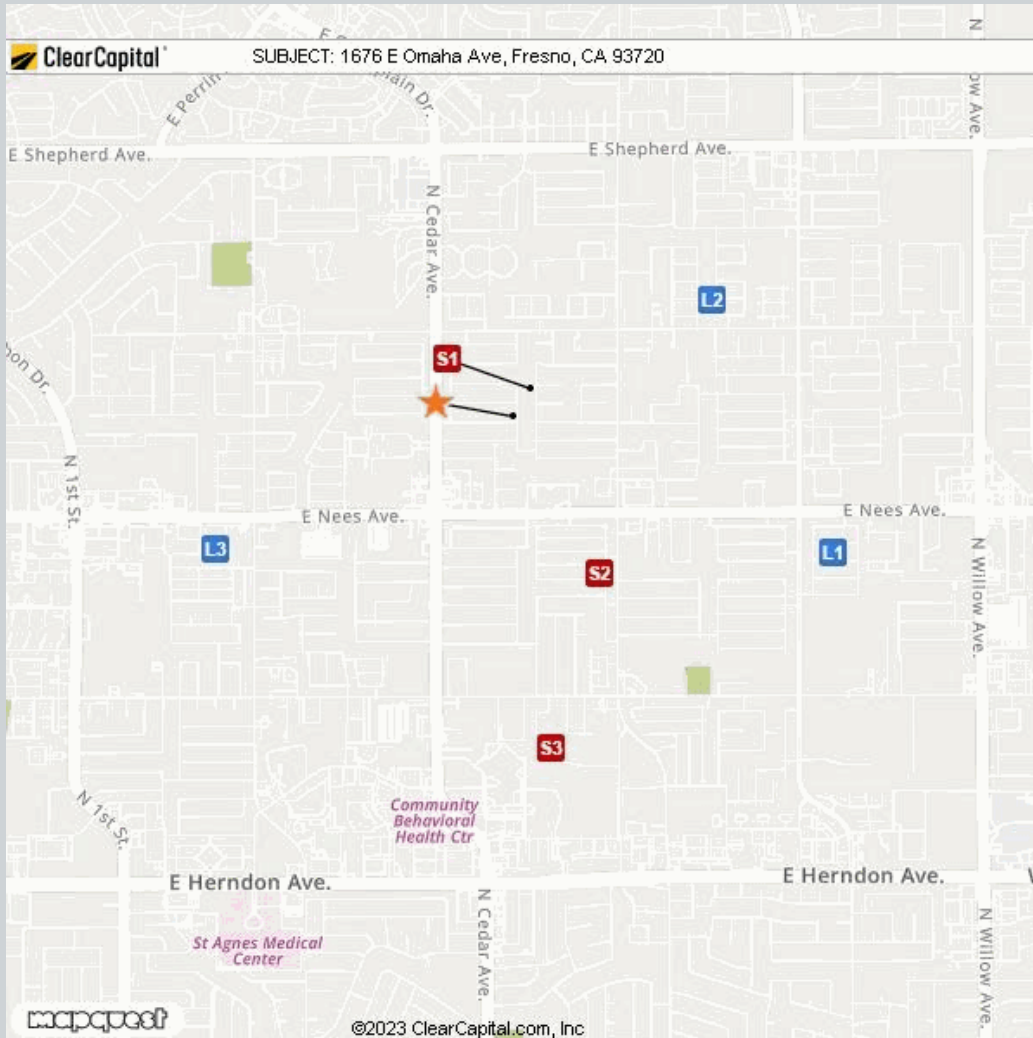
Address ★ 1676 E Omaha Avenue, Fresno, CA 93720

Loan Number 54512

Suggested List \$463,350

Suggested Repaired \$465,350

Sale \$463,350



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1676 E Omaha Avenue, Fresno, CA 93720	--	Parcel Match
L1 Listing 1	2592 Goshen Ave E, Fresno, CA 93720	0.96 Miles ¹	Parcel Match
L2 Listing 2	8551 Whitney Ave N, Fresno, CA 93720	0.63 Miles ¹	Parcel Match
L3 Listing 3	910 Mill Creek Dr E, Fresno, CA 93720	0.89 Miles ¹	Parcel Match
S1 Sold 1	8323 Barton Ave N, Fresno, CA 93720	0.09 Miles ¹	Parcel Match
S2 Sold 2	1894 Fallbrook Ave E, Fresno, CA 93720	0.50 Miles ¹	Parcel Match
S3 Sold 3	1768 E Birch Ave, Fresno, CA 93720	0.92 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	3.49 miles	Date Signed	07/22/2023

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.