

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	4216 N Pleasant Ave, Fresno, CA 93705	Order ID	9173790	Property ID	35112430
Inspection Date	02/21/2024	Date of Report	02/21/2024		
Loan Number	56685	APN	424-113-29		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Fresno		

Tracking IDs

Order Tracking ID	BPO_2.21	Tracking ID 1	BPO_2.21
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Raybourn Julie Dee	Condition Comments Subdivision Gollaher Estates 1, single story, stucco exterior, composition roof. Per tax records fireplace, one car garage, central ac/heat. Single pane windows, yard shows signs of deferred maintenance, window at garage boarded and broken, facia board paint peeling.
R. E. Taxes	\$785	
Assessed Value	\$66,940	
Zoning Classification	RS5	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$4,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$4,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Subject is near businesses, canal, park, school; 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 no active(s), 2 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.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$276,000 High: \$327,000	
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	4216 N Pleasant Ave	4116 Warren Ave N	4527 Sequoia Ave N	3879 Hacienda Dr N
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93705	93705	93705	93705
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.60 ¹	0.48 ¹	0.60 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$325,000	\$350,000	\$330,000
List Price \$	--	\$295,000	\$350,000	\$330,000
Original List Date		12/08/2023	12/18/2023	02/04/2024
DOM · Cumulative DOM	-- · --	31 · 75	7 · 65	12 · 17
Age (# of years)	62	68	49	69
Condition	Fair	Fair	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	1,560	1,401	1,285	1,420
Bdrm · Bths · ½ Bths	4 · 2	3 · 1	3 · 2	3 · 1
Total Room #	7	5	6	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	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	--
Lot Size	.15 acres	0.36 acres	0.17 acres	0.15 acres
Other	--	na	na	na

* 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 Large lot Very clean and well maintained home with hardwood floors. Seperate family room and living room.

Listing 2 Beautiful 3 Bedroom 2 Bath Home freshly painted inside and outside. Open Living Area with a fireplace in the Family Room. Large 7280 sq ft Corner Lot with great curb appeal. Wrought Iron gate at the side of the house to park your trailer boat car etc. Potential RV parking. Relaxing back yard with a beautiful pool for the get togethers.

Listing 3 Charming Home in established neighborhood This home features a newer roof newer windows 2 car covered parking and single car garage. Family Room includes brick pellet stove wood paneling wood beam with fan and backyard access. Separate Living Area upon entry.Open to the Living and Family Rooms is the Kitchen which has an eating area and views of the backyard.Backyard features large concrete covered patio shed and spacious yard. View today

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	4216 N Pleasant Ave	4116 Atlas Way N	3126 Hampton Way W	4591 N Woodson Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93705	93705	93722	93705
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.44 ¹	0.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$319,900	\$329,900	\$250,000
List Price \$	--	\$319,900	\$324,900	\$250,000
Sale Price \$	--	\$309,200	\$327,000	\$276,000
Type of Financing	--	Conv	Va	Cash
Date of Sale	--	09/29/2023	01/09/2024	10/06/2023
DOM · Cumulative DOM	-- · --	10 · 31	60 · 106	9 · 25
Age (# of years)	62	51	58	50
Condition	Fair	Fair	Average	Fair
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	1,560	1,618	1,488	1,284
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	6	6	6
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	.15 acres	0.14 acres	0.16 acres	0.16 acres
Other	--	na	na	na
Net Adjustment	--	-\$12,504	-\$24,595	+\$5,840
Adjusted Price	--	\$296,696	\$302,405	\$281,840

* 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** Youve just found a diamond in the rough This home features 3 bedrooms 1 and 3/4 baths with living room dining area and a bonus room that can be used as an office den or a study. This home has solid oak hardwood floors in living room den and hall way. The stove and oven were rarely used and are still shinning like new. With some elbow grease and some TLC this home can shine like a diamond again. Schedule your showing with your favorite real estate professional. Per MLS seller concessions (estimated due to not enough information provided) Deducted (-)\$ 6184 seller concessions, \$4400 age, \$2320 sf, \$5k garage added (+)\$5k bed, \$400 lot
- Sold 2** Beautiful home in a quiet neighborhood. This home has been well cared for and is built for entertaining It has a nice sized kitchen with a dining area a living room as well as a den a bonus room and an enclosed patio. The bedrooms are spacious and both bathrooms are beautifully put together.The rooms are all tastefully painted and have a great mix of tile and carpeted flooring. For you chefs out there you will love the 5 burner gas stove in the kitchenThis home also has tons of storage in the garage and throughout.In the back yard we have a wonderful sitting area for your morning coffee a fire pit for your evening friends and family time. It also comes with two large storage sheds a large gazebo BBQ hut and a horseshoe pit Deducted (-)\$15k condition, \$10475 seller concessions, \$1600 age, \$5k garage, \$400 lot added (+)\$42880 sf, \$5k garage
- Sold 3** Another winner!! A great opportunity in Northwest Fresno for investors or an awesome buy as a nice home to live in. Be sure to check out this awesome 3 bedroom, 2 bathroom home on a big corner lot. This house has so much potential with not much work to be done. It boasts of HVAC, dual pane windows, whole house water filtration system, high end patios in back yard and more on a huge corner lot. No FHA loans due to an AC leak which caused some inside water damage. (The leak has been repaired but the inside water damage still needs help) Bottom line is that sellers loss is your gain. Due to tenants, all showings will be on Saturday September 16th from 11am to 5pm. Please come by and check it out with an offers in hand. The sellers want to sell fast so it is priced extremely low.. We are expecting multiple offers so give it your best shot. Deducted (-)\$4800 age, \$5k garage, \$400 lot added (+)\$11040 sf, \$5k bed,

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject has not in the last 12 months 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	\$287,840	\$291,840
Sales Price	\$287,840	\$291,840
30 Day Price	\$281,840	--
Comments Regarding Pricing Strategy		
<p>Search parameters used for comps, Fresno MLS, sold 8/25/23 or sooner, no short sales or foreclosures, SFR, 1 story, GLA 1260-1860, 1942-1982 year built, comp proximity is important, within ¼ mile radius of subject there is 2 comps, within ½ mile radius there is 16 comps, there is no active, 4 pending and 12 sold comps, there is a shortage of similar condition properties extended radius one mile. There is a shortage of similar bed count and a shortage of list comps with similar GLA. Adjustment will be applied if allowed. Recommend interior inspection. There is a shortage of similar condition comps, 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. Sold comps that have been updated sell between \$320k-\$350k.</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

Listing Photos

L1 4116 Warren Ave N
Fresno, CA 93705



Front

L2 4527 Sequoia Ave N
Fresno, CA 93705



Front

L3 3879 Hacienda Dr N
Fresno, CA 93705



Front

Sales Photos

S1 4116 Atlas Way N
Fresno, CA 93705



Front

S2 3126 Hampton Way W
Fresno, CA 93722



Front

S3 4591 N Woodson ave
Fresno, CA 93705



Front

ClearMaps Addendum

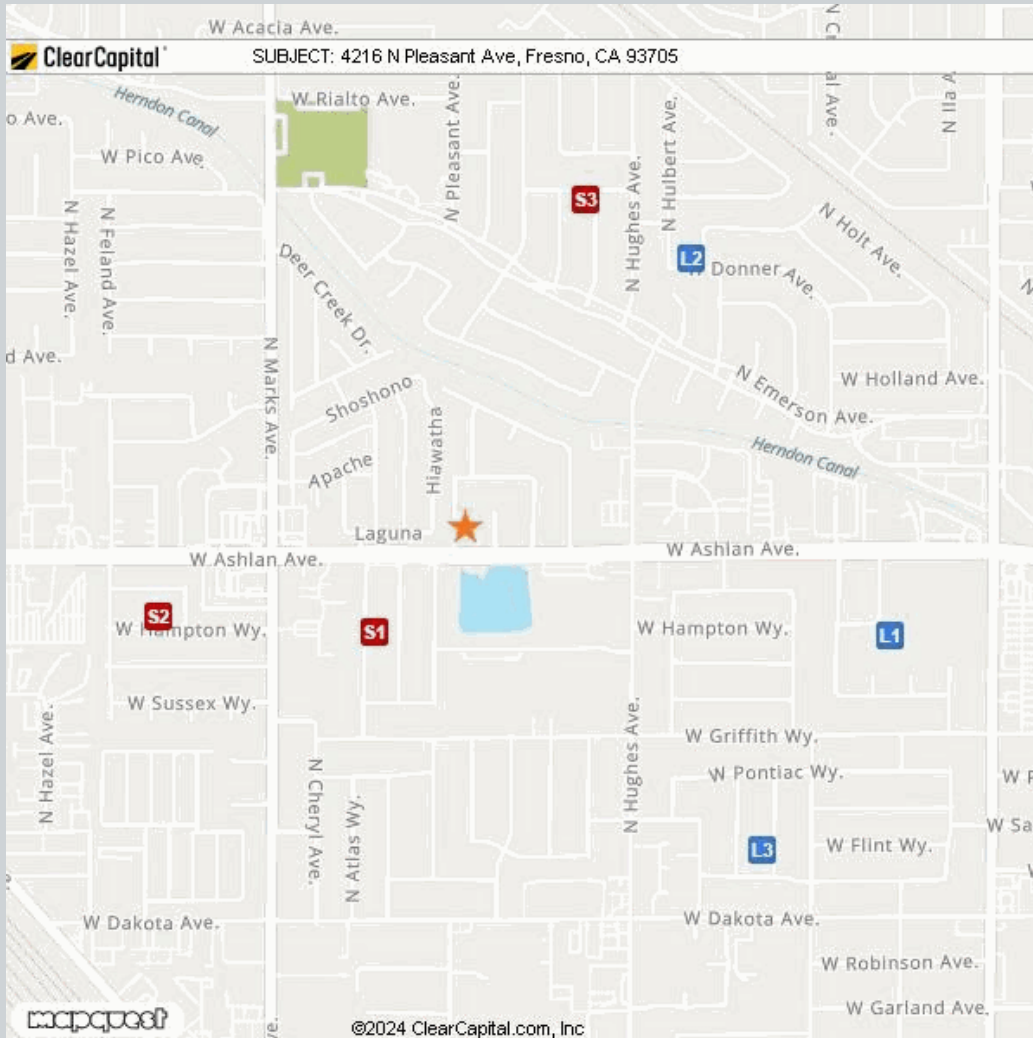
Address ★ 4216 N Pleasant Ave, Fresno, CA 93705

Loan Number 56685

Suggested List \$287,840

Suggested Repaired \$291,840

Sale \$287,840



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4216 N Pleasant Ave, Fresno, CA 93705	--	Parcel Match
L1 Listing 1	4116 Warren Ave N, Fresno, CA 93705	0.60 Miles ¹	Parcel Match
L2 Listing 2	4527 Sequoia Ave N, Fresno, CA 93705	0.48 Miles ¹	Parcel Match
L3 Listing 3	3879 Hacienda Dr N, Fresno, CA 93705	0.60 Miles ¹	Parcel Match
S1 Sold 1	4116 Atlas Way N, Fresno, CA 93705	0.19 Miles ¹	Parcel Match
S2 Sold 2	3126 Hampton Way W, Fresno, CA 93722	0.44 Miles ¹	Parcel Match
S3 Sold 3	4591 N Woodson Ave, Fresno, CA 93705	0.48 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	3.13 miles	Date Signed	02/21/2024

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.