

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>	2947 E Shields Avenue, Fresno, CA 93726	<b>Order ID</b>	9038325	<b>Property ID</b>	34821860
<b>Inspection Date</b>	11/25/2023	<b>Date of Report</b>	11/25/2023		
<b>Loan Number</b>	55896	<b>APN</b>	43728321S		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Fresno		

Tracking IDs					
<b>Order Tracking ID</b>	11.22_BPO	<b>Tracking ID 1</b>	11.22_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	VALENTIN ESPINOZA	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,283	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.	
<b>Assessed Value</b>	\$89,051		
<b>Zoning Classification</b>	Residential 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>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Urban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	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.	
<b>Sales Prices in this Neighborhood</b>	Low: \$199000 High: \$406000		
<b>Market for this type of property</b>	Decreased 3 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	2947 E Shields Avenue	1407 E Fountain Way	2845 E Harvard Ave	3534 E Dayton Ave
<b>City, State</b>	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
<b>Zip Code</b>	93726	93704	93703	93726
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.99 <sup>1</sup>	0.40 <sup>1</sup>	0.65 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$300,000	\$320,000	\$324,990
<b>List Price \$</b>	--	\$300,000	\$320,000	\$324,990
<b>Original List Date</b>		11/16/2023	11/20/2023	11/21/2023
<b>DOM · Cumulative DOM</b>	-- · --	2 · 9	5 · 5	3 · 4
<b>Age (# of years)</b>	68	94	68	68
<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>	1 Story bungalow	1 Story Bungalow	1 Story Ranch	1 Story Bungalow
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,396	1,200	1,486	1,437
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car
<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>	.18 acres	0.16 acres	0.19 acres	0.13 acres
<b>Other</b>	None	None	None	None

\* Listing 1 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 Excellent Home Featuring 3 Bedrooms, 2 Bathrooms, And a Detached Garage. Enter Into The Living Room, With Updated Flooring, Lighting And Easy Access To The Updated Kitchen. Kitchen Features Upgraded Countertops, Modern Appliances, And an Open Layout Extending Into The Dining Area. This Home Has Been Updated With Newer Flooring, Windows, Roof, AC Unit, And Owned Solar, Ensuring a Stylish And Energy-Efficient Living Space. Nestled On a Spacious Lot, This Property Offers Ample Possibilities. Dont Miss The Chance To Explore This Inviting Home - Call Today For a Viewing.
- Listing 2** Affordable And Potentially Cute 3 Bedroom, 1.75 Bath Home On an Elevated Corner Lot Near The VA Hospital. Very Liveable With Just Some Minor Cosmetic Updating. Energy Saving Dual Pane Windows, Whole House Fan And Some Ceiling Fans Are Already In Place. Open Floor Plan With Kitchen, Eating Area And Great Room Open To Each Other. Second Bathroom And Separate Utility Room Are Next To The Garage And Accessed From The Rear Patio. Covered Side Veranda Provides a Welcome Second Patio. Oversized Two Car Garage With Workshop Area. Also a Large Gated RV Parking Area Accessed From The Side Street. Note Rm1 Zoning. Buyer Is Advised To Check With City Of Fresno Regarding Possible Permitted Use Of And Adu Or Other Multifamily Structure. This Is an Estate Sale And Seller Would Like To Sell As Is Without Making Any Repairs.
- Listing 3** Fantastic Hoover High Area Home 3 Bedrooms 2 Baths, With a Small Office Too. This Residence Has Been Owned by The Same Family For Decades, And It Shows In How Well It Has Been Cared For. Some Of The Best Features Are The Extra Long Carport, The Integrated File Cabinet In The Small Office, And The Garage Pass-Through Door To The Backyard. Speaking Of The Backyard, Come See The Custom Touches Like The Brick Shed With Electrical Wired In For Lighting, The Built-In Fire Pit Area, And Beautiful Rose Bushes Along With a Lemon Tree. The Roof Is Less Than 5 Years Old, In Addition To That The Windows Are Dual Pane Dont Wait Call Your Realtor And Schedule a Private Showing Today

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	2947 E Shields Avenue	2845 N 2nd St	3434 N Mariposa St	2722 E Cornell Ave
<b>City, State</b>	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
<b>Zip Code</b>	93726	93703	93726	93703
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.33 <sup>1</sup>	0.19 <sup>1</sup>	0.23 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$315,000	\$340,000	\$330,000
<b>List Price \$</b>	--	\$325,000	\$340,000	\$330,000
<b>Sale Price \$</b>	--	\$317,000	\$325,000	\$330,000
<b>Type of Financing</b>	--	Conventional	Conventional	Fha
<b>Date of Sale</b>	--	07/25/2023	08/24/2023	09/01/2023
<b>DOM · Cumulative DOM</b>	-- · --	7 · 46	10 · 61	4 · 31
<b>Age (# of years)</b>	68	69	69	70
<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>	1 Story bungalow	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,396	1,260	1,236	1,405
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 1 · 1	3 · 1	3 · 2
<b>Total Room #</b>	7	7	6	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	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>	.18 acres	0.15 acres	0.18 acres	0.19 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$7,080	+\$8,400	-\$1,295
<b>Adjusted Price</b>	--	\$324,080	\$333,400	\$328,705

\* 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** Adjustments made for sq footage (\$7480), and age (\$-400), if needed. Home Features 3 Bedrms 2 Bathrooms, Double Pane Windows, Custom Rod Iron Fence And Gate, And So Much More. There Is an Additional 4Th Bedroom With a Closet. Property Has Been Well Maintained And Is Ready For a New Owner.
- Sold 2** Adjustments made for sq footage (\$8800), and age (\$-400), if needed. Home With Beautiful Larger Shaded Back Yard In a Neighborhood With Mature Trees. The Back Yard Is Deep With Plenty Of Shaded Space, a Must See. Home Features 3 Bedroom And 1 Bathroom, Attached Garage, Newer Neutral Colored Carpeting, And Updated Kitchen. Kitchen Has Upscale Stainless Appliances With Solid High-End Wood Cabinets, Corian Counter Tops, And Tile Flooring. Windows Are Dual Pane Milgard Brand With Hunter Douglas Shutters On Front Windows. Backyard Includes Covered Patio Area, Green Grass, With Sprinkler System That Covers Both Front And Back Yards. Bathroom Shower Has Newer Concrete Walls And Floor Pan Covered With Subway Tiles, Bathroom Floor Has Larger Porcelain Tiling. Home Is Walking Distance To Machester Park. Refrigerator And Curtains Are Included In Sale.
- Sold 3** Adjustments made for sq footage (\$-495), and age (\$-800), if needed. Single-Story Gem, Nestled In The Heart Of Central Fresno Ave. This Charming 3-Bedroom, 1 3/4-Bath Home Radiates a Cozy And Inviting Atmosphere, Offering a Comfortable And Spacious Living Experience. Step Inside And Be Greeted by The Abundant Natural Light That Fills The Freshly Painted Rooms, Accentuating The Beautiful Wood Flooring Throughout. With Central AC Heating, Your Comfort Is Guaranteed All Year Round. The Living Area Boasts a Fireplace, Providing Both Warmth And Ambiance For Those Memorable Cozy Evenings Spent With Loved Ones. Situated In The Highly Sought-After Harvard Terrace Subdivision, This Is an Exceptional Opportunity To Own a Home In a Well-Established Community. Convenience Is At Your Doorstep, As Youll Find Shopping, Dining, Entertainment Options, And Easy Access To Freeways And Bus Stops Just a Short Walk Away. Rest Easy Knowing Your Vehicles Will Be Secure In The Detached 2-Car Garage, Offering Ample Parking Space And Additional Storage. The Sizable Fenced Backyard Presents an Ideal Setting For Recreation, Relaxation, And Entertaining. Dont Let This Incredible Single-Story Home Slip Through Your Fingers. Reach Out To Us Today To Schedule a Viewing Or To Inquire Further. Our Dedicated Team Is Eager To Assist You In Finding Your New Dream Home.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				none noted at time of inspection			
<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

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$330,000	\$330,000
<b>Sales Price</b>	\$325,000	\$325,000
<b>30 Day Price</b>	\$305,000	--
<b>Comments Regarding Pricing Strategy</b>		
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



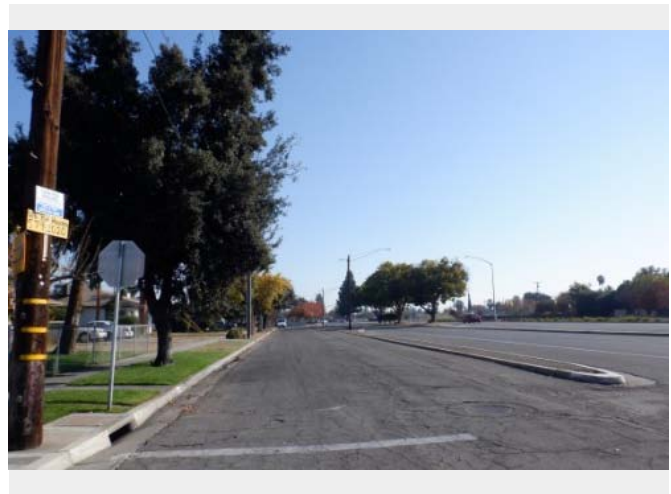
Side



Side



Street



Street



## Listing Photos

**L1** 1407 E Fountain Way  
Fresno, CA 93704



Front

**L2** 2845 E Harvard Ave  
Fresno, CA 93703



Front

**L3** 3534 E Dayton Ave  
Fresno, CA 93726



Front



## Sales Photos

**S1** 2845 N 2nd St  
Fresno, CA 93703



Front

**S2** 3434 N Mariposa St  
Fresno, CA 93726



Front

**S3** 2722 E Cornell Ave  
Fresno, CA 93703



Front

### ClearMaps Addendum

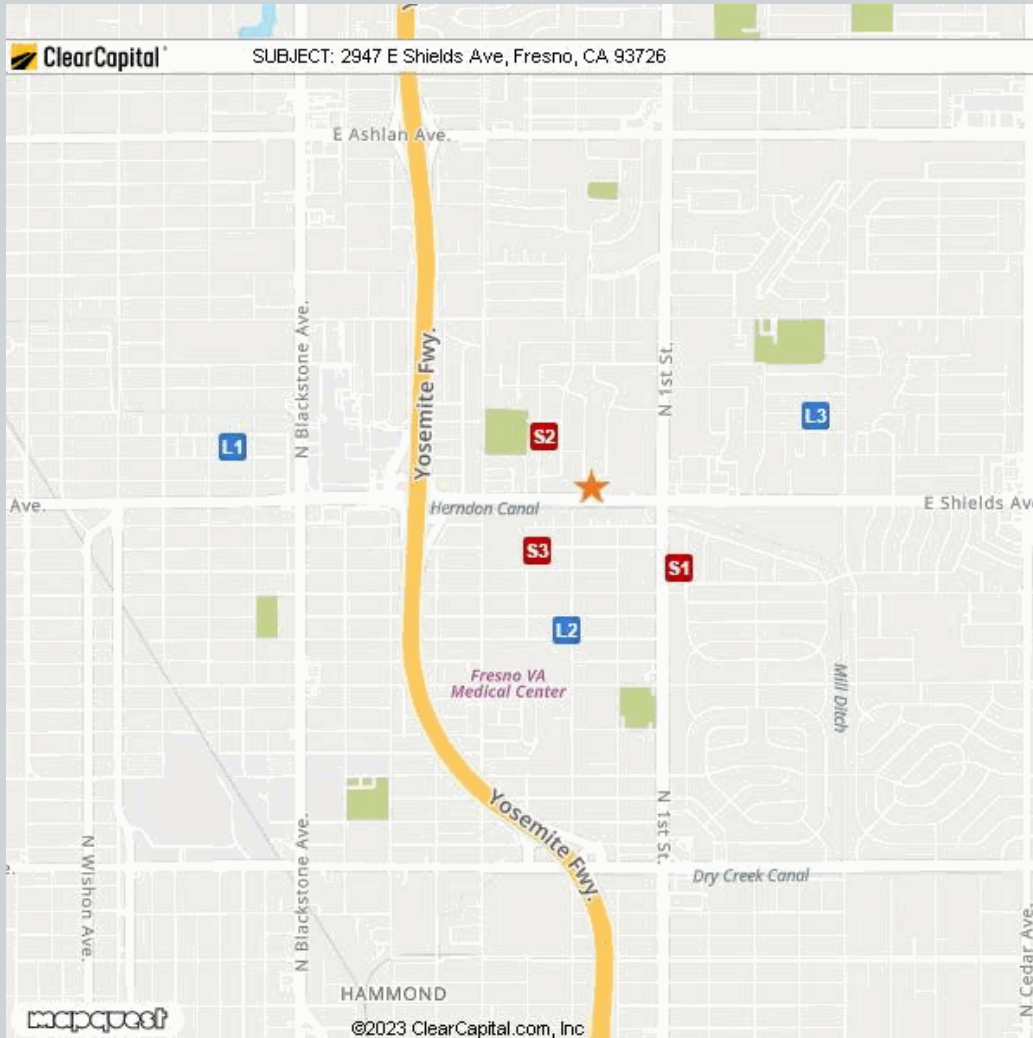
**Address** ★ 2947 E Shields Avenue, Fresno, CA 93726

**Loan Number** 55896

**Suggested List** \$330,000

**Suggested Repaired** \$330,000

**Sale** \$325,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2947 E Shields Avenue, Fresno, CA 93726	--	Parcel Match
L1 Listing 1	1407 E Fountain Way, Fresno, CA 93704	0.99 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2845 E Harvard Ave, Fresno, CA 93703	0.40 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3534 E Dayton Ave, Fresno, CA 93726	0.65 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2845 N 2nd St, Fresno, CA 93703	0.33 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	3434 N Mariposa St, Fresno, CA 93726	0.19 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2722 E Cornell Ave, Fresno, CA 93703	0.23 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>	Susan Tonai	<b>Company/Brokerage</b>	London Properties
<b>License No</b>	01207349	<b>Address</b>	6442 N Maroa Fresno CA 93612
<b>License Expiration</b>	03/18/2024	<b>License State</b>	CA
<b>Phone</b>	5592892895	<b>Email</b>	reoagent4u@gmail.com
<b>Broker Distance to Subject</b>	3.72 miles	<b>Date Signed</b>	11/25/2023

*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.**