

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>	1756 Homestead Way, Lemoore, CA 93245	<b>Order ID</b>	9212783	<b>Property ID</b>	35185213
<b>Inspection Date</b>	03/14/2024	<b>Date of Report</b>	03/14/2024		
<b>Loan Number</b>	56931	<b>APN</b>	023-440-007-000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Kings		

Tracking IDs					
<b>Order Tracking ID</b>	3.13_BPO	<b>Tracking ID 1</b>	3.13_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	Tiffany Contreras	<b>Condition Comments</b> Subject appears to be in good condition and well maintained from an exterior drive by inspection and does not show a need for any repairs.
<b>R. E. Taxes</b>	\$3,056	
<b>Assessed Value</b>	\$273,409	
<b>Zoning Classification</b>	Residential	
<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>		
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>		
<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> The neighborhood is average overall and the homes appear to be well maintained. There is a mix of 1 story and 2 story homes in the area and mall shopping and major medical facilities within 1 to 2 miles.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$340,000 High: \$390,000	
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	1756 Homestead Way	151 Brentwood Dr	862 Wexford Dr	1634 Tulip Rd
<b>City, State</b>	Lemoore, CA	Lemoore, CA	Lemoore, CA	Lemoore, CA
<b>Zip Code</b>	93245	93245	93245	93245
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.36 <sup>1</sup>	0.78 <sup>1</sup>	0.20 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$375,000	\$360,000	\$390,000
<b>List Price \$</b>	--	\$365,000	\$340,000	\$390,000
<b>Original List Date</b>		01/22/2024	01/29/2024	02/02/2024
<b>DOM · Cumulative DOM</b>	-- · --	51 · 52	24 · 45	5 · 41
<b>Age (# of years)</b>	17	33	28	18
<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 SF Detached	1 Story SF Detached	1 Story SF Detached	1 Story SF Detached
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,547	1,765	1,341	1,754
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2	3 · 2	4 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	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>	Pool - Yes	--	--	--
<b>Lot Size</b>	0.23 acres	0.18 acres	0.16 acres	0.16 acres
<b>Other</b>	--	MLS#229317	MLS#229357	MLS#229381

\* 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** Welcome to this 3 bedroom, 2 bathroom home nestled in the city of Lemoore. Situated on a corner lot! As you step inside, you'll immediately be captivated by the inviting ambiance of the living area, featuring a beautiful brick fireplace, creating the perfect space for cozy gatherings. The open floor plan seamlessly transitions into the dining area, offering a great setting for entertaining friends and family. The charming kitchen is a delight with its warm wood-colored cabinets and tile counter space, providing ample room for all your culinary needs. Whether you're whipping up a quick meal or indulging in a gourmet feast, this kitchen is sure to impress. All three bedrooms are generously sized, ensuring everyone has their own little haven of peace and privacy. The master bedroom boast a built-in mirror on the closet door, further enhancing the sense of functionality. The master bathroom is a true gem, featuring two sinks and plenty of storage cabinets, allowing for a clutter-free environment. Pamper yourself in space, or even unwinding after a long day. Step outside into the backyard and discover a haven of tranquility. The sprawling yard offers ample space for outdoor activities, from hosting barbecues to playing fetch with your furry friends. The included shed provides additional storage opportunities, keeping your yard uncluttered and organized. Located in the desirable city of Lemoore, this home offers a perfect blend of comfort, style, and convenience. Don't miss the opportunity to make this stunning property your own!
- Listing 2** This fantastic move-in ready home is located in an established Lemoore neighborhood, with freeway access close by for a short commute to NAS Lemoore or surrounding areas. The open floor plan includes a formal entryway, family room with fireplace and an updated kitchen with plenty of cabinet and counter space, quartz counters, stainless steel appliances, plantation shutters and a nice dining area with bay window. Wood-look tile floors run through all the main areas for easy maintenance. The large backyard features a covered patio. Additional amenities include indoor laundry, a walk-in closet in the master, automatic sprinklers in the front/back, and leased solar panels to help out with those energy costs!
- Listing 3** Welcome to this 4 bed, 2 bathroom home nestled in the sought-after NW part of Lemoore. Designed with a growing family in mind, this home offers a harmonious blend of comfort, style, and functionality. As you enter, you will be captivated by the warm and inviting living room, where the flames of the fireplace provide a cozy ambiance for those chilly nights. This space is perfect for creating lasting memories with your loved ones or simply unwinding after a long day. The modern kitchen is a chef's favorite, featuring granite countertops that beautifully complement the grey cabinets. The eye-catching backsplash adds a touch of sophistication to the space and makes it a joy to prepare meals. The thoughtful design of this home ensures that privacy and serenity await in all four bedrooms. Each bedroom offers abundant space, allowing family members to personalize and create their own unique rooms. The master bedroom is a haven of relaxation, featuring a generously sized ensuite bathroom where you can pamper yourself and unwind in pure luxury. If you are searching for the perfect home for your growing family, look no further. This exceptional residence seamlessly combines comfort, style, and functionality in one unforgettable package. Don't miss the opportunity to make this house your forever home!

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	1756 Homestead Way	1442 Fir St	1485 Tulip St	1059 Sorrel Ave
<b>City, State</b>	Lemoore, CA	Lemoore, CA	Lemoore, CA	Lemoore, CA
<b>Zip Code</b>	93245	93245	93245	93245
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.29 <sup>1</sup>	0.27 <sup>1</sup>	0.51 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$395,000	\$380,000	\$354,900
<b>List Price \$</b>	--	\$370,000	\$365,000	\$354,900
<b>Sale Price \$</b>	--	\$375,000	\$365,000	\$340,000
<b>Type of Financing</b>	--	Vaav	Fhaa	Conv
<b>Date of Sale</b>	--	12/18/2023	01/08/2024	01/23/2024
<b>DOM · Cumulative DOM</b>	-- · --	85 · 112	49 · 90	38 · 78
<b>Age (# of years)</b>	17	23	23	19
<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 SF Detached	1 Story SF Detached	1 Story SF Detached	1 Story SF Detached
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,547	1,754	1,676	1,421
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	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>	Pool - Yes	--	--	--
<b>Lot Size</b>	0.23 acres	0.16 acres	0.17 acres	0.17 acres
<b>Other</b>	--	MLS#228578	MLS#228840	MLS#228978
<b>Net Adjustment</b>	--	+\$350	+\$4,150	+\$16,900
<b>Adjusted Price</b>	--	\$375,350	\$369,150	\$356,900

\* Sold 1 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** Looking for a spacious 4 bed, 2 bathroom home in the highly sought-after neighborhood of Lemoore? Look no further! As you walk through the front door, you'll be greeted by a warm and welcoming open living room that flows seamlessly into the rest of the home. The eye-catching blue flooring adds a unique touch of character and charm to the home. As you make your way through the home, you'll notice the wood cabinets, white tiling, and beautiful back splash that creates a modern and sophisticated ambiance throughout the space. The home boasts a convenient walk-in pantry, perfect for storing all your cooking essentials, and all four bedrooms in the home are the perfect size for a growing family, providing ample space for relaxation and rest. The generously-sized master bedroom includes a walk-in closet and a full bathroom complete with a tub and shower. There's also a separate laundry room with plenty of storage cabinets to help keep things organized and clutter-free. The second bathroom includes tons of storage options to keep all your essentials organized and easily accessible. Adjustments made for GLA-\$10,350, Swimming pool +\$10,000 and Lot size +\$700
- Sold 2** Introducing this fantastic 3-bedroom, 2-bathroom home with a flex space that's so versatile, it'll make your head spin (but in a good way, we promise)! Step inside and you'll be greeted by an open floor plan that's practically begging for you to throw the best dinner parties, conquer your work-from-home goals, and unleash your inner child in a playroom fit for your inner child (or actual child if you have one). Yes, this flex space can do it all - it's like the Swiss Army knife of rooms! But that's not all folks! Your kitchen, complete with soft-close drawers, is here to rescue you from the tyranny of kitchen chaos. No more slamming cabinet doors - these drawers close oh-so-gently, just like a lullaby for your pots and pans. This home is strategically perched on a corner lot, offering RV parking for your road trip dreams and solar screens to shield you from the California sun's relentless rays. Your wallet and your comfort will thank you! Let's talk about the bedroom oasis - the primary bedroom grants you exclusive access to your back patio. Adjustments made for GLA-\$6,450, Swimming pool +\$10,000 and Lot size +\$600
- Sold 3** Check Out This Real Charmer located in one of Lemoore's most desirable neighborhoods. This beautiful stone front exterior is most impressive. This home boast 3 bedrooms, 2 baths with 1,421 square feet of open living space. Walk into the spacious living room, dining room combo that features vaulted ceilings, ceiling fan, plush carpet and sliding glass door leading out to the manicured back yard. The kitchen includes tile counter tops, gas range, dishwasher, plus eating bar that opens up to the living area. The large master bedroom is complete with large walk in closet. Other features include laundry area, extra storage plus a 2-car finished garage. Adjustments made for GLA+\$6,300 Swimming pool +\$10,000 and Lot size +\$600

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Search in MLS, tax assessment property profile and other notice areas do not show any recent listings or sales for the subject property.			
<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>	\$375,000	\$375,000
<b>Sales Price</b>	\$372,000	\$372,000
<b>30 Day Price</b>	\$370,000	--
<b>Comments Regarding Pricing Strategy</b>		
Due to the subject's large GLA and the shortage of listings comparables in the neighborhood, it was necessary to exceed the guidelines on distance on listing #1 adjustment were made. Subject's final value represents a value with normal marketing times and is based on the most similar and proximate comps in this market. Location of property and similarity of comps were taken into consideration to arrive at a reasonable price.		

### Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

### Subject Photos



Front



Address Verification



Street



## Listing Photos

**L1** 151 Brentwood Dr  
Lemoore, CA 93245



Front

**L2** 862 Wexford Dr  
Lemoore, CA 93245



Front

**L3** 1634 Tulip Rd  
Lemoore, CA 93245



Front

## Sales Photos

**S1** 1442 Fir St  
Lemoore, CA 93245



Front

**S2** 1485 Tulip St  
Lemoore, CA 93245



Front

**S3** 1059 Sorrel Ave  
Lemoore, CA 93245



Front

### ClearMaps Addendum

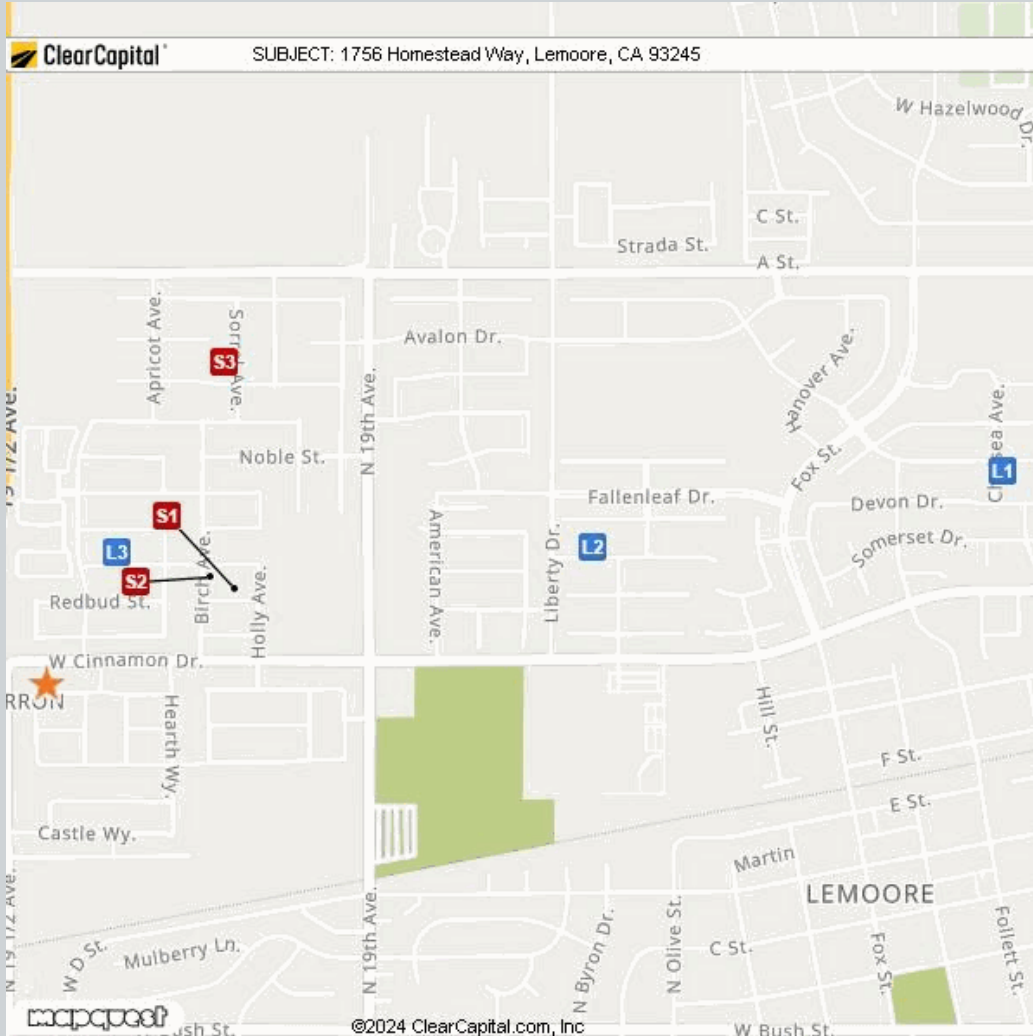
**Address** ★ 1756 Homestead Way, Lemoore, CA 93245

**Loan Number** 56931

**Suggested List** \$375,000

**Suggested Repaired** \$375,000

**Sale** \$372,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1756 Homestead Way, Lemoore, CA 93245	--	Parcel Match
L1 Listing 1	151 Brentwood Dr, Lemoore, CA 93245	1.36 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	862 Wexford Dr, Lemoore, CA 93245	0.78 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1634 Tulip Rd, Lemoore, CA 93245	0.20 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1442 Fir St, Lemoore, CA 93245	0.29 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1485 Tulip St, Lemoore, CA 93245	0.27 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1059 Sorrel Ave, Lemoore, CA 93245	0.51 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.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

## Report Instructions - cont.

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>	Felicia Morris	<b>Company/Brokerage</b>	Searchlight Realty
<b>License No</b>	01202950	<b>Address</b>	558 N 11th Ave Hanford CA 93230
<b>License Expiration</b>	07/09/2026	<b>License State</b>	CA
<b>Phone</b>	5595870808	<b>Email</b>	call4homesandloans@sbcglobal.net
<b>Broker Distance to Subject</b>	8.62 miles	<b>Date Signed</b>	03/14/2024

*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.**