

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	5455 N Marty Avenue Unit 151, Fresno, CA 93711	Order ID	8902711	Property ID	34543026
Inspection Date	08/30/2023	Date of Report	08/31/2023		
Loan Number	54994	APN	41558014		
Borrower Name	Breckenridge Property Fund 2016 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	ROCHELLE TABB	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	\$2,613	
Assessed Value	\$230,000	
Zoning Classification	Residential R-2	
Property Type	Condo	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Sun Rise Meadows 559-228-0606	
Association Fees	\$310 / Month (Pool, Landscaping, Tennis, Greenbelt, Other: gate)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Urban	Neighborhood Comments Subject is located within Sunrise Meadows, 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: \$150,000 High: \$350,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	5455 N Marty Avenue Unit 151	7178 N Fruit Ave #119	3065 N Marty Ave #118	1770 W Santa Ana Ave #101
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93711	93711	93722	93705
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.92 ¹	2.55 ¹	1.74 ¹
Property Type	Condo	SFR	SFR	SFR
Original List Price \$	\$	\$225,000	\$314,999	\$299,900
List Price \$	--	\$225,000	\$314,999	\$299,900
Original List Date		07/27/2023	08/22/2023	08/17/2023
DOM · Cumulative DOM	-- · --	9 · 35	7 · 9	7 · 14
Age (# of years)	37	38	32	49
Condition	Average	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Condo	1 Story Condo	1 Story Condo	1 Story Condo
# Units	1	1	1	1
Living Sq. Feet	1,056	883	1,197	1,297
Bdrm · Bths · ½ Bths	2 · 2	1 · 1	3 · 2 · 1	2 · 2
Total Room #	6	4	8	6
Garage (Style/Stalls)	Detached 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	Pool - Yes	Pool - Yes Spa - Yes	Pool - Yes	--
Lot Size	.04 acres	0.04 acres	0.04 acres	0.07 acres
Other	None	None	None	None

* 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** Excellent Single Story Northwest Fresno Condo In Clovis Unified School District. Tuscany Villas Community Centrally Located Close To Both North Fresno Amenities Like River Park And Woodward Park And Northwest Fresno Shopping Centers. Well Maintained And Very Clean. This Condo Boasts Open Floor Plan, Crown Molding, Granite Counter Tops, Walk-In Closet, Indoor Laundry And an Attached Single Car Garage. Tuscany Villas Community Has a Resort Style Pool And Spa For Resident Use.
- Listing 2** Updated Home Ready For You To Call It Home. Home Has Been Updated. Community Pool. Front Landscaping Taken Care Of. Call Your Agent Today For Private Showing.
- Listing 3** 2-Bedroom, 2-Bathroom Condo That Offers an Unmatched Combination Of Modern Design And Convenient Living. This Renovated Gem Offers an Updated Galley-Style Kitchen Featuring Granite Countertops, Stainless Steel Appliances, And a Decorative Tile Backsplash, Perfect For Culinary Enthusiasts. The Cathedral Ceiling In The Living Room Adds an Extra Touch Of Elegance, Creating an Open And Airy Atmosphere. The Master Suite Offers a Serene Retreat, Featuring a Spacious Bedroom With Ample Closet Space And a Private En-Suite Bathroom. The Second Bedroom Is Equally As Impressive, Providing Comfort And Privacy For Family Members Or Guests. The Second Bathroom Is Conveniently Located Nearby And Has Been Thoughtfully Updated To Include Modern Fixtures And Finishes. Enjoy The Privacy Of Your Own Yard, Where You Can Relax, Entertain, And Create Wonderful Memories. This Prime Location In Piccadilly Village Offers Easy Access To Nearby Amenities Such As Schools, Parks, Shopping Centers, And Restaurants. Commuting Is a Breeze With Major Highways And Public Transportation Within Close Proximity.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	5455 N Marty Avenue Unit 151	3770 W Barstow Ave #101	3770 W Barstow Ave #127	5455 N Marty Ave #111
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93711	93711	93711	93711
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	0.09 ¹	0.09 ¹
Property Type	Condo	SFR	SFR	SFR
Original List Price \$	--	\$285,000	\$245,000	\$245,000
List Price \$	--	\$265,000	\$245,000	\$245,000
Sale Price \$	--	\$265,000	\$250,000	\$250,000
Type of Financing	--	Va	Conventional	Cash
Date of Sale	--	05/30/2023	07/14/2023	07/05/2023
DOM · Cumulative DOM	-- · --	20 · 45	23 · 52	11 · 34
Age (# of years)	37	39	40	39
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Condo	1 Story Bungalow	1 Story condo	1 Story condo
# Units	1	1	1	1
Living Sq. Feet	1,056	1,056	912	912
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Detached 1 Car	Detached 1 Car	Detached 1 Car	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	Pool - Yes	Pool - Yes	Pool - Yes
Lot Size	.04 acres	0.04 acres	0.04 acres	0.04 acres
Other	None	None	None	None
Net Adjustment	--	-\$19,600	+\$7,020	+\$7,520
Adjusted Price	--	\$245,400	\$257,020	\$257,520

* Sold 1 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 (\$-400) and condition (\$-20000), if needed. Like New Condominium In Sunrise Meadows Gated Community. This Is a Must See. All New, Kitchen Remodel With Stainless Steel Appliances And Master Bath With Walk In Shower. Newer Windows And Sliding Glass Doors, Newer Hot Water Heater, New Water Softener System, Freshly Painted, New Hardware, Custom Shutters, Newer Ac/Heater And Flooring. Low Maintenance Backyard And Sparkling Community Pool And a Private Garage Just Outside Of The Front Door. Single Story.
- Sold 2** Adjustments made for sq footage (\$7920), age (\$-600) and condition (\$), if needed. You Must See What This 2 Bedroom 1 3/4 Bath Condo Has To Offer. This Beautiful Home Is Situated In a Gated Community. It Has New Laminate Floors Throughout, Fresh Paint, New Stove, New Dishwasher And New Granite Counter Tops. The Master Bedroom Has Its Own Private Patio Where You Can Sit And Enjoy Your Beverage Of Choice. The Unit Comes With Its Own Parking Garage And a Community Pool To Enjoy During The Summer. There Is Also an Open Grass Area To Enjoy With Plenty Of Shade. Come See
- Sold 3** Adjustments made for sq footage (\$7920), age (\$-400) and condition (\$), if needed. Catch This Opportunity Quickly The Pud Gated Community Of Sunrise Meadows Is Located Just Off The Fig Garden Loop, Close To Several Shopping Areas And Restaurants. This Adorable 2 Bed, 2 Bath Home With Single Car Garage Offers Laminate Wood Plank Floors Throughout, a Fireplace In The Living Room Flows Nicely Into The Dining Room And Private Back Yard. The Kitchen Has Granite Countertops, Dual Sink, Dishwasher And The Refrigerator Will Be Included. The Primary Bedroom Offers Plenty Of Natural Light, a Private Patio And Bathroom. The Second Bedroom Offers Laminate Wood Plank Floors And The Laundry Room Will Include The Washer And Dryer. The Hoa Maintains The Common Areas, Front Yard Landscaping, Gated Entrance, And Community Pool. Additionally, The Water, Sewer And Garbage Are Included In The Monthly Hoa. Schedule a Private Showing To See This Home And Community Today.

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	\$257,000	\$257,000
Sales Price	\$252,000	\$252,000
30 Day Price	\$245,500	--
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.
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Subject Photos



Front



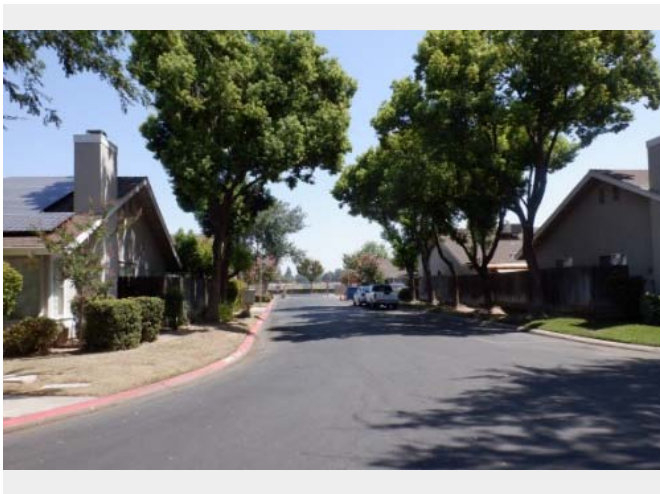
Address Verification



Side



Side



Street



Street

Subject Photos



Street



Street



Other

Listing Photos

L1 7178 N Fruit Ave #119
Fresno, CA 93711



Front

L2 3065 N Marty Ave #118
Fresno, CA 93722



Front

L3 1770 W Santa Ana Ave #101
Fresno, CA 93705



Front

Sales Photos

S1 3770 W Barstow Ave #101
Fresno, CA 93711



Front

S2 3770 W Barstow Ave #127
Fresno, CA 93711



Front

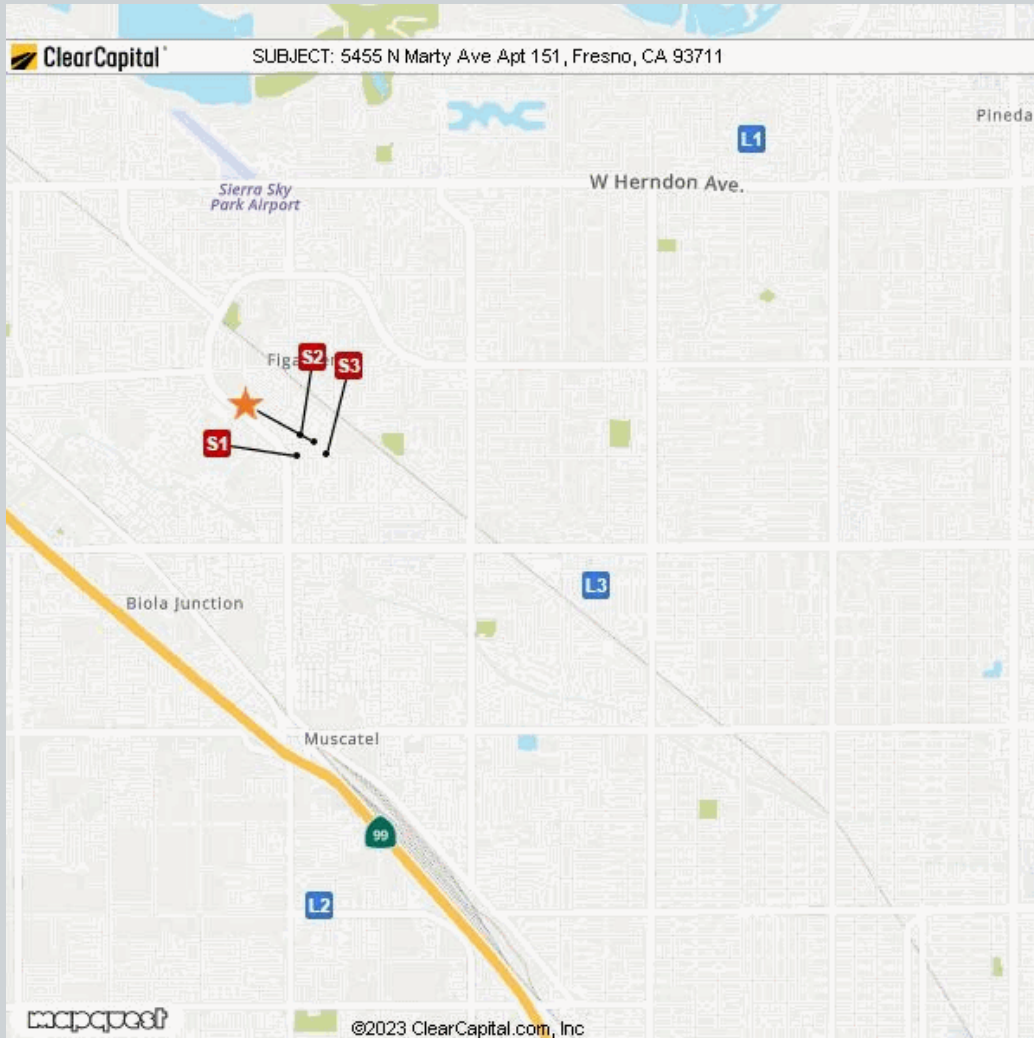
S3 5455 N Marty Ave #111
Fresno, CA 93711



Front

ClearMaps Addendum

Address ★ 5455 N Marty Avenue Unit 151, Fresno, CA 93711
Loan Number 54994 **Suggested List** \$257,000 **Suggested Repaired** \$257,000 **Sale** \$252,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5455 N Marty Avenue Unit 151, Fresno, CA 93711	--	Parcel Match
L1 Listing 1	7178 N Fruit Ave #119, Fresno, CA 93711	2.92 Miles ¹	Parcel Match
L2 Listing 2	3065 N Marty Ave #118, Fresno, CA 93722	2.55 Miles ¹	Parcel Match
L3 Listing 3	1770 W Santa Ana Ave #101, Fresno, CA 93705	1.74 Miles ¹	Parcel Match
S1 Sold 1	3770 W Barstow Ave #101, Fresno, CA 93711	0.12 Miles ¹	Parcel Match
S2 Sold 2	3770 W Barstow Ave #127, Fresno, CA 93711	0.09 Miles ¹	Parcel Match
S3 Sold 3	5455 N Marty Ave #111, Fresno, CA 93711	0.09 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	3.52 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.