

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	1336 E Drummond Avenue, Fresno, CA 93706	Order ID	9074727	Property ID	34901994
Inspection Date	12/19/2023	Date of Report	12/20/2023		
Loan Number	56108	APN	47924305		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Fresno		

Tracking IDs					
Order Tracking ID	12.18_BPO	Tracking ID 1	12.18_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	HERMAN HOWELL	Condition Comments	
R. E. Taxes	\$1,933	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. Exterior need debris cleaned up.	
Assessed Value	\$149,900		
Zoning Classification	Residential RS5		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(front of subject has no broken windows and security door closed)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$1,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$1,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments	
Local Economy	Slow	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.	
Sales Prices in this Neighborhood	Low: \$85000 High: \$469000		
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	1336 E Drummond Avenue	2542 S Poppy Ave	2470 S Holly Ave	2331 S Tupman Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93706	93706	93706	93706
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	0.51 ¹	0.77 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$240,000	\$269,888	\$250,000
List Price \$	--	\$240,000	\$249,000	\$269,000
Original List Date		10/31/2023	11/01/2023	12/01/2023
DOM · Cumulative DOM	-- · --	50 · 50	49 · 49	6 · 19
Age (# of years)	69	73	73	88
Condition	Average	Average	Good	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 Bungalow	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,206	795	1,032	972
Bdrm · Bths · ½ Bths	4 · 1 · 1	3 · 1	3 · 1	3 · 1
Total Room #	8	6	6	6
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	Attached 1 Car	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.15 acres	0.17 acres	0.19 acres	0.14 acres
Other	None	None	None	None

* Listing 3 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** 2 bedroom and 1 bath with upgrades done 4yrs ago which includes roof, dual pane windows, granite tops and stucco exterior. Located in an established area with easy access to freeway. Part of the garage converted to bedroom, permits unknown. Laundry located in garage.
- Listing 2** Charming 3 Bed 1 Bath Home In Fresno Just 1 Mile Away From The New West Fresno City College This Home Has Had Many Upgrades Done To It, Including New Vinyl Flooring, New Ceiling Fans Light Fixtures. You Will Notice How Bright Airy It Is Inside The Home. The Property Has Fencing For Security a Large Lot The Home Can Be Used As a Rental Property With Great Income, Or a Family Home You Will Enjoy The Easy Freeway Access To Both Hwy 41 Hwy 99 No Interior Pics Were Taken Due To Tenants Personal Belongings
- Listing 3** Ready To Move, 3 bedroom 1 bathroom that needs some TLC. Has had some updating in the past.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1336 E Drummond Avenue	1208 E Samson Ave	2921 S Martin L King Jr Blvd	2591 S Holly Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93706	93706	93706	93706
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.85 ¹	0.79 ¹	0.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$185,000	\$182,000	\$225,000
List Price \$	--	\$210,000	\$182,000	\$225,000
Sale Price \$	--	\$210,000	\$195,500	\$245,000
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	07/17/2023	09/11/2023	10/04/2023
DOM · Cumulative DOM	-- · --	4 · 55	18 · 60	9 · 33
Age (# of years)	69	75	52	71
Condition	Average	Fair	Fair	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 Bungalow	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,206	795	1,252	888
Bdrm · Bths · ½ Bths	4 · 1 · 1	3 · 1	3 · 2	2 · 1
Total Room #	8	6	7	5
Garage (Style/Stalls)	Carport 1 Car	Attached 1 Car	Carport 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.15 acres	0.17 acres	0.23 acres	0.17 acres
Other	None	None	None	None
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$210,000	\$195,500	\$245,000

* 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** Home Needs Some TLC. Definitely Has Potential For Sweat Equity Or a Great Investment Property. Large Lot To Build an Adu. Schedule Your Private Showing. Seller Credit Available For Repairs
- Sold 2** Another Investor Special... Property Needs a Lot Of TLC In Order To Shine Once Again Call Your Realtor And Schedule Your Appointment Now, This Property Will Not Last Long.
- Sold 3** Welcome To Your New Home This Charming Single-Family Property, Nestled In The Heart Of The Desirable Fresno Neighborhood, Is Ready To Make All Your Homeownership Dreams Come True. With 2 Bedrooms And 1 Bathroom, This Cozy Abode Is Perfect For Those Seeking a Comfortable And Affordable Place To Call Their Own. As You Step Inside, Youll Immediately Notice The Beautifully Updated Windows, The Kitchen With Nice Tile Flooring And a Convenient Door To The Back Yard, Perfect For Enjoying Outdoor Meals And Entertaining Friends And Family. The Refinished Floors And Updated Windows And Bathroom Add a Touch Of Modern Elegance, All While Maintaining The Homes Original Character. Rest Easy Knowing That a Newer Roof Has Been Installed, Providing Peace Of Mind For Years To Come. Take Full Advantage Of The Spacious And Inviting Fenced Back Yard, Offering Endless Possibilities For Personalization And Relaxation. Whether You Envision a Tranquil Oasis Or a Lively Gathering Space, This Outdoor Area Is a Blank Canvas Awaiting Your Creative Touch. The Advantages Of Living In The Fresno Neighborhood Are Plentiful. Enjoy Easy Access To Nearby Attractions, Including Parks, Shopping Centers, And Entertainment Options.

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	\$200,000	\$201,000
Sales Price	\$195,500	\$196,500
30 Day Price	\$185,500	--
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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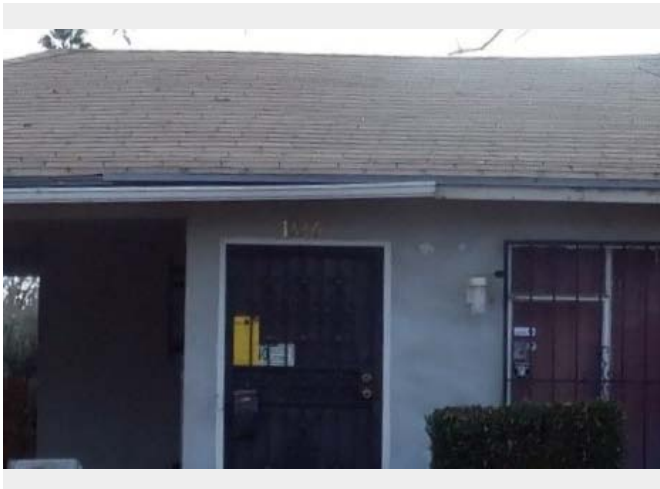
Subject Photos



Front



Front



Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 2542 S Poppy Ave
Fresno, CA 93706



Front

L2 2470 S Holly Ave
Fresno, CA 93706



Front

L3 2331 S Tupman Ave
Fresno, CA 93706



Front

Sales Photos

S1 1208 E Samson Ave
Fresno, CA 93706



Front

S2 2921 S Martin L King Jr Blvd
Fresno, CA 93706



Front

S3 2591 S Holly Ave
Fresno, CA 93706



Front

ClearMaps Addendum

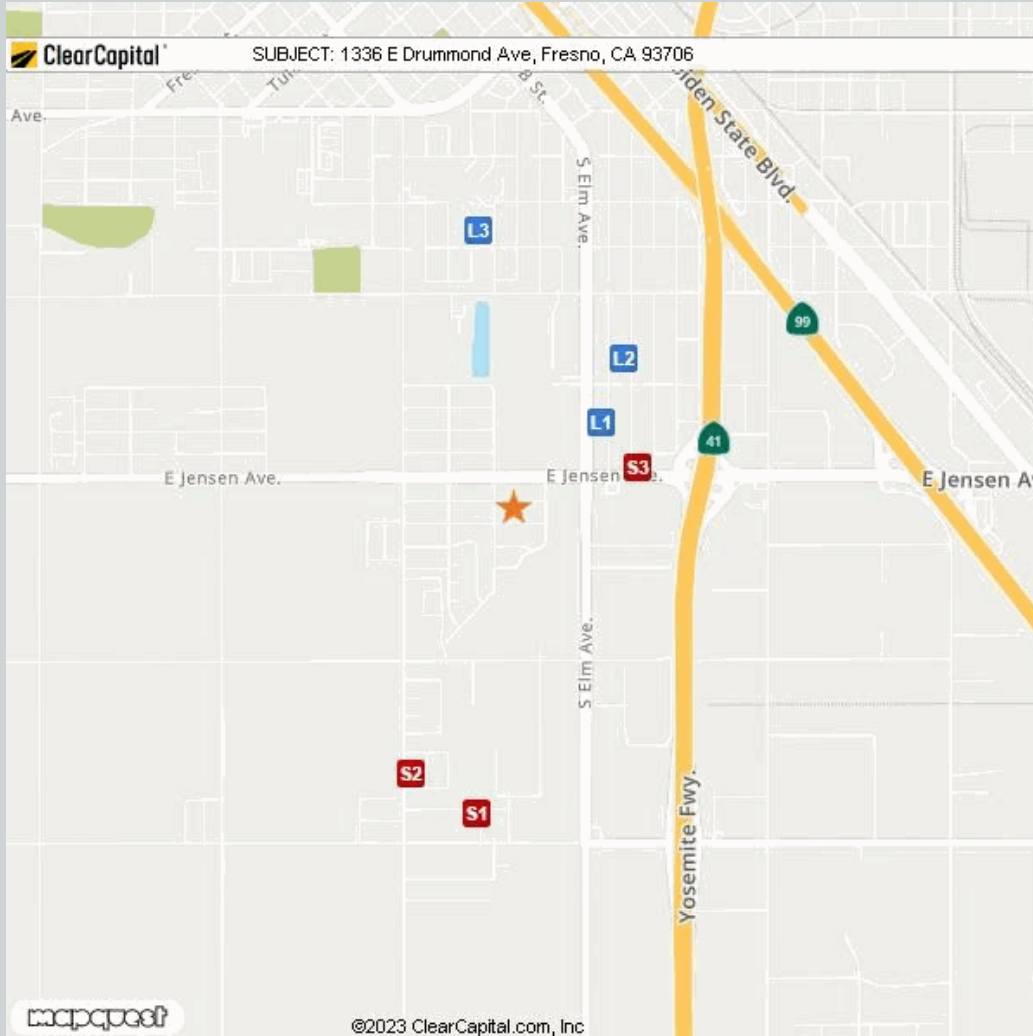
Address ★ 1336 E Drummond Avenue, Fresno, CA 93706

Loan Number 56108

Suggested List \$200,000

Suggested Repaired \$201,000

Sale \$195,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1336 E Drummond Avenue, Fresno, CA 93706	--	Parcel Match
L1 Listing 1	2542 S Poppy Ave, Fresno, CA 93706	0.33 Miles ¹	Parcel Match
L2 Listing 2	2470 S Holly Ave, Fresno, CA 93706	0.51 Miles ¹	Parcel Match
L3 Listing 3	2331 S Tupman Ave, Fresno, CA 93706	0.77 Miles ¹	Parcel Match
S1 Sold 1	1208 E Samson Ave, Fresno, CA 93706	0.85 Miles ¹	Parcel Match
S2 Sold 2	2921 S Martin L King Jr Blvd, Fresno, CA 93706	0.79 Miles ¹	Parcel Match
S3 Sold 3	2591 S Holly Ave, Fresno, CA 93706	0.36 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	8.65 miles	Date Signed	12/20/2023

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.