

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	1095 Yellowstone Drive, Hanford, CALIFORNIA 93230	Order ID	9137185	Property ID	35037250
Inspection Date	01/31/2024	Date of Report	01/31/2024		
Loan Number	56509	APN	008-530-036-000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Kings		

Tracking IDs

Order Tracking ID	1.31_BPO	Tracking ID 1	1.31_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Rigoberto Almanza	Condition Comments Subject property appear to be maintained with no repairs need it at the time of the observation.
R. E. Taxes	\$2,531	
Assessed Value	\$234,259	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The subject property is located in a conforming neighborhood with simiar style and value homes. The properties in the neighborhood are maintained.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$360,000 High: \$396,000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1095 Yellowstone Drive	1354 Castoro Way	1162 W Orange St	416 W Pepper Dr
City, State	Hanford, CALIFORNIA	Hanford, CA	Hanford, CA	Hanford, CA
Zip Code	93230	93230	93230	93230
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.32 ¹	0.50 ¹	0.93 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$365,000	\$385,000	\$385,000
List Price \$	--	\$360,000	\$385,000	\$385,000
Original List Date		12/19/2023	01/02/2024	01/25/2024
DOM · Cumulative DOM	-- · --	43 · 43	6 · 29	6 · 6
Age (# of years)	22	16	23	28
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 SF Detached	1 Story SF Detached	1 Story SF Detached	1 Story SF Detached
# Units	1	1	1	1
Living Sq. Feet	1,487	1,357	1,645	1,550
Bdrm · Bths · ½ Bths	4 · 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 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Pool - Yes
Lot Size	0.14 acres	0.16 acres	0.27 acres	0.14 acres
Other	--	MLS#229167	MLS#229202	MLS#229343

* Listing 1 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** Check out this home in the sought after neighborhood of the Vineyards. This home is situated on a 7000+ sq ft corner lot. This home offers an open floor plan with laminate flooring in high traffic areas. The interior of the home has also just been painted. Kitchen counter is a solid surface and overlooks the dining space and living room.
- Listing 2** Huge Cul-de-sac lot with RV parking and room for a pool, ready to turn into a entertainer's delight! Home boasts 3 spacious bedrooms, 2 baths, formal dining room, spacious living room with fireplace, Kitchen has ample counter space with breakfast bar and nook, and Solar panels to cut down the electrical bills!
- Listing 3** Beautifully North Hanford Home featuring 3 bedrooms and 2 bathrooms plus a pool! Features include: New vinyl plank flooring in all main areas with new carpet in bedrooms, fresh interior paint & exterior trim and low maintenance front yard. The Kitchen is open to the family room which is perfect for entertaining! The kitchen offers brand new quartz countertops with matching backsplash, new sink, & stainless appliances. The main bedroom is spacious with a sitting area that could be used as an office plus walk in closet and the bathroom has quartz counters, dual sinks plus a walk in shower. The nice sized backyard has a pool that has been newly re-plastered and has new pool pump equipment! Located in Pioneer School district and close to shopping and easy access to highway 43.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1095 Yellowstone Drive	476 Pepper Dr	1061 W Willow Dr	1429 Bella Oaks Way
City, State	Hanford, CALIFORNIA	Hanford, CA	Hanford, CA	Hanford, CA
Zip Code	93230	93230	93230	93230
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.92 ¹	0.41 ¹	0.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$385,000	\$390,000	\$369,900
List Price \$	--	\$385,000	\$390,000	\$369,900
Sale Price \$	--	\$380,000	\$396,000	\$365,000
Type of Financing	--	Conv	Conv	Vaav
Date of Sale	--	10/05/2023	01/05/2024	01/10/2024
DOM · Cumulative DOM	-- · --	22 · 73	12 · 49	22 · 51
Age (# of years)	22	28	25	14
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 SF Detached	1 Story SF Detached	1 Story SF Detached	1 Story SF Detached
# Units	1	1	1	1
Living Sq. Feet	1,487	1,663	1,640	1,357
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	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	--
Lot Size	0.14 acres	0.14 acres	0.15 acres	0.15 acres
Other	--	MLS#226403	MLS#229021	MLS#229040
Net Adjustment	--	-\$13,800	-\$18,800	+\$6,500
Adjusted Price	--	\$366,200	\$377,200	\$371,500

* Sold 3 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 476 Pepper Dr Hanford. Walking into this home you can find newer laminate flooring and a neutral color scheme throughout. Off of the front door is a seating area. The kitchen features granite counter tops, stainless steel appliances, and painted cabinetry to give an updated modern look. Kitchen overlooks an eat in dining area as well as a cozy living space. Down the hall you will find a guest bath with granite counter tops and a tub/shower combo. Laundry room offers overhead storage and leads to the spacious 3-car garage. All 3 bedrooms offer carpet for a comfy cozy feel. Master suite has dual sinks, tile floors, large soak-in tub, and a walk in shower. Adjustments made for GLA-\$8,800, and One car gaarage space -\$5,000.
- Sold 2** Discover the allure of this Hanford home, featuring 3 bedrooms and 2 baths within a comfortable 1,640 square feet of living space. The thoughtfully designed interior showcases a blend of laminate and tile flooring, offering both style and practicality. With a lot dimension of 6,623 square feet, this residence strikes a perfect balance between indoor and outdoor living. The exterior boasts a classic stucco finish, lending a touch of sophistication to the home's facade. Adjustments made for GLA-\$8,800, and Swimming pool -\$10,0
- Sold 3** Don't miss out on this well cared for, move-in ready Hanford home! This 3 bedroom, 2 bathroom home features newer wood-look, luxury vinyl flooring throughout the living spaces and wet areas, newer carpet in the bedrooms, newer fixtures throughout, and plantation shutters throughout. It offers an open floor plan, kitchen island, and ample natural light. Adjustments made for GLA +\$6,500.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				A search of 3 county MLS did not show any recent listings or sold for the subject property.			
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	\$372,000	\$372,000
Sales Price	\$370,000	\$370,000
30 Day Price	\$365,000	--
Comments Regarding Pricing Strategy		
All in all subject final valuation represents a value with normal market times and is based on the most similar comps in the area. The location of the property and the similarity of comps were taken into consideration to arrive at a reasonable value.		

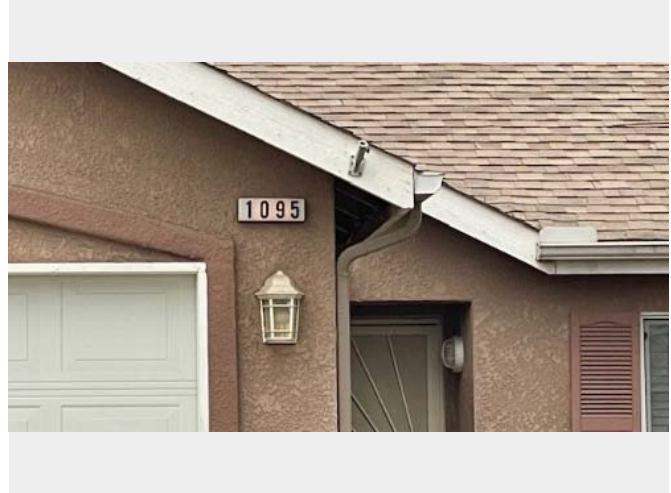
Clear Capital Quality Assurance Comments Addendum

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



Street

Listing Photos

L1 1354 Castoro Way
Hanford, CA 93230



Front

L2 1162 W Orange St
Hanford, CA 93230



Front

L3 416 W Pepper Dr
Hanford, CA 93230



Front

Sales Photos

S1 476 Pepper Dr
Hanford, CA 93230



Front

S2 1061 W Willow Dr
Hanford, CA 93230



Front

S3 1429 Bella Oaks Way
Hanford, CA 93230



Front

ClearMaps Addendum

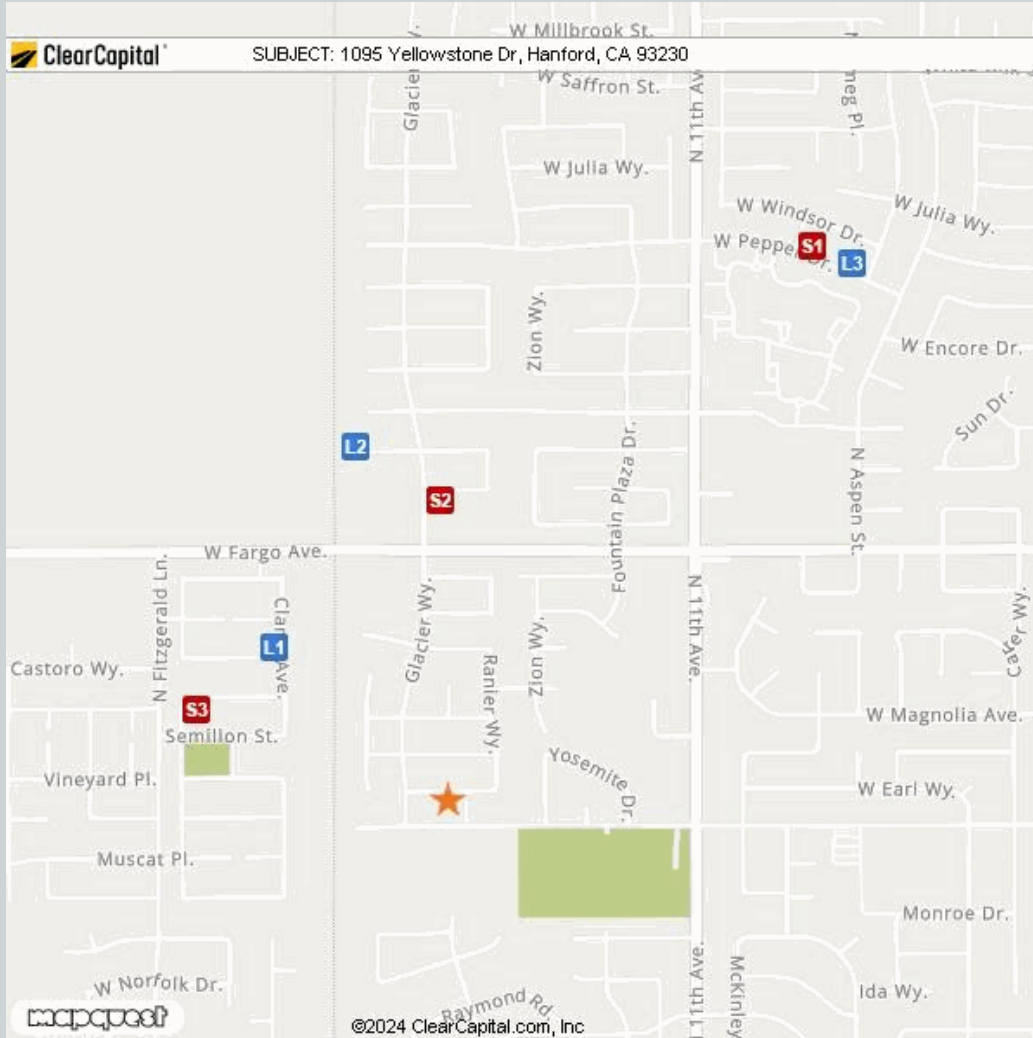
Address ★ 1095 Yellowstone Drive, Hanford, CALIFORNIA 93230

Loan Number 56509

Suggested List \$372,000

Suggested Repaired \$372,000

Sale \$370,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1095 Yellowstone Drive, Hanford, California 93230	--	Parcel Match
L1 Listing 1	1354 Castoro Way, Hanford, CA 93230	0.32 Miles ¹	Parcel Match
L2 Listing 2	1162 W Orange St, Hanford, CA 93230	0.50 Miles ¹	Parcel Match
L3 Listing 3	416 W Pepper Dr, Hanford, CA 93230	0.93 Miles ¹	Parcel Match
S1 Sold 1	476 Pepper Dr, Hanford, CA 93230	0.92 Miles ¹	Parcel Match
S2 Sold 2	1061 W Willow Dr, Hanford, CA 93230	0.41 Miles ¹	Parcel Match
S3 Sold 3	1429 Bella Oaks Way, Hanford, CA 93230	0.37 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.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

Report Instructions - cont.

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	Felicia Morris	Company/Brokerage	Searchlight Realty
License No	01202950	Address	558 N 11th Ave Hanford CA 93230
License Expiration	07/09/2026	License State	CA
Phone	5595870808	Email	call4homesandloans@sbcglobal.net
Broker Distance to Subject	1.52 miles	Date Signed	01/31/2024

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.