

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>	3348 E Harvard Avenue, Fresno, CA 93703	<b>Order ID</b>	9237136	<b>Property ID</b>	35236727
<b>Inspection Date</b>	03/27/2024	<b>Date of Report</b>	03/27/2024		
<b>Loan Number</b>	56776	<b>APN</b>	445-293-09		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Fresno		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	3.26_BPO	<b>Tracking ID 1</b>	3.26_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Ambriz Aurora Torres	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,564	Single story, stucco exterior, composition roof, one car garage attached.	
<b>Assessed Value</b>	\$200,787		
<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 canal, businesses, park, Highway 41; 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), 1 pending, and 2 sold comps in the last 6 months, in the last year there are 8 home(s) that sold. There is no short sale and 1 foreclosure in area. There are no search parameters used in search.	
<b>Sales Prices in this Neighborhood</b>	Low: \$275,000 High: \$348,000		
<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>	3348 E Harvard Avenue	3834 E Andrews Ave	3485 Pine Ave E	3476 3rd St N
<b>City, State</b>	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
<b>Zip Code</b>	93703	93726	93703	93726
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.66 <sup>1</sup>	0.79 <sup>1</sup>	0.57 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$379,000	\$349,000	\$370,000
<b>List Price \$</b>	--	\$379,000	\$349,000	\$370,000
<b>Original List Date</b>		02/05/2024	02/29/2024	03/22/2024
<b>DOM · Cumulative DOM</b>	-- · --	37 · 51	7 · 27	4 · 5
<b>Age (# of years)</b>	74	70	76	45
<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>	1,877	1,636	1,708	1,918
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	4 · 2	3 · 2
<b>Total Room #</b>	6	6	7	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car	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>	--	Pool - Yes	--	Pool - Yes
<b>Lot Size</b>	.15 acres	0.16 acres	0.19 acres	0.16 acres
<b>Other</b>	--	na	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** A freshly updated 3 bedroom 2 bath home that offers 1600 square ft of living space a roomy interior and is move-in-ready. You will love the upgrades in this home which include a fully updated kitchen with new appliances fresh landscaping a new pool system fresh paint and so much more With a two car garage and a spacious backyard with a built in pool and a large screened in patio this home makes for some great entertaining A true gem in a well desired neighborhood located close to great schools and the bustling tower district known for their many tasty restaurants shopping and amenities.
- Listing 2** This home is great for an investor or first time buyer. 4 bedrooms 2 bathrooms. Large size yard. Established neighborhood. Close to shopping center.
- Listing 3** New to the market is this beautiful three-bedroom two-bathroom home located in the heart of Fresno. Rebuilt in 2000 this home spans almost 2000 sq ft. With a large open living area it boasts raised ceilings two skylights and two large glass sliding doors that bring in ample natural light. Attached to a large hallway is a smaller room that can be used for an office or hobby room. The two additional bedrooms are larger than your average bedroom size both fitted with walk-in closets. The master bedroom which has its own bathroom has a large glass sliding door that opens up to the backyard and provides natural light to the bedroom. The backyard is fitted with a beautiful swimming pool multiple trees and shrubs and a patio which makes for a perfect hangout location. The house is fitted with a newer central heating and cooling unit whole house fan and an evaporator cooler on the roof which helps reduce costs on those not so hot days. Situated comfortably in a cul-de sac. Located minutes away from Fresno State University near freeways for transportation and multiple shopping avenues. Last but certainly not least this is your chance to buy a home and have equity the moment you get your keys ask your realtor about the appraisal we have on hand. Book your appointment now

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	3348 E Harvard Avenue	2826 4th St N	3043 Terrace Ave E	3212 Brown Ave E
<b>City, State</b>	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
<b>Zip Code</b>	93703	93703	93703	93703
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.22 <sup>1</sup>	0.28 <sup>1</sup>	0.13 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$275,000	\$325,000	\$354,000
<b>List Price \$</b>	--	\$275,000	\$325,000	\$345,000
<b>Sale Price \$</b>	--	\$275,000	\$325,000	\$348,000
<b>Type of Financing</b>	--	Conv	Va	Fha
<b>Date of Sale</b>	--	07/12/2023	09/11/2023	03/13/2024
<b>DOM · Cumulative DOM</b>	-- · --	31 · 68	20 · 94	31 · 57
<b>Age (# of years)</b>	74	70	75	73
<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 Bungalow	1 Story contemp
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,877	1,675	1,650	1,643
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 1	3 · 1 · 1	3 · 1
<b>Total Room #</b>	6	5	6	5
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 2 Car(s)	Detached 2 Car(s)	Detached 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>	.15 acres	0.17 acres	0.16 acres	0.14 acres
<b>Other</b>	--	na	na	na
<b>Net Adjustment</b>	--	+\$10,680	+\$11,580	-\$2,640
<b>Adjusted Price</b>	--	\$285,680	\$336,580	\$345,360

\* 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** Great investment opportunity 4 bed 1 bath 1675 sqft house on a corner lot. Currently tenant occupied. A lot of potential Tenants paying 1250/mo and are currently month-to-month. Deducted (-)\$1600 age, \$800 lot added (+)\$8080 sf, \$5k bath
- Sold 2** Welcome to this delightful single-story gem nestled in the heart of central Fresno Ave. This charming 3-bedroom home radiates a cozy and inviting atmosphere offering a comfortable and spacious living experience. Lovingly cared for by the owner for over 40 years this home features 3 large bedrooms with hardwood floors and generous closets. The enclosed patio room provides a large family room space and provides access to the spacious backyard which is beautifully accented by the manicured grounds. This home features a living room fire-place central HVAC alarm system and covered carport plus a two-car garage with many possibilities. Conveniently located near VA Hospital Sams Deli and Fresno Art Museum. Added (+)\$400 age, \$9080 sf, \$2500 bath deducted (-)\$400 lot
- Sold 3** 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, Deducted (-)\$10k updates, \$7k seller concessions Added (+)\$9360 sf, \$5k bath, \$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>	\$345,360	\$345,360
<b>Sales Price</b>	\$345,360	\$345,360
<b>30 Day Price</b>	\$335,360	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Search parameters used for comps, Fresno MLS, sold 9/28/23 or sooner, no short sales or foreclosures, SFR, 1 story, 1577-2177, 1930-1970 year built, comp proximity is important, within ¼ mile radius of subject there is 2 comps, within ½ mile radius there is no active, no pending and 2 sold comps. The two sold comps are either updated or remodeled and only one is being used due to condition, extended sold date 6/1/23 for comps within ½ mile radius with similar condition there is a total of 4 sold comps, due to shortage of list comps extended radius one mile there is two comps, removed age from search there is 4 comps, due to shortage of similar condition moved GLA to 1500-2200 sf. List 3 is superior in age, list 1, 2 and all sold comps are similar to subject age. Sold comps, list 1 and 2 GLA is inferior than subject and adjusted. List 3 is similar to subject GLA. All sold comps, list,1 and 3 are similar in bed count. List 1 and 3 have pools and is superior than subject in price due to adjustments needed. The form does not allow for list comps adjustments and all sold comps are adjusted in comments. List 1 states updated it appears there is updated counters in kitchen and possible carpet condition left in average condition. 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. Subject property appears listed there is a for sale sign in front yard however it is not listed on Redfin, Fresno MLS, Realtor.com. The phone number does not appear to be local phone number as local numbers are 559 not 209, but that is unknown as well. I tried calling agent for information but have not received a returned call or text. 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



Side



Street



Other



## Listing Photos

**L1** 3834 E Andrews Ave  
Fresno, CA 93726



Front

**L2** 3485 Pine Ave E  
Fresno, CA 93703



Front

**L3** 3476 3rd St N  
Fresno, CA 93726



Front

## Sales Photos

**S1** 2826 4Th St N  
Fresno, CA 93703



Front

**S2** 3043 Terrace Ave E  
Fresno, CA 93703



Front

**S3** 3212 Brown Ave E  
Fresno, CA 93703



Front

### ClearMaps Addendum

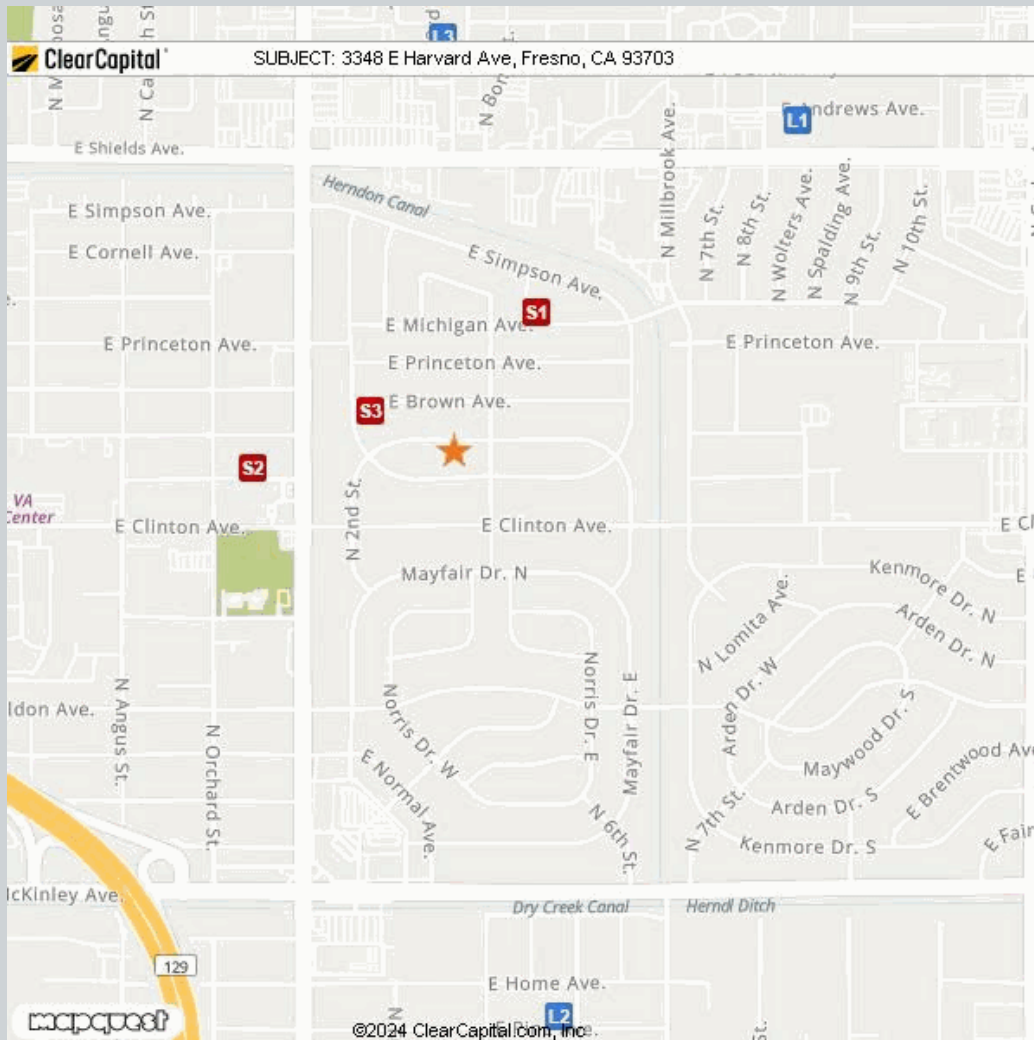
**Address** ★ 3348 E Harvard Avenue, Fresno, CA 93703

**Loan Number** 56776

**Suggested List** \$345,360

**Suggested Repaired** \$345,360

**Sale** \$345,360



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3348 E Harvard Avenue, Fresno, CA 93703	--	Parcel Match
L1 Listing 1	3834 E Andrews Ave, Fresno, CA 93726	0.66 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3485 Pine Ave E, Fresno, CA 93703	0.79 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3476 3rd St N, Fresno, CA 93726	0.57 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2826 4th St N, Fresno, CA 93703	0.22 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	3043 Terrace Ave E, Fresno, CA 93703	0.28 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3212 Brown Ave E, Fresno, CA 93703	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.

\*\*\* 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

<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>	4.60 miles	<b>Date Signed</b>	03/27/2024

*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.**