

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>	595 N Cattail Court, Fresno, CA 93727	<b>Order ID</b>	9139618	<b>Property ID</b>	35040786
<b>Inspection Date</b>	02/02/2024	<b>Date of Report</b>	02/02/2024		
<b>Loan Number</b>	56541	<b>APN</b>	313-980-04S		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Fresno		

### Tracking IDs

<b>Order Tracking ID</b>	2.1_BPO	<b>Tracking ID 1</b>	2.1_BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Smith Kevin D Jr	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,704	Gated community, HOA fees, Unknown park amenities, two story, per tax records one car garage. Hoa Fees estimated.	
<b>Assessed Value</b>	\$298,490		
<b>Zoning Classification</b>	R1		
<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>	na na		
<b>Association Fees</b>	\$95 / Month (Other: Gated community)		
<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, Highway 180, canal; 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 2 active(s), 2 pending, and 9 sold comps in the last 6 months, in the last year there are 15 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: \$360,000 High: \$380,275		
<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>	595 N Cattail Court	6175 Brick Dr E	6182 Peruna Way E	6320 Valley Edge Dr E
<b>City, State</b>	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
<b>Zip Code</b>	93727	93727	93727	93727
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.18 <sup>1</sup>	0.17 <sup>1</sup>	0.08 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$376,000	\$395,000	\$410,000
<b>List Price \$</b>	--	\$370,500	\$395,000	\$395,000
<b>Original List Date</b>		10/05/2023	12/07/2023	01/15/2024
<b>DOM · Cumulative DOM</b>	-- · --	112 · 120	28 · 57	17 · 18
<b>Age (# of years)</b>	3	5	5	3
<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>	2 Stories contemp	2 Stories contemp	2 Stories contemp	2 Stories contemp
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,512	1,398	1,579	1,579
<b>Bdrm · Bths · ½ Bths</b>	3 · 3	3 · 3	3 · 2 · 1	3 · 3
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	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>	.06 acres	0.05 acres	0.05 acres	0.07 acres
<b>Other</b>	--	solar	na	solar

\* 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** This home has undergone a stunning transformation and is ready to welcome you. Nestled in the exclusive Canyon Creek Gated Community this residence now boasts a fresh and modern look thanks to recent updates including brand-new paint throughout. This is a stunning 3-bedroom 2.5-bathroom 2 car garage two-story residence. Retreat to the primary suite complete with an ensuite bathroom featuring dual vanities a soaking tub and a separate shower and a walk-in closet. Enjoy the perks of living in the Bonadelle Gated Community with access to a refreshing pool and a clubhouse for entertaining family and friends. Dont miss the opportunity to make this beautiful home your own. Its the perfect place to call home. Schedule a showing today and experience the lifestyle youve been dreaming of
- Listing 2** What a great opportunity to move into an incredible community at Canyon Creek. This home looks like no one has ever lived in it. Its in picture perfect shape. One of the most popular floor plans in the community with a beautiful balcony in the front which youll see from the minute you drive up There us a two-car garage. A nicely design downstairs open floor plan. The kitchen offers a big bar counter which is perfect for barstools. Theres also an eating area right off the kitchen. The owners will enjoy natural light due to all the windows in the living area. This certainly will enrich and atmosphere within the home. There are two nicely sized bedrooms upstairs along with a master bedroom with a spacious closet. The master bath offers a lovely soaking tub and a tiled shower. For your convenience the laundry room is located upstairs. Make an appointment to view this home right away. Call your Realtor today
- Listing 3** Discover this exquisite 3-bedroom 2 and 3/4 bathroom Bonadelle residence nestled on one of the biggest corner lots offered within the esteemed Canyon Creek gated community. Embrace the inviting open-concept design on the ground floor adorned with LVP and lofty ceilings. The open kitchen is a dream featuring a dazzling granite island complete with breakfast bar seating beautiful cabinetry and top-tier stainless-steel appliances including a built-in gas range. The primary suite is a sanctuary boasting a generously-sized walk-in closet and a private spa-inspired bathroom with a luxurious soaking tub and a separate shower. Step outside to the backyard on this coveted corner lot offering a sizable stamped concrete patio with a built in firepit a perfect setting for relaxation and entertaining. Indulge in the array of community amenities from convenient guest parking adjacent to the house ideal for hosting visitors to a neighborhood park community pool and a community gym. Dont miss the opportunity Schedule a private showing today

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	595 N Cattail Court	578 Elise Ln N	6299 Overlook Way E	6367 Creek View Ln 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.	--	0.10 <sup>1</sup>	0.06 <sup>1</sup>	0.13 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$390,000	\$390,000	\$380,000
List Price \$	--	\$349,900	\$382,999	\$380,000
Sale Price \$	--	\$360,000	\$375,000	\$380,000
Type of Financing	--	Conv	Fha	Conv
Date of Sale	--	11/03/2023	10/23/2023	11/06/2023
DOM · Cumulative DOM	-- · --	30 · 73	32 · 65	5 · 33
Age (# of years)	3	4	3	4
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	2 Stories contemp	2 Stories contemp	2 Stories contemp	2 Stories contemp
# Units	1	1	1	1
Living Sq. Feet	1,512	1,398	1,512	1,512
Bdrm · Bths · ½ Bths	3 · 3	3 · 2 · 1	3 · 3	3 · 2 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 1 Car	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	--	--	--	--
Lot Size	.06 acres	0.05 acres	0.05 acres	0.05 acres
Other	--	solar	solar	solar
Net Adjustment	--	+\$6,700	-\$10,640	+\$275
Adjusted Price	--	\$366,700	\$364,360	\$380,275

\* 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** Temporary Hold Price slashed by 30000 Explore this meticulously designed 3-bed 3-bath Bonadelle gem nearly 1400 sq ft. Modern upgrades granite counters vibrant accents. Stylish lower level upstairs laundry. Luxurious master suite 2 flexible rooms private patio. Secure Canyon Creek community. Low maintenance low HOA. In Clovis Unified School District. Act fast - schedule your private viewing now for this exceptional deal Added (+)\$500 age, \$5700 sf, \$500 lot
- Sold 2** Looking for a home thats welcoming pristine and modern Look no further welcome to your new home Nestled within the prestigious Canyon Creek II community this captivating two-story corner lot Bonadelle home is poised for a new owner. Boasting a two-car garage solar panels and enhanced landscaping this property offers both convenience and environmental sustainability. Upon entering you will be welcomed by the homes thoughtfully designed open concept canned lighting and an abundance of windows that bathe the interior in natural light. Also featured is a beautiful kitchen with granite countertops stainless-steel appliances and an island in the center. Ascending the staircase you will be embraced by the comfort of home including a master bedroom exuding a warm and inviting atmosphere. The backyard comes complete with a patio for outdoor fun and a beautifully designed landscaped area. Enjoy the community's amenities such as the pool exercise room and neighborhood park. This home presents itself in a like-new condition and eagerly awaits your personal touch. To schedule a private viewing please contact your real estate agent today. Deducted (-)\$11140 seller concession added (+)\$500 lot
- Sold 3** Welcome to Canyon Creek II where your new home awaits Featuring 3 bedrooms 2.5 bathrooms on a larger pie-shaped lot and energy efficient OWNED solar. Step into the home and enjoy the functional open floor plan with light wood-like vinyl plank flooring custom upgraded window coverings and kitchen with granite countertops stainless steel appliances and updated light fixtures. The upper level features 3 bedrooms including a large primary suite and private balcony. Step into the private backyard with no backyard neighbors oversized concrete patio and grass area. Backyard upgrades include gas fire pit pre-plumbed gas for BBQ and water lines for potential outdoor kitchen. All situated in the gated community of Canyon Creek II with convenient HOA amenities that include pool gym playground and front yard maintenance. Dont miss your chance to call this house your home. Deducted (-)\$725 seller concessions Added (+)\$500 age, \$500 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>	\$380,275	\$380,275
<b>Sales Price</b>	\$380,275	\$380,275
<b>30 Day Price</b>	\$371,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Search parameters used for comps, Fresno MLS, sold 8/4/23 or sooner, no short sales or foreclosures, SFR, 2 story, GLA 1200-1800, 2011 year built, comp proximity is important within ¼ mile radius of subject there is 10 comps, there is 1 active, 2 pending and 7 sold comps. 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



Side



Street



Other



## Listing Photos

**L1** 6175 Brick Dr E  
Fresno, CA 93727



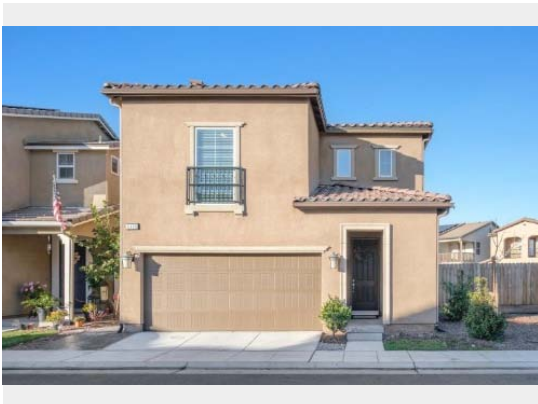
Front

**L2** 6182 Peruna Way E  
Fresno, CA 93727



Front

**L3** 6320 Valley Edge Dr E  
Fresno, CA 93727



Front

## Sales Photos

**S1** 578 Elise Ln N  
Fresno, CA 93727



Front

**S2** 6299 Overlook Way E  
Fresno, CA 93727



Front

**S3** 6367 Creek View Ln E  
Fresno, CA 93727



Front

### ClearMaps Addendum

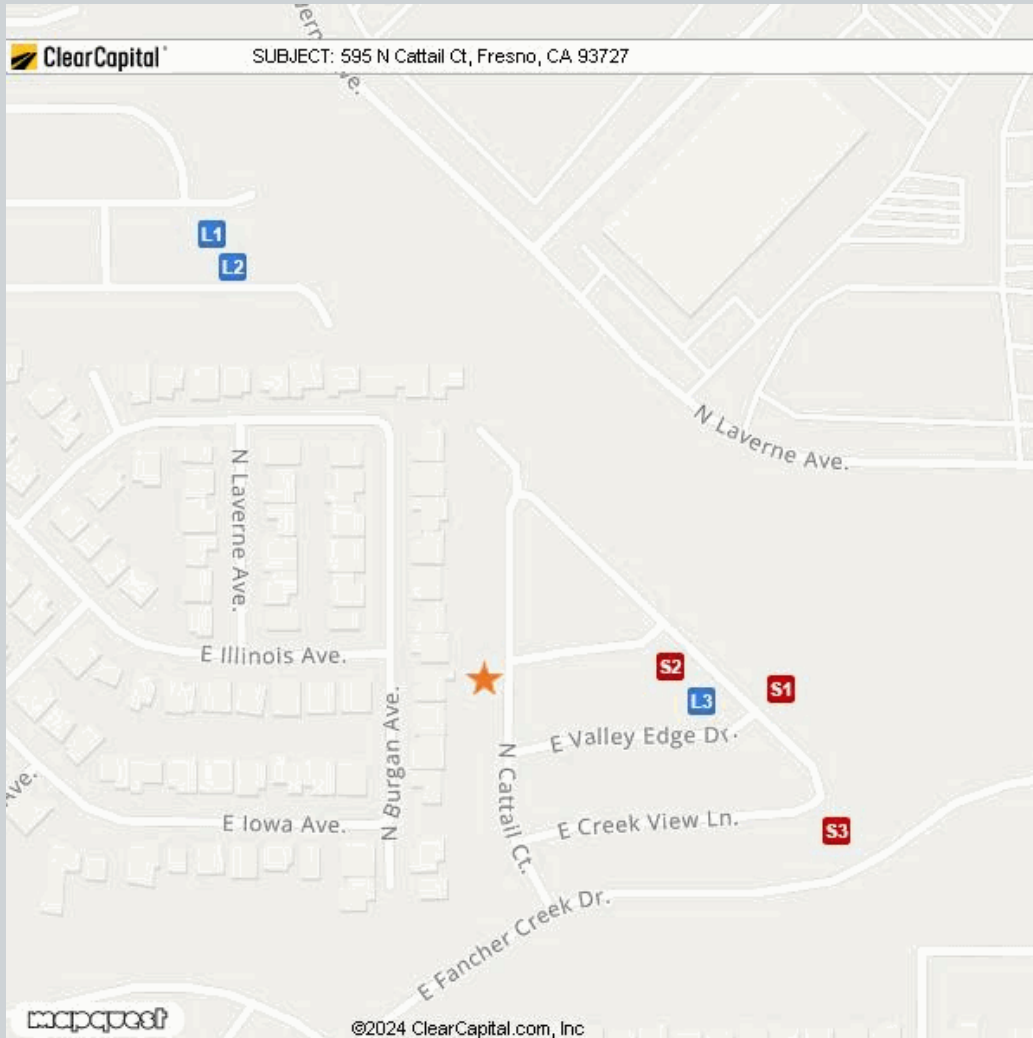
**Address** ★ 595 N Cattail Court, Fresno, CA 93727

**Loan Number** 56541

**Suggested List** \$380,275

**Suggested Repaired** \$380,275

**Sale** \$380,275



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	595 N Cattail Court, Fresno, CA 93727	--	Parcel Match
L1 Listing 1	6175 Brick Dr E, Fresno, CA 93727	0.18 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	6182 Peruna Way E, Fresno, CA 93727	0.17 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	6320 Valley Edge Dr E, Fresno, CA 93727	0.08 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	578 Elise Ln N, Fresno, CA 93727	0.10 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	6299 Overlook Way E, Fresno, CA 93727	0.06 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	6367 Creek View Ln E, Fresno, CA 93727	0.13 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>	9.42 miles	<b>Date Signed</b>	02/02/2024

*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.**