

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	992 E Buckhill Road, Fresno, CA 93720	Order ID	9191428	Property ID	35145191
Inspection Date	03/01/2024	Date of Report	03/02/2024		
Loan Number	56798	APN	401-333-09		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Fresno		

Tracking IDs

Order Tracking ID	3.1_BPO	Tracking ID 1	3.1_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Mb Holdings LLC	Condition Comments	
R. E. Taxes	\$5,742	Two story, per aerial image subject has solar (unknown if leased or owned), stucco, wood or vinyl exterior, tile roof, two car garage. SubdivisionShenandoah	
Assessed Value	\$473,382		
Zoning Classification	RS4		
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	
Local Economy	Stable	Subject is near parks, businesses, schools; 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 1 active(s), 1 pending, and 7 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.	
Sales Prices in this Neighborhood	Low: \$507,300 High: \$566,000		
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	992 E Buckhill Road	1680 Solar Ave E	988 Edgemont Dr E	398 Braddock Dr E
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93720	93720	93720	93720
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.82 ¹	0.08 ¹	0.65 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$549,000	\$599,000	\$510,000
List Price \$	--	\$549,000	\$599,000	\$510,000
Original List Date		01/15/2024	02/14/2024	02/15/2024
DOM · Cumulative DOM	-- · --	14 · 47	15 · 17	13 · 16
Age (# of years)	34	33	34	36
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	2 Stories contemp	2 Stories contemp	2 Stories contemp	2 Stories contemp
# Units	1	1	1	1
Living Sq. Feet	1,902	1,666	2,145	1,983
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	4 · 3	4 · 3
Total Room #	7	6	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 3 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	Pool - Yes	--	--
Lot Size	.14 acres	0.11 acres	0.17 acres	0.12 acres
Other	solar	solar	na	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** It would be very hard to find another home with so many extra features like this truly amazing property The contractor/owner added many improvements to give this home a custom home feel. So many upgrades inside and out. Upon entering this home you will notice the high T & G open ceiling concept soaring to the added loft which was completed with permits. Extra windows/doors added and custom lighting throughout gives this beautiful home a bright open feeling. Custom knotty Alder kitchen cabinets with slow close hinges granite countertops farmhouse Franke fireclay sink new stainless steel gas range new dishwasher oven and microwave. The isolated master bedroom has a beautiful T & G white wash ceiling and custom bamboo diagonal flooring. Walk through the glass French door to enter into the extra large custom master bathroom and master closet giving you plenty of extra room for storage and making room for the corner soaking tub and oversized walk in shower with dual heads. Also includes Travertine flooring Onyx bowl sinks and an openable skylight. Ideal mother-in-law setup. Huge covered open beam patio with built in barbecue sink ice maker and pizza oven fantastic for entertaining year around. Beautiful 30000 gal (approx) solar heated swimming pool with water features. Commercial grade misting system in the Pavilion designed for ping pong raised vegetable garden and so much more 18X9 storage/shop. Owned solar w/brand new backup battery.
- Listing 2** Step into luxury with this stunning 4 bedroom 2.5 bathroom home boasting beautiful countertops throughout. The master bedroom is a sanctuary with a walk-in shower his & her walk-in closets and tasteful laminate flooring. Newly remodeled bathrooms feature granite countertops and tile floors adding a touch of elegance to every corner. Enjoy the warmth and comfort of carpeted bedrooms while the rest of the house dazzles with laminate flooring. Entertain guests in style with a spacious swimming pool and relaxing jacuzzi perfect for year-round enjoyment. Parking is a breeze with a generous 3-car garage providing ample space for vehicles and storage. Dont miss the chance to make this dream home yours - schedule a viewing today
- Listing 3** Location Location This amazing home is situated in the Dominion neighborhood just a short walk away from Woodward Park. Embrace all that North Fresno has to offer with convenient access to shopping and dining at the Riverpark shopping center. Upon entering you are greeted by high vaulted ceilings a spacious open concept living room a formal dining area and a cozy fireplace. Boasting 4 bedrooms and 3 baths spread across 1983 sq ft this home offers ample space for comfortable living. The kitchen and breakfast area overlook the backyard allowing plenty of natural light to filter in. Nestled in the renowned Clovis school district this property is ideal for families. The luxurious master suite features a separate soaking tub and shower for added relaxation. Currently rented this home will be available starting May 1st. Take a drive by this lovely property then contact your agent to seize this fantastic opportunity

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	992 E Buckhill Road	962 Buckhill Rd E	9256 Bayford St N	878 E Buckhill Rd
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93720	93720	93720	93720
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.20 ¹	0.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$525,000	\$549,000	\$549,000
List Price \$	--	\$500,000	\$549,000	\$549,000
Sale Price \$	--	\$507,300	\$549,000	\$566,000
Type of Financing	--	Conv	Va	Conv
Date of Sale	--	11/29/2023	02/15/2024	01/12/2024
DOM · Cumulative DOM	-- · --	52 · 117	12 · 68	14 · 51
Age (# of years)	34	34	33	34
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	1,902	1,956	2,126	2,165
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	7	7	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Pool - Yes
Lot Size	.14 acres	0.15 acres	.16 acres	.15 acres
Other	solar	seller concessions \$10146	na	seller concessions \$3650
Net Adjustment	--	+\$6,654	-\$5,700	-\$27,300
Adjusted Price	--	\$513,954	\$543,300	\$538,700

* 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** Do not miss this gorgeous updated home near Woodward Park featuring 3 bedrooms 2.5 baths 3 car garage with 2 living rooms. The home features hardwood floors a modern black metal hand railing lines the staircase and adds to a dramatic front entry. The front living room has an L-Shaped area that leads to the kitchen that can be used as a formal dining or office space. The second living area that is open to the eat-in kitchen area features a fireplace with wood plank surround and mantle extra built-in kitchen storage and natural wood floating shelves. The kitchen features a farmhouse sink white cabinets stainless steel appliances quartz counters and floating shelves. The half bath downstairs is attached to the laundry room that has exterior access to an uncovered concrete side patio that is fenced separately from the rest of the back yard. Enter the serene backyard from the second living room/eat-in kitchen onto the covered concrete patio and enjoy the grassy area. Upstairs you will find all three bedrooms that have been updated with newer carpet and paint. The primary bedroom overlooks the front of the house and is connected to the bathroom with newer dual vanity soaking tub with separate standing shower and walk-in closet. The upstairs hall bath located at the top of the stairs also features a newer vanity mirror laminate flooring and plumbing fixtures. Deducted (-) \$10146, \$2700 sf, \$500 lot added (+) \$20k solar
- Sold 2** Presenting a 4 BR, 2.5BA model home in the splendid Dominion neighborhood in NE Fresno. This well-designed residence is situated on a large corner lot and the grounds feature the mature stately trees typical of this tranquil, parklike community. Inside, the main entry gives great site lines to the main living areas: formal living room/salon in the front, living room and completely remodeled kitchen combo toward the rear. The formal dining room and breakfast areas are the highlights of the ground floor, each with plenty of space and lots of natural light. Guest bedroom/office, half bath, and laundry complete the ensemble. Upstairs are three full bedrooms and two full baths with arched ceilings. The landing contains a study nook with built-in storage. Privacy abounds in the verdant backyard with synthetic lawn and a handsome patio. Two car garage, hand-scraped hardwood floors. Clovis Schools. Convenient to Woodward Lake, River Park, Fort Washington CC, Trader Joe's, and lots of walking trails. Added (+) \$20k solar Deducted (-) \$500 age, \$11200 sf, \$5k bed, \$1k lot, \$8000 for updated kitchen
- Sold 3** Showings to start on 12/01/23. Clean, move-in ready home located in a very desirable Northeast Fresno neighborhood. This home has four bedrooms w/ two bathrooms upstairs and a powder room and laundry downstairs. Home features formal and informal living & dining spaces w/ vaulted ceilings that make for a light and bright atmosphere. Oversized three car garage. The kitchen has undergone a fresh update with newer appliances installed. Updated HVAC system w/ ducting and newer insulation as well. The outdoor spaces in the front and back yards are mature with lush landscaping and hardscapes throughout, there is a modern free-form pool too. This is a very well-maintained home that has been lovingly cared for by its long-term owners. Located near shopping, schools, parks and commuting. Please schedule a tour today to see this beautiful home, you will be impressed. Deducted (-) \$3650 sf, \$20k pool, \$13150 sf, \$10k bed/garage, \$500 lot, Added (+) \$20k solar

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	\$543,300	\$543,300
Sales Price	\$543,300	\$543,300
30 Day Price	\$533,300	--
Comments Regarding Pricing Strategy		
<p>Subject was listed 6/3/22-1/1/23 it expired it was listed \$789k there is no comps to support list price. MLS attached for review. Search parameters used for comps, Fresno MLS, sold 9/2/23 or sooner, no short sales or foreclosures, SFR, 2 story, 1502-2302, 1980-2000 year built, comp proximity is important, within ¼ mile radius of subject there is 8 comps, within ½ mile radius there is 11 comps, there is 2 active, 2 pending and 7 sold comps, there is a shortage of list comps extended radius one mile. Sold 1 and 3 sold for more than list price. 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



Street

Listing Photos

L1 1680 Solar Ave E
Fresno, CA 93720



Front

L2 988 edgemont Dr E
Fresno, CA 93720



Front

L3 398 Braddock Dr E
Fresno, CA 93720



Front

Sales Photos

S1 962 Buckhill Rd E
Fresno, CA 93720



Front

S2 9256 Bayford St N
Fresno, CA 93720



Front

S3 878 E Buckhill Rd
Fresno, CA 93720



Front

ClearMaps Addendum

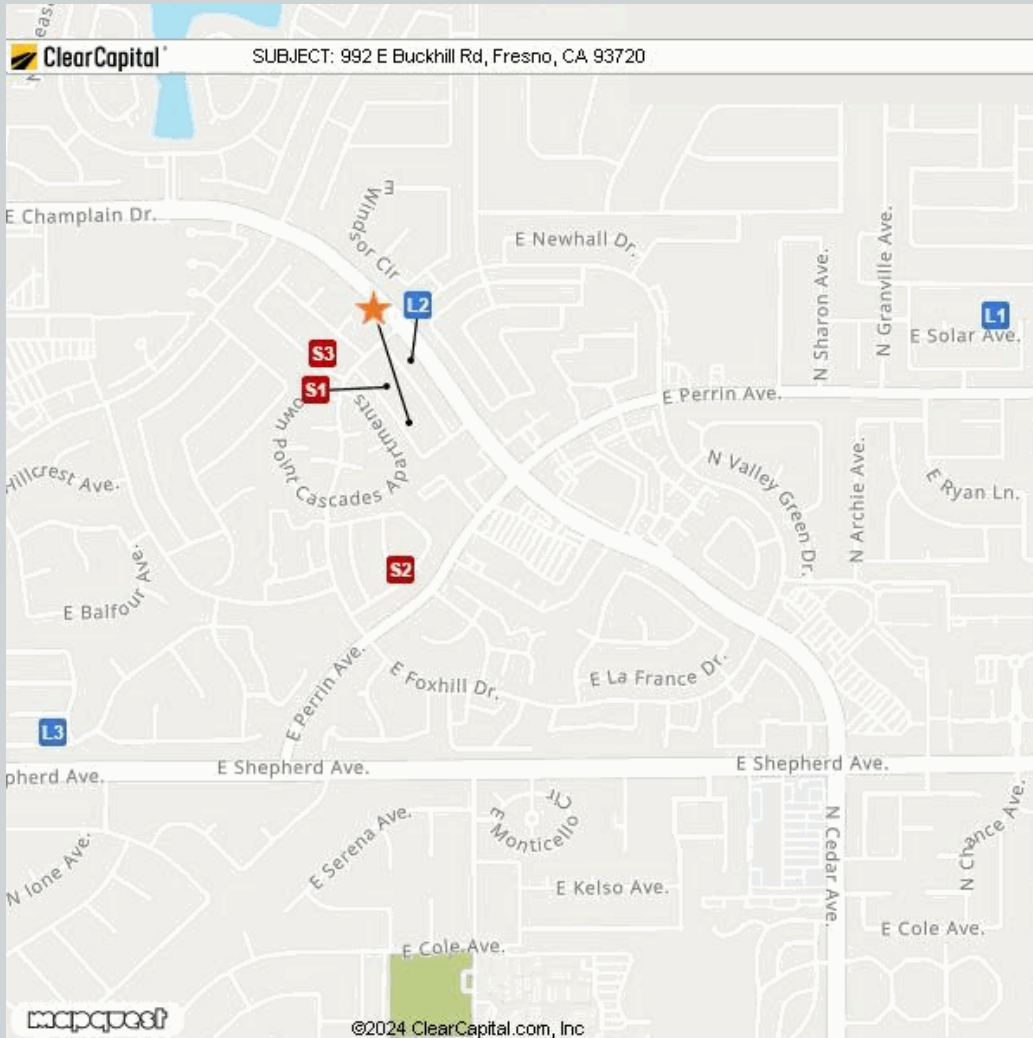
Address ★ 992 E Buckhill Road, Fresno, CA 93720

Loan Number 56798

Suggested List \$543,300

Suggested Repaired \$543,300

Sale \$543,300



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	992 E Buckhill Road, Fresno, CA 93720	--	Parcel Match
L1 Listing 1	1680 Solar Ave E, Fresno, CA 93720	0.82 Miles ¹	Parcel Match
L2 Listing 2	988 Edgemont Dr E, Fresno, CA 93720	0.08 Miles ¹	Parcel Match
L3 Listing 3	398 Braddock Dr E, Fresno, CA 93720	0.65 Miles ¹	Parcel Match
S1 Sold 1	962 Buckhill Rd E, Fresno, CA 93720	0.06 Miles ¹	Parcel Match
S2 Sold 2	9256 Bayford St N, Fresno, CA 93720	0.20 Miles ¹	Parcel Match
S3 Sold 3	878 E Buckhill Rd, Fresno, CA 93720	0.15 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	3.65 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.