

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>	2947 E Shields Ave, Fresno, CA 93726	<b>Order ID</b>	9179308	<b>Property ID</b>	35126330
<b>Inspection Date</b>	02/23/2024	<b>Date of Report</b>	02/24/2024		
<b>Loan Number</b>	56735	<b>APN</b>	437-283-21S		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Fresno		

**Tracking IDs**

<b>Order Tracking ID</b>	2.23_BPO	<b>Tracking ID 1</b>	2.23_BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Espinoza Valentin	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,139	Subdivision Headliner Homes 1, single story, stucco exterior, composition roof, per tax records one car garage	
<b>Assessed Value</b>	\$89,051		
<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, Highway 41, canal, school, park, (Shields is a busy road however there is side road that subject is on not the actual street); 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), no pending, and 3 sold comps in the last 6 months, in the last year there are 6 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: \$275,000 High: \$320,000		
<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>	2947 E Shields Ave	3666 Mariposa St N	3212 Brown Ave E	3635 8th St N
<b>City, State</b>	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
<b>Zip Code</b>	93726	93726	93703	93726
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.34 <sup>1</sup>	0.48 <sup>1</sup>	0.88 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$379,999	\$354,000	\$309,900
<b>List Price \$</b>	--	\$379,999	\$345,000	\$309,900
<b>Original List Date</b>		07/03/2023	01/16/2024	01/19/2024
<b>DOM · Cumulative DOM</b>	-- · --	8 · 236	31 · 39	4 · 36
<b>Age (# of years)</b>	69	69	73	67
<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>	1,396	1,549	1,643	1,118
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 1	3 · 1 · 1
<b>Total Room #</b>	6	6	5	6
<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>	.18 acres	0.17 acres	0.14 acres	0.14 acres
<b>Other</b>	--	ranch	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** Dont miss out -Charming immaculate home in a great neighborhood Great curb appeal.You wont be disappointed in this beautiful spacious 3 bedroom 1.50 bath 1800 sq ft home featuring newer carpets in the bedrooms and family room. Bedrooms and hallway have original hardwood floors under the carpet. Dual pane windows. You will love the original hardwood floors in the living room. Wood Laminate in the kitchen area. Kitchen features newer dishwasher and newer recessed lighting in both the kitchen and living room. Fan addition in front living room and back family room. Newer fans in the Sunroom Two year old HVAC system and new ECO system thermostat. Two car garage features door opener lift. Good size covered patio in the well manicured back yard with the following fruit trees for your enjoyment. Apricot Pomegranate Guava tree and edible Cactus. Enclosed Sunroom next to the back family room has been used as an office exercise room and storage room. Schedule your appointment.
- Listing 2** Looking for a move-in ready home Then this is the home for you It features updated waterproof vinyl plank flooring and some carpet in bedrooms. The kitchen opens up to the beautiful dining area you can walk down to your enclosed patio and enjoy both the rainy days and sunny days with your family. Come make this beauty your home
- Listing 3** Hurry in to see this charming quaint and well-cared for home in the heart of Fresno. So much personality to this 3 bedroom 1.5 bathroom home which has hardwood floors throughout and is in move-in condition. The cozy living room has a wood-burning fireplace a newer dual-pane picture window overlooking the backyard which includes fruit trees an entertaining area and mature landscaping. The side yard is covered for hot summer days. This adorable home only needs minor cosmetic updating. Centrally located near schools freeways and shopping. Priced to sell quickly. Being sold AS-IS. Call for an appointment today

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	2947 E Shields Ave	3020 2nd St N	2981 Simpson Ave E	2845 Harvard Ave E
<b>City, State</b>	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
<b>Zip Code</b>	93726	93703	93703	93703
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.30 <sup>1</sup>	0.11 <sup>1</sup>	0.40 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$275,000	\$330,000	\$320,000
<b>List Price \$</b>	--	\$275,000	\$315,000	\$320,000
<b>Sale Price \$</b>	--	\$275,000	\$320,000	\$320,000
<b>Type of Financing</b>	--	Conv	Fha	Va
<b>Date of Sale</b>	--	09/15/2023	10/25/2023	12/18/2023
<b>DOM · Cumulative DOM</b>	-- · --	9 · 38	12 · 49	11 · 28
<b>Age (# of years)</b>	69	70	74	69
<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 contemp	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,396	1,122	1,172	1,486
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 1 · 1	3 · 1	3 · 2
<b>Total Room #</b>	6	6	5	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	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>	.18 acres	0.15 acres	0.14 acres	0.19 acres
<b>Other</b>	--	na	na	na
<b>Net Adjustment</b>	--	+\$12,560	+\$7,560	-\$8,400
<b>Adjusted Price</b>	--	\$287,560	\$327,560	\$311,600

\* Sold 2 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** Excellent starter home or possible investment property. Nice hardwood floors throughout. Updated kitchen with stainless appliances and custom backsplash. AC recently updated. Dual pane windows. Centrally located near schools and freeway system. Large backyard with covered patio. Nice tile in full bathroom. Could use a little TLC however priced affordably. Please contact agent today if interested in viewing. Added (+)\$400 age, \$10960 sf, \$1200 lot
- Sold 2** FHA and VA ready. Very cute and well maintained bungalow on a well-cared for corner lot. Large detached garage. Newer roof (30 year comp) HVAC and dual pane windows were installed in 2014. New tile installed in the living room and three bedrooms in 2018 Bathroom was remodelled in 2015. Chainlink fence (with privacy slats) was installed in 2019. Water Heater and new garbage diposal were installed in 2018. Sprinkler system installed 2019. The only thing that you will need to do to this home is to move in Really cool pictures are coming soon. Deducted (-)\$5k seller concessions, \$5k garage Added (+)\$2k age, \$8960 sf, \$5k bath, \$1600 lot
- Sold 3** Affordable and potentially cute 3 bedroom 1.75 bath home on an elevated corner lot near the VA Hospital. Very liveable with just some minor cosmetic updating. Energy saving dual pane windows whole house fan and some ceiling fans are already in place. Open floor plan with kitchen eating area and great room open to each other. Second bathroom and separate utility room are next to the garage and accessed from the rear patio. Covered side veranda provides a welcome second patio. Oversized two car garage with workshop area. Also a large gated RV parking area accessed from the side street. Excellent access for disabled residents with electric gate to access backyard and ADA approved grade of single level sidewalk to the back patio with a wide slider going into the house. Also handrails for extra safety in the bathroom. Note RM1 zoning. Buyer is advised to check with City of Fresno regarding possible permitted use of and ADU or other multifamily structure. This is an estate sale and Seller would like to sell as is without making any repairs. Deducted (-)\$3k sf, \$5k garage, \$400 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 not in the last 12 months 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>	\$327,560	\$327,560
<b>Sales Price</b>	\$327,560	\$327,560
<b>30 Day Price</b>	\$318,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Search parameters used for comps, Fresno MLS, sold 8/26/23 or sooner, no short sales or foreclosures, SFR, 1 story, GLA 1096-1696, 1945-1965 year built, comp proximity is important, within ¼ mile radius of subject there is 3 comps, within ½ mile radius there is 10 comps, there is no active, 2 pending and 8 sold comps, updated sold homes range around \$330k in area, due to shortage of list comps extended radius one mile, list comps are listed higher than sold comps in area, there is no sold comps to support the list prices. 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. Suggested list price, sales price and 30 days price are assumed that subject is in average condition.</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



Address Verification



Street



## Listing Photos

**L1** 3666 Mariposa St N  
Fresno, CA 93726



Front

**L2** 3212 Brown Ave E  
Fresno, CA 93703



Front

**L3** 3635 8th St N  
Fresno, CA 93726



Front

## Sales Photos

**S1** 3020 2Nd St N  
Fresno, CA 93703



Front

**S2** 2981 Simpson Ave E  
Fresno, CA 93703



Front

**S3** 2845 Harvard Ave E  
Fresno, CA 93703



Front

### ClearMaps Addendum

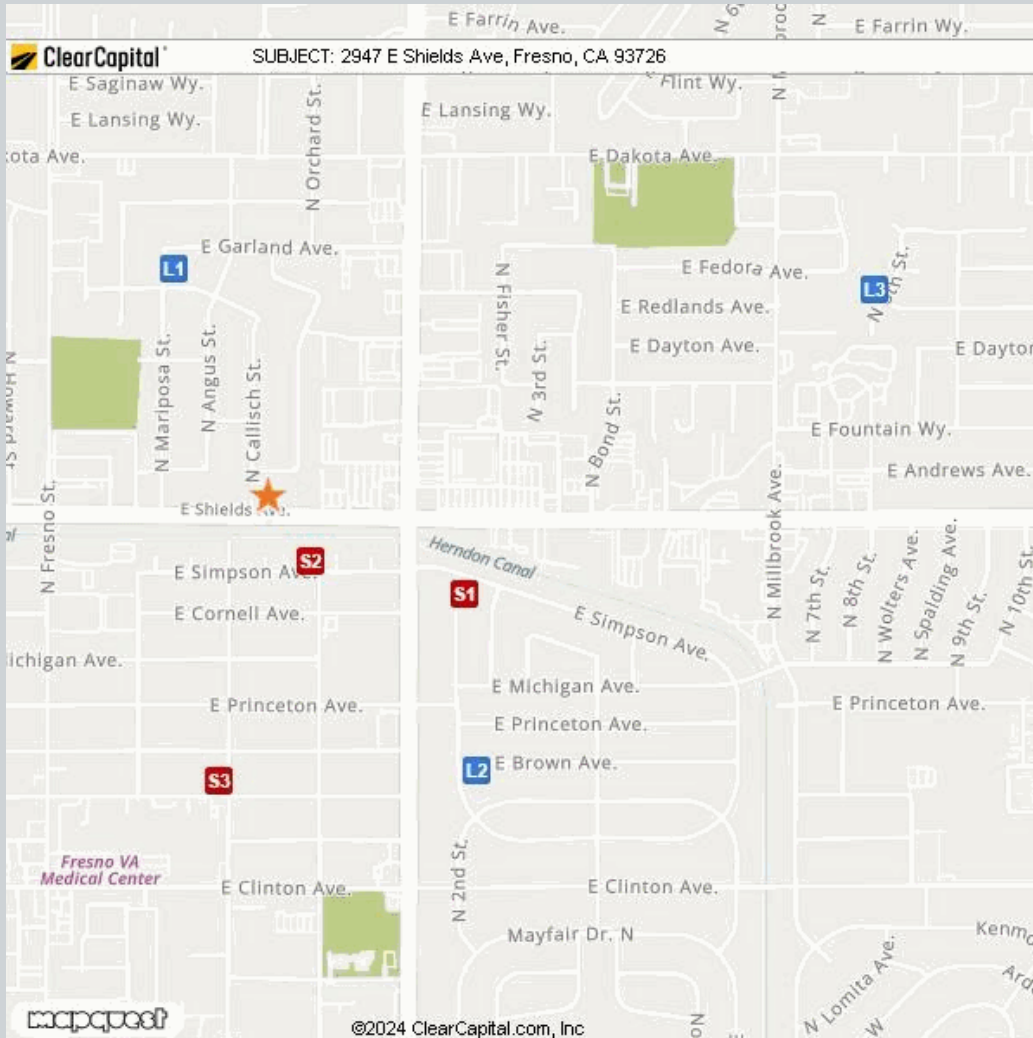
**Address** ★ 2947 E Shields Ave, Fresno, CA 93726

**Loan Number** 56735

**Suggested List** \$327,560

**Suggested Repaired** \$327,560

**Sale** \$327,560



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2947 E Shields Ave, Fresno, CA 93726	--	Parcel Match
L1 Listing 1	3666 Mariposa St N, Fresno, CA 93726	0.34 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3212 Brown Ave E, Fresno, CA 93703	0.48 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3635 8th St N, Fresno, CA 93726	0.88 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3020 2nd St N, Fresno, CA 93703	0.30 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2981 Simpson Ave E, Fresno, CA 93703	0.11 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2845 Harvard Ave E, Fresno, CA 93703	0.40 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>	Dannielle 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>	danniellecarnero@gmail.com
<b>Broker Distance to Subject</b>	4.04 miles	<b>Date Signed</b>	02/24/2024

*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.**