

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	4056 N Eddy Avenue, Fresno, CA 93727	Order ID	9121294	Property ID	35001731
Inspection Date	01/22/2024	Date of Report	01/22/2024		
Loan Number	56441	APN	495-092-13		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Fresno		

Tracking IDs

Order Tracking ID	1.22_BPO	Tracking ID 1	1.22_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Verduzco Sally T & O/D Verduzco Rudolph Reyes	Condition Comments	Subdivision Tarpey Village 5, wood or vinyl exterior, single story, per aerial view and tax records Inground pool, two car garage attached, composition roof, solar (unknown if leased or owned). Zoning Classification spot on tax records is unknown. The subject address is not available attached are two neighbors pictures, trees/bushes in front of subject appears overgrown. It is unknown if home is occupied or vacant.
R. E. Taxes	\$770		
Assessed Value	\$70,771		
Zoning Classification	Unknown		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	Subject is near businesses, parks, basin, schools; 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), 2 pending, and 3 sold comps in the last 6 months, in the last year there are 9 home(s) that sold. There is no short sale and 1 foreclosure in area. There are no search parameters used in search.
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$324,000 High: \$345,000		
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	4056 N Eddy Avenue	4441 Manila Ave	4226 Phillip Ave N	5641 Austin Way E
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93727	93727	93727	93727
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.48 ¹	0.27 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$350,000	\$350,000	\$345,000
List Price \$	--	\$350,000	\$345,000	\$345,000
Original List Date		11/13/2023	12/15/2023	01/04/2024
DOM · Cumulative DOM	-- · --	0 · 70	38 · 38	11 · 18
Age (# of years)	64	61	68	68
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	1,290	1,100	1,204	1,176
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 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	Pool - Yes	--
Lot Size	.19 acres	0.15 acres	0.18 acres	0.17 acres
Other	solar	na	solar	some updates

* 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 1100 sqft 3 Bedroom 2 Bathroom Turnkey Home in Tarpey Village.

Listing 2 Discover the potential of this 3-bed 2-bath home in Fresno's Tarpey Village within CUSD (Clovis Unified) boundaries. Positioned on a generous corner lot this property features a pool dual-pane windows and convenient RV/trailer parking. Though in need of some TLC envision the transformation possibilities and make this space your own dream haven. Seize the opportunity to own a piece of Tarpey Village and unlock the hidden potential of this home where great features meet your personal touch. Probate sale as-is.

Listing 3 This beautiful home includes a total of 1176sf of living space 3 bedrooms and 2 bathrooms and is conveniently located near Ashlan and Clovis Avenue. The home has had numerous improvements including fresh exterior paint in 2022. The kitchen has undergone a contemporary renovation featuring modern amenities such as refreshed countertops backsplash cabinets lighting dishwasher plantation shutters and a built-in bench for the corner dining nook. The living area includes canned lighting a slider to the backyard whitewashed brick fireplace and the hardwood floors have been resurfaced and sealed restoring them to their original glory. The primary bedroom features an attached bath and the 2nd bath received new flooring trim lighting and fixtures in 2022. The garage underwent a transformation with the introduction of a ceiling insulation lighting and a heating/cooling mini-split. Beyond serving as parking space it now doubles as a versatile multipurpose room. The backyard boasts a large covered patio hot tub pad with gravel base and 220V hookups plenty of yard area and two side gated areas one covered. This home is in the CUSD and specifically feeds into Clovis HS Clark and Gettysburg.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4056 N Eddy Avenue	5774 Holland Ave E	5668 Sussex Way E	5757 Hampton Way E
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93727	93727	93727	93727
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.43 ¹	0.14 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$345,000	\$349,000	\$329,900
List Price \$	--	\$335,000	\$349,000	\$329,900
Sale Price \$	--	\$335,000	\$345,000	\$324,000
Type of Financing	--	Fha	Conv	Cash
Date of Sale	--	05/09/2023	06/07/2023	10/27/2023
DOM · Cumulative DOM	-- · --	59 · 100	14 · 44	6 · 34
Age (# of years)	64	61	62	67
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	1,290	1,408	1,208	1,054
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 1	3 · 1
Total Room #	6	6	6	5
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	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	Pool - Yes	--
Lot Size	.19 acres	0.15 acres	0.18 acres	0.23 acres
Other	solar	na	na	na
Net Adjustment	--	+\$4,680	+\$16,880	+\$38,040
Adjusted Price	--	\$339,680	\$361,880	\$362,040

* 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** Welcome to 5774 E Hollland Ave located in the Clovis Unified School District. Home features 3 bedrooms and 2 baths spacious living room which opens up to dining area and kitchen. Theres extra space for a 4th bedroom or second living room in the converted garage. Both bathrooms were recently updated and feature tub/shower and stand up shower. If you love to entertain families and friends youll enjoy the large sparkling pool. Fenced pool for the little ones. Summer will be here in no time. Schedule an appointment to see this home today Deducted (-)\$6k seller concessions, \$1200 age, \$4720 sf Added (+)\$5k garage, \$1600 lot, \$10k solar
- Sold 2** Beautiful Move In Ready 4 bedroom 1bath home in the prestigious Clovis Unified School District. Home features fresh paint inside vinyl flooring in Master Bathroom Living Room Hallway and Bathroom. The kitchen features Granite countertops and Tile Backsplash stainless steel appliances. Outside you will find a refreshing pool for the hot summer days ahead with large backyard oversized covered patio. Public Records shows house as a 3 bedroom 1 bath home home is a 4 bedroom 1 bath home permits unknown and garage was converted before current owner purchase. Additional 1 car garage was built in the backyard. Deducted (-)\$1k seller concessions, \$800 age, \$5k bed Added (+)\$3280 sf, \$5k bath, \$5k garage, \$400 lot, \$10k solar
- Sold 3** This beautiful home is situated in a well-established neighborhood and features 3 bedroom and 1 bath with huge back yard with covered patio. You will also find pomegranate trees and beautiful plants. Do not miss this opportunity to make this your home Call and schedule your appointment today. Deducted (-)\$6k seller concessions, \$1600 lot Added (+)\$1200 age, \$9440 sf, \$5k bath, \$20k pool, \$10k solar

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Subject has last 12 months not been on the market listed, removed or sold in the 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	\$349,000	\$349,000
Sales Price	\$349,000	\$349,000
30 Day Price	\$339,680	--
Comments Regarding Pricing Strategy		
<p>Search parameters used for comps, Fresno MLS, sold 7/26/23 or sooner, no short sales or foreclosures, SFR, 1 story, GLA 990-1590, 1940-1980 year built, comp proximity is important within ¼ mile radius of subject there is 3 comps, within ½ mile radius of subject there is 9 comps, there is 1 active, 3 pending and 5 sold comps. There is a shortage of sold comps with pools, extended sold date 5/1/23 for similar condition comps with pools. Two sold comps not used in report 3748 N Miami Ave sold 9/15/23, \$330k (some updates), 4351 N Eddy ave sold 8/31/23 \$350k (some updates), homes with no pools. There is a shortage of comps with pools. Suggested list price, sales price and 30 days price are assumed that subject is in average condition. 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



Other



Other

Listing Photos

L1 4441 Manila Ave
Fresno, CA 93727



Front

L2 4226 Phillip Ave N
Fresno, CA 93727



Front

L3 5641 Austin Way E
Fresno, CA 93727



Front

Sales Photos

S1 5774 Holland Ave E
Fresno, CA 93727



Front

S2 5668 Sussex Way E
Fresno, CA 93727



Front

S3 5757 Hampton Way E
Fresno, CA 93727



Front

ClearMaps Addendum

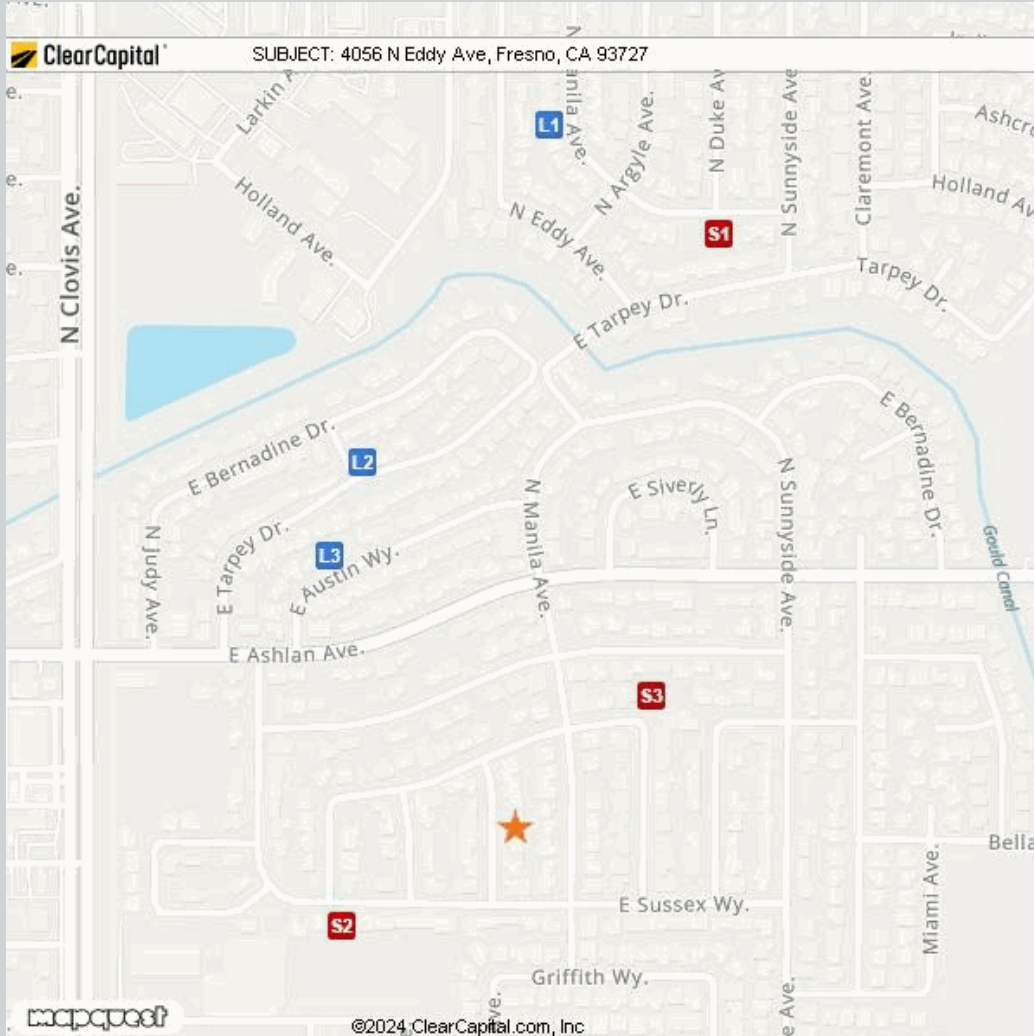
Address ★ 4056 N Eddy Avenue, Fresno, CA 93727

Loan Number 56441

Suggested List \$349,000

Suggested Repaired \$349,000

Sale \$349,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4056 N Eddy Avenue, Fresno, CA 93727	--	Parcel Match
L1 Listing 1	4441 Manila Ave, Fresno, CA 93727	0.48 Miles ¹	Parcel Match
L2 Listing 2	4226 Phillip Ave N, Fresno, CA 93727	0.27 Miles ¹	Parcel Match
L3 Listing 3	5641 Austin Way E, Fresno, CA 93727	0.23 Miles ¹	Parcel Match
S1 Sold 1	5774 Holland Ave E, Fresno, CA 93727	0.43 Miles ¹	Parcel Match
S2 Sold 2	5668 Sussex Way E, Fresno, CA 93727	0.14 Miles ¹	Parcel Match
S3 Sold 3	5757 Hampton Way E, Fresno, CA 93727	0.13 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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.

Report Instructions - cont.

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.

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	6.90 miles	Date Signed	01/22/2024

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.