

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	2587 S Roughrider Ave, Fresno, CA 93725	Order ID	9189080	Property ID	35141520
Inspection Date	03/01/2024	Date of Report	03/02/2024		
Loan Number	56783	APN	481-390-41		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Fresno		

Tracking IDs

Order Tracking ID	2.29_BPO	Tracking ID 1	2.29_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Lopez Manuel Jr	Condition Comments Stucco/stone exterior, composition roof, corner lot, two car garage attached.
R. E. Taxes	\$3,931	
Assessed Value	\$279,700	
Zoning Classification	RS3	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Subject is near businesses, 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 no active(s), no pending, and no sold comps in the last 6 months, in the last year there are no 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: \$338,000 High: \$350,000	
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	2587 S Roughrider Ave	5215 Harvest Ln E	4747 Kaviland Ave E	2480 Lemonwood Ln S
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93725	93725	93725	93725
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.80 ¹	0.48 ¹	0.75 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$365,000	\$379,000	\$350,000
List Price \$	--	\$358,000	\$369,999	\$350,000
Original List Date		10/07/2023	11/06/2023	02/26/2024
DOM · Cumulative DOM	-- · --	146 · 147	67 · 117	3 · 5
Age (# of years)	18	29	49	30
Condition	Average	Average	Good	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	1,440	1,326	1,585	1,326
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2	4 · 2
Total Room #	7	7	7	7
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	--	--	--	--
Lot Size	.13 acres	0.1 acres	0.14 acres	0.1 acres
Other	--	na	solar	na

* Listing 3 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** Welcome to 5215 Harvest Ln located in the desirable Fresno Harvest Park HOA gated community. This home is completely move-in ready featuring all the right updates. Open kitchen and living area concept perfect for entertaining and family gatherings This home features 4 bedrooms and 2 full bathrooms along with an indoor laundry area. Living room area features a cozy fireplace and custom built-in shelving. Good size backyard holds endless possibilities. Located just minutes away from Storey Elementary School and Freeway 99 access. Dont miss out on this great opportunity schedule your private showing today.
- Listing 2** Excellent home featuring 4 bedrooms 2 bathrooms on a large lot. The home has been updated with new flooring fresh paint newer windows lighting solar and more. The kitchen has been updated with new cabinets new appliances and dine-in eating area. The living room features a large fireplace and great access to the covered patio area. This home is a must see. Call today.
- Listing 3** Very nice 4/2 PUD located in South East Fresno in a gated community Open floor plan with great touches. High ceilings in the living room and a fireplace for those cold winter nights. The kitchen overlooks the living room and has a breakfast bar. The master bedroom is spacious and has a walk in closet. The fourth bedroom room is currently being used as an office/den but there is a closet. The backyard has a covered patio and the lawn is synthetic grass and there is a storage shed. Lastly there is a 2 car garage for parking or storage. Dont miss out

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2587 S Roughrider Ave	4598 Eugenia	5245 Blossom Ln E	5266 Blossom Ln E
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93725	93725	93725	93725
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.94 ¹	0.87 ¹	0.90 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$350,000	\$374,900	\$355,000
List Price \$	--	\$350,000	\$350,000	\$350,000
Sale Price \$	--	\$350,000	\$338,000	\$350,000
Type of Financing	--	Conv	Fha	Fha
Date of Sale	--	10/10/2023	11/16/2023	02/14/2024
DOM · Cumulative DOM	-- · --	8 · 39	30 · 58	12 · 34
Age (# of years)	18	17	29	29
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,440	1,461	1,415	1,326
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	4 · 2
Total Room #	7	6	6	7
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	--	--	--	--
Lot Size	.13 acres	0.14 acres	0.1 acres	0.1 acres
Other	--	solar	na	some updates
Net Adjustment	--	-\$16,640	+\$1,600	-\$9,840
Adjusted Price	--	\$333,360	\$339,600	\$340,160

* Sold 2 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** Enjoy this beautiful charming 3-Bedroom and 2-bathroom home Enjoy the master bedroom with its own full master bathroom. This home features ceramic flooring in the main living area with all three bedrooms having carpet. this home is located on a corner lot with a full fenced in the backyard. Newly installed solar panels will help you save on energy costs. Situated near the home are parks schools and stores for you convenience. This home is ready for you to move into today. Deducted (-)\$400 age, \$840 sf, \$400 lot, \$20k solar Added (+)\$5k bed
- Sold 2** Welcome to 5245 E Blossom Lane in Harvest Park. A perfect place to call home Located in a quiet gated community this is a fantastic newly updated 3 bed (could be a 4th BED) 2 bath property which has newer luxury vinyl plank flooring throughout including fresh bright white paint and newer water heater & garage door opener. Both bathrooms have been updated with new gorgeous slow close vanities lighting and accessories. Kitchen is an open concept and boasts plenty of cabinet space and new trendy dining room light fixture. Indoor laundry and extra storage space in hallway. All bedrooms have expansive walk-in closets. Bonus multi-purpose room off main living space can be used for just about anything you might need... home office playroom or even a 4th BEDROOM. Rear yard is a clean slate for new buyer. Home sits directly across the street from the community greenway park with a childrens play area and backs up directly to Storey Elementary school. Conveniently located near Fwy 99 for easy commuting. This is a move in ready home just waiting for its new family. Dont wait to see inside this one before its gone Added (+)\$4400 age, \$1k sf, \$5k bed, \$1200 lot Deducted (-)\$10k gated community
- Sold 3** Come view this move-in ready Wathen Castanos home located in the gated community of Harvest Park This home features 4 bedrooms 2 bathrooms an open floor plan with over 1326 sqft of living space and a spacious lot over 4514sqft. This home has been updated with a new water heater new toilets granite counter tops and a new front and backyard sprinkler system. Enjoy gatherings in the backyard under the covered patio.This home is in a HOA community with a monthly fee of 105 which includes access to the playground green area and the luxury of living in a gated community. Located within close proximity to Storey Elementary and Fresno Pacific University. Call your Realtor to schedule your showing Deducted (-)\$10k gated community, \$10k updates added \$4400 age, \$4560 sf, \$1200 lot

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	\$339,600	\$339,600
Sales Price	\$339,600	\$339,600
30 Day Price	\$334,000	--
Comments Regarding Pricing Strategy		
<p>Search parameters used for comps, Fresno MLS, sold 9/2/23 or sooner, no short sales or foreclosures, SFR, 1 story, 1140-1740, 1996-2016 year built, comp proximity is important, within ¼ mile radius of subject there is no comps, within ½ mile radius there is 1 comps, there is no active, 1 pending and no sold comps, due to shortage of list and sold comps extended sold date 4/1/23 there is 1 pending and 2 sold comps, removed age from search and due to shortage of comps extended radius 1 mile. List comps are higher than sold 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. 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

Listing Photos

L1 5215 Harvest Ln E
Fresno, CA 93725



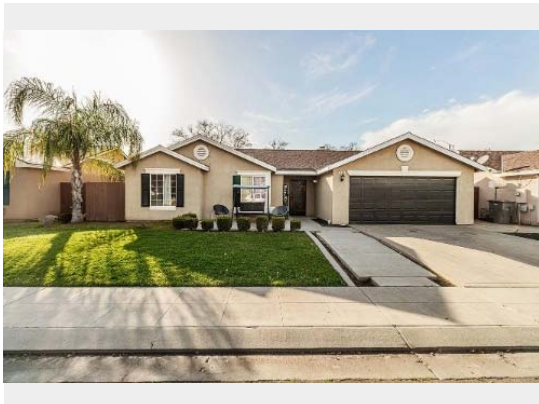
Front

L2 4747 Kaviland Ave E
Fresno, CA 93725



Front

L3 2480 Lemonwood Ln S
Fresno, CA 93725



Front

Sales Photos

S1 4598 Eugenia
Fresno, CA 93725



Front

S2 5245 Blossom Ln E
Fresno, CA 93725



Front

S3 5266 Blossom Ln E
Fresno, CA 93725



Front

ClearMaps Addendum

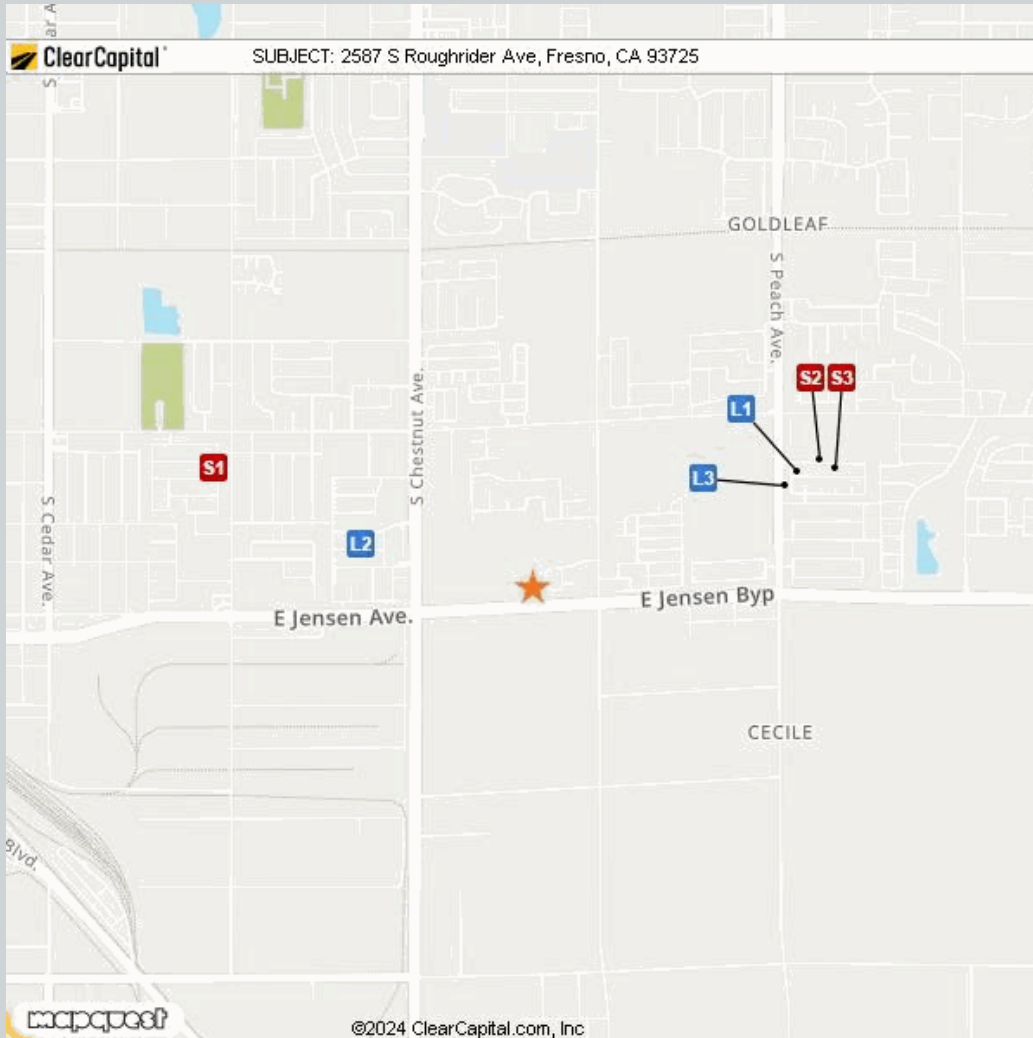
Address ★ 2587 S Roughrider Ave, Fresno, CA 93725

Loan Number 56783

Suggested List \$339,600

Suggested Repaired \$339,600

Sale \$339,600



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2587 S Roughrider Ave, Fresno, CA 93725	--	Parcel Match
L1 Listing 1	5215 Harvest Ln E, Fresno, CA 93725	0.80 Miles ¹	Parcel Match
L2 Listing 2	4747 Kaviland Ave E, Fresno, CA 93725	0.48 Miles ¹	Parcel Match
L3 Listing 3	2480 Lemonwood Ln S, Fresno, CA 93725	0.75 Miles ¹	Parcel Match
S1 Sold 1	4598 Eugenia, Fresno, CA 93725	0.94 Miles ¹	Parcel Match
S2 Sold 2	5245 Blossom Ln E, Fresno, CA 93725	0.87 Miles ¹	Parcel Match
S3 Sold 3	5266 Blossom Ln E, Fresno, CA 93725	0.90 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.

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

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	9.61 miles	Date Signed	03/02/2024

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.