

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	1516 E Castleview Avenue, Visalia, CALIFORNIA 93292	Order ID	9217754	Property ID	35192842
Inspection Date	03/16/2024	Date of Report	03/17/2024		
Loan Number	56955	APN	100-300-006-000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Tulare		

Tracking IDs

Order Tracking ID	3.15_BPO	Tracking ID 1	3.15_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Waterfall Victoria Grantor Trust/Parento, Dominie	Condition Comments Request for exterior inspection only therefore any interior repairs and/or updates needed are unknown. Subject property is currently for sale and interior MLS pictdures do not show any interior repair issi8es. Subject property is a single story single family condominium property with a composition roof, street directly behind, fireplace, community swimming pools and tennis cournts, inside laundry, patio and a two (2) car attached garage. From exterior inspection subject property appears to be in fairly good condition and has been fairly well maintained. HOA fee is \$200.00 per month. Not in a FEMA Flood Zone area.
R. E. Taxes	\$3,217	
Assessed Value	\$302,109	
Zoning Classification	R16	
Property Type	Condo	
Occupancy	Vacant	
Secure?	Yes (Loxboxes)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Castlewood of Visalia 559-733-1322 Ext 1001	
Association Fees	\$169 / Month (Pool,Landscaping,Tennis,Greenbelt)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Subject property immediate n eighborhood is a condominium complex in the "Castlewood" community with an HOA that has a community swimming pool and community tennis courts and are all condominium properties. The majority of the immediate neighborhood appears to be mostly owner occupied with a good amount of rental properties. There is easy access to major streets, highways, schools, shopping, etc.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$250,000 High: \$333,350	
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	1516 E Castleview Avenue	2012 E Laura Avenue	2006 E Vassar Drive	1308 E Tulare Avenue
City, State	Visalia, CALIFORNIA	Visalia, CA	Visalia, CA	Visalia, CA
Zip Code	93292	93292	93292	93292
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.38 ¹	0.32 ¹	0.43 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$289,900	\$325,000	\$359,000
List Price \$	--	\$280,000	\$325,000	\$359,000
Original List Date		11/17/2023	02/05/2024	03/14/2024
DOM · Cumulative DOM	-- · --	92 · 121	40 · 41	2 · 3
Age (# of years)	39	41	46	41
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story 1 Story	2 Stories 2 Story	1 Story 1 Story	2 Stories 2 Story
# Units	1	1	1	1
Living Sq. Feet	1,453	1,257	1,344	1,567
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	2 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	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	0.08 acres	0.03 acres	0.17 acres	0.04 acres
Other	Fireplace	--	Fireplace	Fireplace

* Listing 2 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** Traditional sale property with a composition roof. "Upgraded features such as laminate flooring throughout the first floor, newer quartz countertops in kitchen, newer appliances, refrigerator included and newer AC (2023). Backyard has patio and artificial grass. Central heating and cooling. HOA fee is \$105.00 per month. One (1) car attached garage. Not in a FEMA Flood Zone area.
- Listing 2** Traditional sale property with a composition roof. Fireplace in living room. Indoor laundry room. Covered patio. Two (2) car attached garage. Community swimming pool. HOA fee is \$350.00 per month and includes maintenance of common areas including all front yard care and insurance as well as ALL owners water, trash and sewer. Not in a FEMA Flood Zone area.
- Listing 3** Traditional sale property with a composition roof. Fireplace in family room. Laundry in garage. Patio. Central heating and cooling Two (2) car attached garage. HOA fee is \$145.00 per month and includes a community swimming pool. In a FEMA Flood Zone "AE".

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1516 E Castleview Avenue	1121 S Pickham Street	2552 E Tulare Avenue	2442 E Tulare Avenue
City, State	Visalia, CALIFORNIA	Visalia, CA	Visalia, CA	Visalia, CA
Zip Code	93292	93292	93292	93292
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.53 ¹	0.83 ¹	0.79 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$264,900	\$295,000	\$335,000
List Price \$	--	\$264,900	\$288,000	\$335,000
Sale Price \$	--	\$250,000	\$298,000	\$333,350
Type of Financing	--	Fha	Fha	Conventional
Date of Sale	--	10/05/2023	08/15/2023	10/16/2023
DOM · Cumulative DOM	-- · --	13 · 68	26 · 68	9 · 54
Age (# of years)	39	42	42	39
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story 1 Story	2 Stories 2 Story	2 Stories 2 Story	1 Story 1 Story
# Units	1	1	1	1
Living Sq. Feet	1,453	1,352	1,361	1,349
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	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	0.08 acres	0.05 acres	0.04 acres	0.05 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace
Net Adjustment	--	+\$23,373	+\$20,653	+\$22,519
Adjusted Price	--	\$273,373	\$318,653	\$355,869

* Sold 3 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** Traditional sale property with a composition roof in "Eastridge". Currently tenant occupied with tenant paying \$1,495 per month rent. Fireplace in family room. HOA fee is \$140.00 per month and includes a community swimming pool. In a FEMA Flood Zone "AE". Adjustments for 1 car garage parking space (1500) plus difference in house (20200) and lot (1673) square footage.
- Sold 2** Traditional sale property with a composition roof in "Eastbrook". Fireplace in living room. HOA fee is \$140.00 per month and includes a community swimming pool. Patio, Two (2) car attached garage. In a FEMA Flood Zone "AE". Adjustemnts for difference in house (18400) and lot (2253) square footage.
- Sold 3** Traditional sale property with a composition roof in "Eastbrook". Fireplace in living room. Newer flooring. Fresh interior paint. Newer appliances. Newer quartz countertops in kitchen and newer granite countertops in both bathrooms. Laundry in garage. Covered patio. Two (2) car attached garage. HOA fee is \$150.00 per months and includes a community swimming pool. In a FEMA Flood Zone "AE". Adjustments for difference in house (20800) and lot (1719) square footage.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Real Broker - Modern Team	Tulare County Tax Records show subject property shows subject property currently owned by owners noted above and MLS Listing # 228065 that went active 3/08/2024 show subject to be an (REO).					
Listing Agent Name	Robert Gonzalez						
Listing Agent Phone	(559) 799-2330						
# 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
03/08/2024	\$289,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$334,900	\$334,900
Sales Price	\$330,000	\$330,000
30 Day Price	\$320,000	--
Comments Regarding Pricing Strategy		
<p>Due to location of subject property, year built, house square footage, bedrooms, bathrooms and lot size all comps considered are within 1 mile of subject property, year built to 10 +/- years, house square footage to 15% +/- sq. ft. and sold comps back 12 months. Markets in this area have been fairly active over the last 12 months; however, as interest rates have increased new comps coming on the market has leveled off. Currently markets are still fairly active with generally those properties that are priced right when they are first put on the market generally selling fairly quickly.</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



Front



Front



Front



Front



Address Verification

Subject Photos



Address Verification



Address Verification



Side



Side



Side



Side

Subject Photos



Side



Back



Back



Back



Street



Street

Subject Photos



Street



Street



Street



Street



Garage

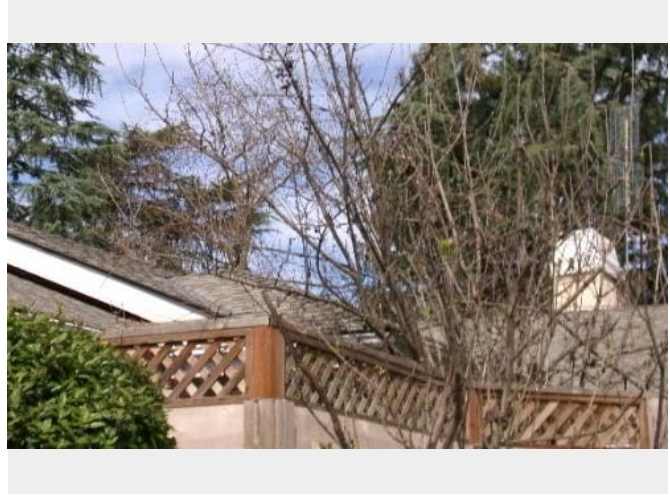


Garage

Subject Photos



Garage



Other



Other



Other



Other



Other

Subject Photos



Other



Other

Listing Photos

L1 2012 E Laura Avenue
Visalia, CA 93292



Other

L2 2006 E Vassar Drive
Visalia, CA 93292



Other

L3 1308 E Tulare Avenue
Visalia, CA 93292



Other

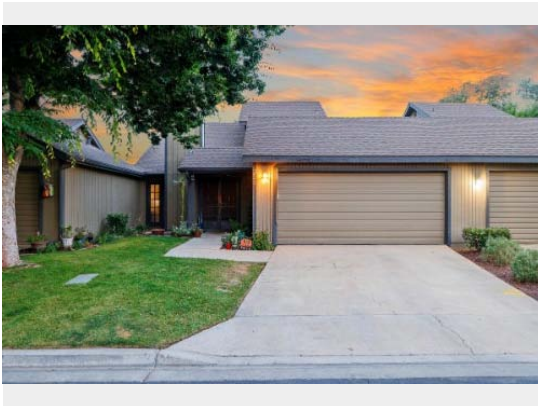
Sales Photos

S1 1121 S Pickham Street
Visalia, CA 93292



Other

S2 2552 E Tulare Avenue
Visalia, CA 93292



Other

S3 2442 E Tulare Avenue
Visalia, CA 93292



Other

ClearMaps Addendum

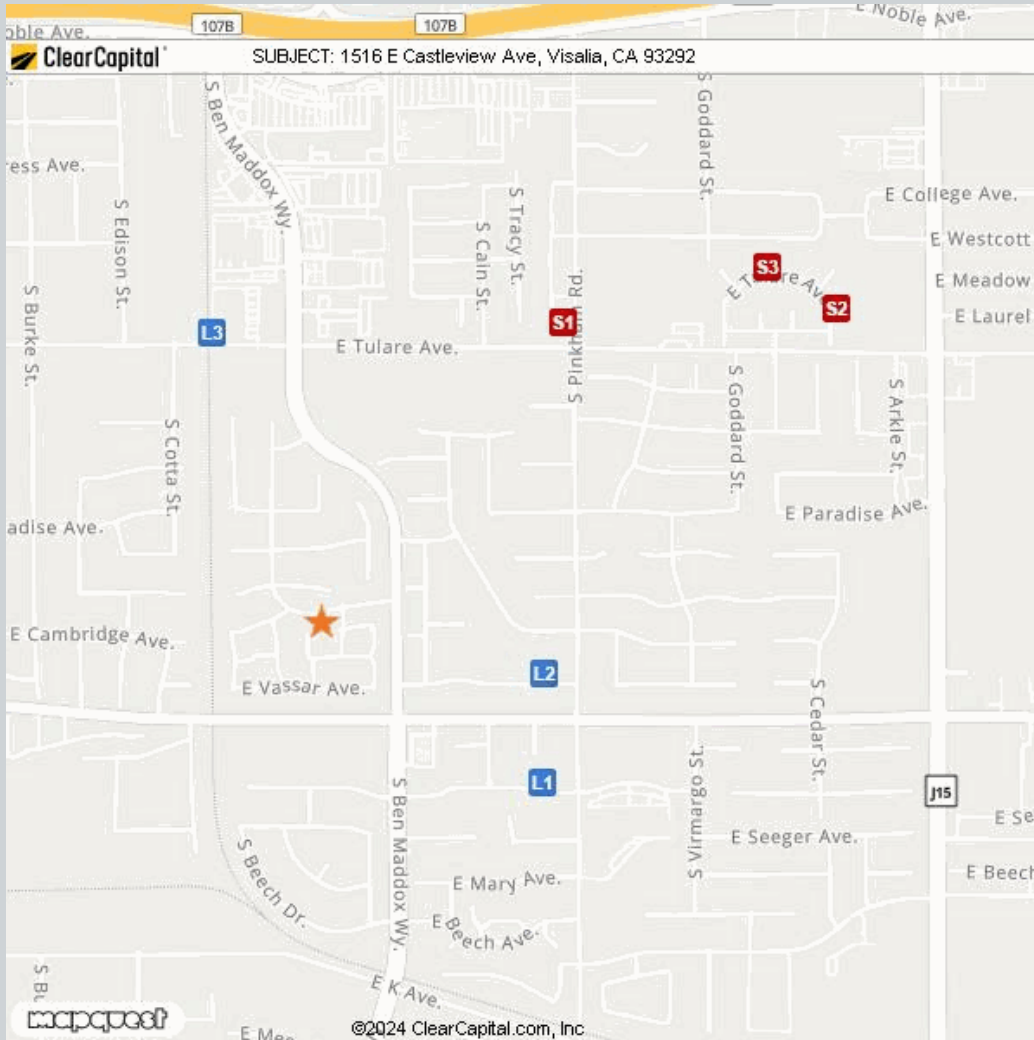
Address ★ 1516 E Castleview Avenue, Visalia, CALIFORNIA 93292

Loan Number 56955

Suggested List \$334,900

Suggested Repaired \$334,900

Sale \$330,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1516 E Castleview Avenue, Visalia, California 93292	--	Parcel Match
L1	2012 E Laura Avenue, Visalia, CA 93292	0.38 Miles ¹	Parcel Match
L2	2006 E Vassar Drive, Visalia, CA 93292	0.32 Miles ¹	Parcel Match
L3	1308 E Tulare Avenue, Visalia, CA 93292	0.43 Miles ¹	Street Centerline Match
S1	1121 S Pickham Street, Visalia, CA 93292	0.53 Miles ¹	Parcel Match
S2	2552 E Tulare Avenue, Visalia, CA 93292	0.83 Miles ¹	Parcel Match
S3	2442 E Tulare Avenue, Visalia, CA 93292	0.79 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	Richard Bird	Company/Brokerage	Modern Broker, Inc.
License No	01779518	Address	1126 N. Bollinger Ct Visalia CA 93291
License Expiration	09/28/2026	License State	CA
Phone	5596350200	Email	r.bird@comcast.net
Broker Distance to Subject	3.94 miles	Date Signed	03/17/2024

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.