

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>	2338 E Berkeley Avenue, Fresno, CA 93703	<b>Order ID</b>	9114407	<b>Property ID</b>	34989280
<b>Inspection Date</b>	01/18/2024	<b>Date of Report</b>	01/19/2024		
<b>Loan Number</b>	56389	<b>APN</b>	446-102-21		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Fresno		

Tracking IDs					
<b>Order Tracking ID</b>	1.17_BPO	<b>Tracking ID 1</b>	1.17_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Sanchez Maria Guadalupe	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,783	Single story, wood or vinyl exterior, composition roof, one car garage attached. SubdivisionElderly Tract	
<b>Assessed Value</b>	\$138,614		
<b>Zoning Classification</b>	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>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Subject is near businesses, parks, medical offices, Highway 41 (cul-de-sac near Highway 41), noise from Highway; 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 1 active(s), 1 pending, and 2 sold comps in the last 6 months, in the last year there are 4 home(s) that sold. There is no short sale and no foreclosure in area. There are no search parameters used in search.	
<b>Sales Prices in this Neighborhood</b>	Low: \$265,550 High: \$302,750		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	2338 E Berkeley Avenue	2615 Normal Ave E	2035 Archie Ave N	3682 Diana St N
<b>City, State</b>	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
<b>Zip Code</b>	93703	93703	93703	93726
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.21 <sup>1</sup>	1.62 <sup>1</sup>	0.99 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$310,000	\$359,000	\$279,950
<b>List Price \$</b>	--	\$303,000	\$359,000	\$279,950
<b>Original List Date</b>		09/02/2023	09/16/2023	11/30/2023
<b>DOM · Cumulative DOM</b>	-- · --	52 · 139	125 · 125	7 · 50
<b>Age (# of years)</b>	76	76	70	71
<b>Condition</b>	Average	Good	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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,255	1,264	1,448	1,284
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	3 · 1 · 1	3 · 2	2 · 2
<b>Total Room #</b>	4	6	6	5
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 1 Car	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>	Pool - Yes	--	Pool - Yes	--
<b>Lot Size</b>	.23 acres	0.19 acres	0.18 acres	0.14 acres
<b>Other</b>	--	na	na	na

\* Listing 3 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** Beautiful fully remodeled modern home sitting on a large lot in a quiet cul-de-sac. This home has a a huge backyard plenty of storage areas brand new vinyl waterproof flooring new large windows new exterior/interior paint chimney new bathroom vanity 1 car garage with new door/motor expensive quartz kitchen countertop. There are three spacious bedrooms. All of the three bedrooms have large walk-in closets. There are is one full bathrooms with high quality wall tiles and another half bathroom. The appliances are newer and very high quality.
- Listing 2** This well maintained home is located in a quiet double cul de sac. Inside offers 3 bedrooms & 2 Baths a spacious living room with a fireplace with large windows in the front with great natural lighting. Beautiful hardwood flooring It has an open-eat in kitchen with an island as well as a utility room and pantry. Plenty of closet/storage space available with a single car garage. Large backyard with fruit trees a covered patio large shed and beautiful sparkling pool to enjoy for those hot summer days. This would make a perfect home for a first-time homeowner and family entertainmentCall your agent for a tour
- Listing 3** Have a buyer pre-qualified under 300000 This affordable 2 bedroom 2 bath home is looking for a new family. With a little TLC this charming home will be the talk of the neighborhood. Enjoy evenings on the enclosed patio or outside in the well-manicured back yard. Too hot out Spend your time in the welcoming kitchen with a beautiful skylight for natural lighting or relaxing in the spacious master bedroom suite. Why not check it out

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	2338 E Berkeley Avenue	3454 Mayfair Dr	1736 Brown Ave E	2044 Harvard Ave E
<b>City, State</b>	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
<b>Zip Code</b>	93703	93703	93703	93703
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.90 <sup>1</sup>	0.49 <sup>1</sup>	0.32 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$275,955	\$330,000	\$277,900
<b>List Price \$</b>	--	\$265,550	\$307,500	\$277,900
<b>Sale Price \$</b>	--	\$265,550	\$302,750	\$278,000
<b>Type of Financing</b>	--	Conv	Fha	Conv
<b>Date of Sale</b>	--	03/14/2023	06/15/2023	12/27/2023
<b>DOM · Cumulative DOM</b>	-- · --	28 · 54	90 · 133	6 · 36
<b>Age (# of years)</b>	76	76	74	78
<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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,255	1,006	1,502	1,062
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 1	3 · 2	2 · 1
<b>Total Room #</b>	4	4	6	4
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	None	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>	Pool - Yes	Pool - Yes	Pool - Yes	--
<b>Lot Size</b>	.23 acres	0.15 acres	0.17 acres	0.18 acres
<b>Other</b>	--	na	na	solar
<b>Net Adjustment</b>	--	+\$13,160	-\$13,280	+\$8,100
<b>Adjusted Price</b>	--	\$278,710	\$289,470	\$286,100

\* 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** Welcome to 3454 Mayfair Drive North Close proximity to the famous Sams Italian Deli & Market shopping center and freeways. The home sits on a 6600 square foot lot. Home is a 2 bedroom and 1 Bath. Dual pane windows and hardwood floors. The property has a large backyard with a built-in pool covered patio and built-in BBQ. All great for entertaining friends and family. The front yard is also spacious and lots of room for flowers and trees. The home has a car port along with a secured breezeway that leads to the garage. Home offers so much opportunity to make this your own This property can be a great investment or a great starter home for a small family. Added (+)\$9960 sf, \$3200 lot
- Sold 2** A great bungalow in the center of town featuring newer windows tile floors modern updating fixtures and appliances. Youre a quick drive to Freeway 41 and close to restaurants and shops up and down Blackstone and Manchester Center. Three bedrooms and two full bathrooms with a pool this home has features that will excite the whole family Dont miss this one before it sells Deducted (-)\$800 age, \$9880 sf, \$10k bed/bath Added (+)\$5k garage, \$2400 lot
- Sold 3** Great opportunity for first time home buyers that enjoy DIY projects. Two-bedroom/1 bath home within McLane High School. The home has been well taken care of and features a kitchen living room Leased solar system (see attached Lease Agreement) mature landscape and 1 car detached garage. The home is in close proximity to shopping (Smart & Final Walgreens and Starbucks) near Manchester Mall restaurants and freeway 41. Seize the opportunity to make this residence your own by calling your Realtor today to schedule a private showing. Discover the potential that awaits within this two-bedroom gem and envision the possibilities for creating a home that reflects your unique style and preferences. Dont miss out on the chance to embark on the exciting journey of homeownership with a property that combines practicality potential and proximity to all amenities. Deducted (-)\$20k solar, \$2420 seller concessions Added (+)\$800 age, \$7720 sf, \$20k pool, \$2k lot

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject has last 12 months not been on the market listed, removed or sold in the per Fresno MLS.			
<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>	\$286,100	\$286,100
<b>Sales Price</b>	\$286,100	\$286,100
<b>30 Day Price</b>	\$276,500	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Search parameters used for comps, Fresno MLS, sold 7/23/23 or sooner, no short sales or foreclosures, SFR, 1 story, GLA 955-1555, 1928-1968 year built, comp proximity is important within ¼ mile radius of subject there is 3 comps, within ½ mile radius of subject there is 11 comps, 1 active, 1 pending and 9 sold comps, active/pending comps are superior in condition, 5 sold comps are superior in condition, due to shortage of comps extended radius one mile. There is no comps with a pool, extended sold date 3/1/23 and removed age from search there is 4 sold comps with pools some homes are superior than subject, extended radius up two miles for list comp with pool. 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.</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



Street



## Listing Photos

**L1** 2615 Normal Ave E  
Fresno, CA 93703



Front

**L2** 2035 Archie Ave N  
Fresno, CA 93703



Front

**L3** 3682 Diana St N  
Fresno, CA 93726



Front

## Sales Photos

**S1** 3454 Mayfair Dr  
Fresno, CA 93703



Front

**S2** 1736 Brown Ave E  
Fresno, CA 93703



Front

**S3** 2044 Harvard Ave E  
Fresno, CA 93703



Front

### ClearMaps Addendum

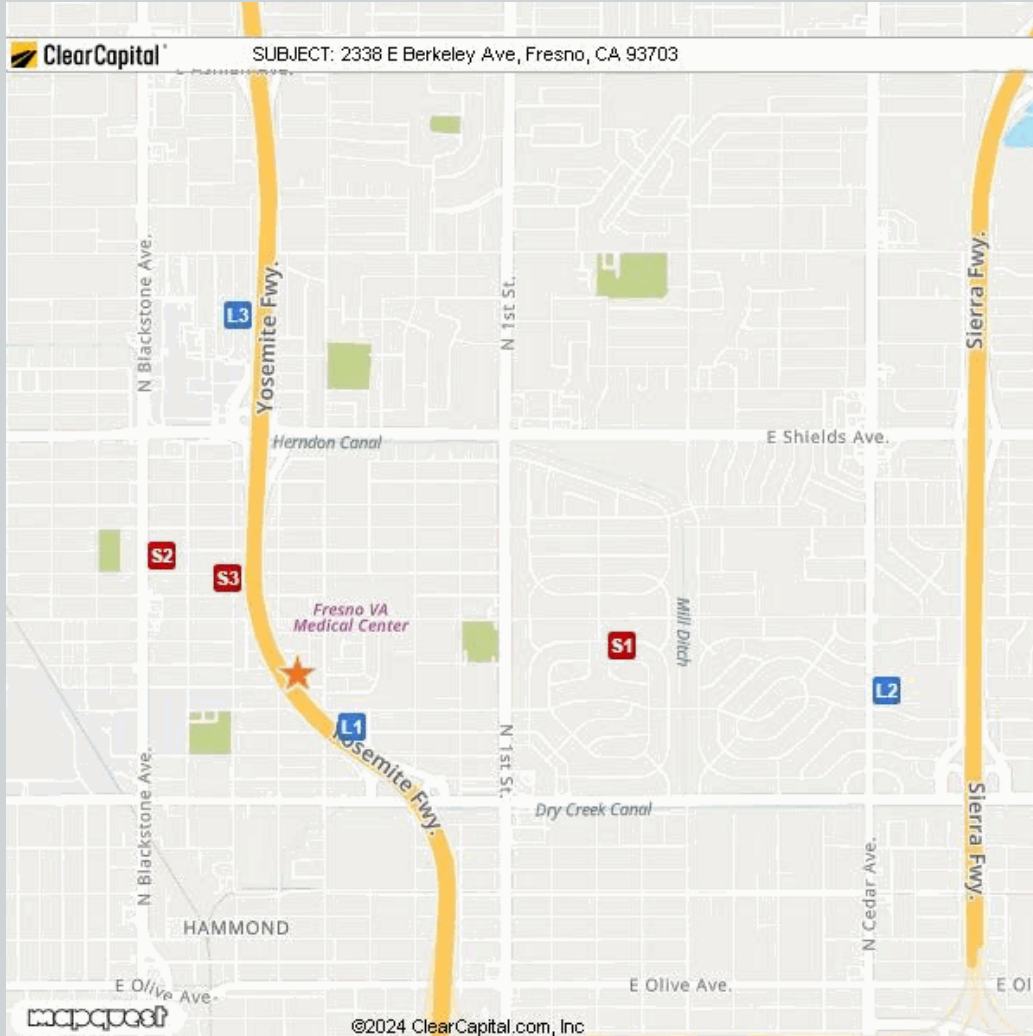
**Address** ★ 2338 E Berkeley Avenue, Fresno, CA 93703

**Loan Number** 56389

**Suggested List** \$286,100

**Suggested Repaired** \$286,100

**Sale** \$286,100



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2338 E Berkeley Avenue, Fresno, CA 93703	--	Parcel Match
L1 Listing 1	2615 Normal Ave E, Fresno, CA 93703	0.21 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2035 Archie Ave N, Fresno, CA 93703	1.62 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3682 Diana St N, Fresno, CA 93726	0.99 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3454 Mayfair Dr, Fresno, CA 93703	0.90 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1736 Brown Ave E, Fresno, CA 93703	0.49 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2044 Harvard Ave E, Fresno, CA 93703	0.32 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>	Danielle Carnero	<b>Company/Brokerage</b>	HomeSmart PV and Associates
<b>License No</b>	01507071	<b>Address</b>	6535 N Palm ave Fresno CA 93704
<b>License Expiration</b>	06/15/2025	<b>License State</b>	CA
<b>Phone</b>	5598362601	<b>Email</b>	daniellecarnero@gmail.com
<b>Broker Distance to Subject</b>	4.53 miles	<b>Date Signed</b>	01/19/2024

*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.**