

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>	1596 Tollhouse Lane, Clovis, CA 93611	<b>Order ID</b>	9243106	<b>Property ID</b>	35247573
<b>Inspection Date</b>	03/29/2024	<b>Date of Report</b>	03/29/2024		
<b>Loan Number</b>	57082	<b>APN</b>	491-250-33		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Fresno		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	3.28_BPO	<b>Tracking ID 1</b>	3.28_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	Ko Suzanne Elizabeth	Tile roof, stucco/wood exterior, HOA fees estimated. Per Old MLS records subject was remodeled in 2021 MLS attached, assumed average condition. Gated community Tollhouse Village
<b>R. E. Taxes</b>	\$4,137	
<b>Assessed Value</b>	\$350,000	
<b>Zoning Classification</b>	Unknown	
<b>Property Type</b>	Condo	
<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>	na na	
<b>Association Fees</b>	\$375 / Month (Pool,Landscaping,Other: Gated community)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	Subject is near basin, parks, businesses, down town Clovis area; does not affect the subject's value or marketability. The 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), no pending, and 7 sold comps in the last 6 months, in the last year there are 14 home(s) that sold. There is no short sale and no foreclosure in area. There are no search parameters used in search.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$345,000 High: \$362,900	
<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>	1596 Tollhouse Lane	147 Pilgrim Ln W	388 Greco Ln N	1456 Plymouth Rock Way
<b>City, State</b>	Clovis, CA	Clovis, CA	Clovis, CA	Clovis, CA
<b>Zip Code</b>	93611	93612	93611	93612
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.76 <sup>1</sup>	0.83 <sup>1</sup>	1.79 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	\$	\$349,900	\$325,000	\$310,000
<b>List Price \$</b>	--	\$330,000	\$325,000	\$310,000
<b>Original List Date</b>		09/29/2023	03/09/2024	03/22/2024
<b>DOM · Cumulative DOM</b>	-- · --	149 · 182	13 · 20	6 · 7
<b>Age (# of years)</b>	39	40	16	43
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	1	1	1
<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 unknown	2 Stories unknown	2 Stories unknown	1 Story unknown
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,533	1,464	1,140	1,066
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 3	2 · 2	2 · 2
<b>Total Room #</b>	6	7	5	5
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	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>	--	--	--	--
<b>Lot Size</b>	.05 acres	0.04 acres	0.03 acres	0.04 acres
<b>Other</b>	--	na	na	na

\* Listing 1 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** Rare Cape Cod Condo in CUSD with 3 bedrooms and 3 baths. Floorplan is open and airy in living room with fireplace one bedroom downstairs and one bath. Bedroom slider opens to lovely private patio area. Kitchen has upgraded cabinets counter tops & appliances plus a pantry also a breakfast bar open to eating area and inside laundry. Upstairs are two spacious bedrooms with private bathrooms and extra storage on landing. Dual pane windows w/wood shutters a ceiling fan in master bedroom. The complex is well maintained and located near school shopping and a park. Bed and bath count is different than tax records buyer to verify if important.
- Listing 2** Discover this inviting 2-bedroom 2-bathroom condominium nestled within the esteemed Clovis Unified School District. The seamlessly integrated open-concept kitchen and living area offer a spacious layout perfect for entertaining or quiet evenings at home. Each bedroom features its own attached bathroom enhancing daily convenience. Benefit from a 1-car garage alongside an extra assigned parking space. Indulge in community amenities such as a refreshing pool a well-equipped gym and a charming BBQ area ideal for hosting gatherings. With top-rated schools in close proximity this condo epitomizes the harmonious blend of comfort and practicality. Your ideal living space awaits your exploration
- Listing 3** This charming 2 bedroom and 1.75 bath condo was remodeled in recent years and is ready for its new owner With vaulted ceilings and bright natural light you will enjoy the open kitchen with updated appliances and relax comfortably by the fireplace in the large living room. The private back patio just off the master bedroom affords a great retreat after a long day. Located conveniently near Rotary Park and Old Town Clovis within Clovis Unified School District this home offers far more than you could imagine Schedule your showing today before this property is off the market

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	1596 Tollhouse Lane	1638 Tollhouse Ln	1722 Tollhouse Ln	1671 Tollhouse Ln
<b>City, State</b>	Clovis, CA	Clovis, CA	Clovis, CA	Clovis, CA
<b>Zip Code</b>	93611	93611	93611	93611
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.04 <sup>1</sup>	0.09 <sup>1</sup>	0.09 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	--	\$400,000	\$359,000	\$379,900
<b>List Price \$</b>	--	\$370,000	\$359,000	\$359,900
<b>Sale Price \$</b>	--	\$345,000	\$350,000	\$362,900
<b>Type of Financing</b>	--	Fha	Conv	Cash
<b>Date of Sale</b>	--	12/07/2023	12/08/2023	03/26/2024
<b>DOM · Cumulative DOM</b>	-- · --	147 · 215	8 · 36	25 · 81
<b>Age (# of years)</b>	39	39	39	39
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	1	1	1
<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 unknown	1 Story unknown	1 Story unknown	1 Story unknown
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,533	1,533	1,445	1,533
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	2 · 2
<b>Total Room #</b>	6	6	6	5
<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>	--	--	--	--
<b>Lot Size</b>	.05 acres	0.05 acres	0.05 acres	0.05 acres
<b>Other</b>	--	na	na	na
<b>Net Adjustment</b>	--	\$0	+\$3,900	+\$2,500
<b>Adjusted Price</b>	--	\$345,000	\$353,900	\$365,400

\* 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** Welcome to your dream home This beautifully maintained single-story property situated in the highly sought-after Tollhouse Village II is sure to impress. Experience the convenience of being just minutes away from Old Town Clovis an area steeped in history and character boasting an array of local shops and restaurants. With easy access to major highways you can easily commute to work or explore all that the surrounding areas have to offer. As you step inside you'll be greeted by a stunning interior with brand new kitchen appliances and new carpet providing a modern and welcoming atmosphere. The spacious family room is perfect for cozy evenings by the fireplace while the breakfast bar and kitchen nook offer ample space for mealtime gatherings and entertaining guests. The large living room and dining room combination make entertaining so much fun. Enjoy the convenience of an inside laundry and a 2-car garage providing plenty of storage space for all your needs. Step outside to your own private backyard oasis perfect for outdoor relaxation and entertainment. With three bedrooms and two full baths this property offers plenty of space for you and your family to enjoy. Don't miss out on this incredible opportunity to make this wonderful home yours No adjustments subject is similar to sold 1
- Sold 2** Beautiful well-maintained 3 bedroom 2 bathroom PUD in the highly desirable gated community of Tollhouse Village II just North of Clovis High. Upon arrival you are greeted by a cozy patio area perfect for enjoying a morning cup of coffee. Once inside enjoy a very spacious living room area that opens to the kitchen and dining room. Just off the dining room is a laundry room with access to the 2-car garage. Each bedroom is equipped with ceiling fans and ample closet space including the primary bedroom with a private bathroom 2 closets and private access to backyard. The backyard is perfect for relaxing or entertaining with large patio space and grassy area with raised garden beds. HOA includes gate security community pool and much more. Located a short drive to Old Town Clovis restaurants shops and Clovis schools. See this wonderful family home for yourself today. Added (+)\$3900
- Sold 3** Welcome to 1671 Tollhouse Ln this well maintained PUD is located in the desirable Tollhouse Village II complex. Located near Old Town Clovis this property is close to everything including freeway access. This unit was updated and features 2 bedrooms living room was expanded and is open to the kitchen. There is a a combo dining area and second living space. This unit feels spacious and flows great. Ceiling fans in both living areas canned lighting plantation blinds and skylights. Main bedroom has slider to the back yard/patio. Backyard is great with a covered patio for entraining and wonderful yard. Deducted (-)\$2500 seller concessions, Added (+)\$5k bed

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				In the last 12 months subjects has not 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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$355,000	\$355,000
<b>Sales Price</b>	\$355,000	\$355,000
<b>30 Day Price</b>	\$345,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Search parameters used for comps, Fresno MLS, sold 10/1/23 or sooner, no short sales or foreclosures, condo, no story, GLA 1000-2000, 1965-2000 year built, comp proximity is important, within ¼ mile radius there is 3 comps, within ½ mile radius there is no comps, within 1 mile radius there is 1 comp, extended radius up two miles due to shortage of comps. Subject GLA is superior than all list comps and this form does not allow for adjustments and due to shortage of comps they are used. All comps are available thru the Fresno 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.</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



Side



Street



Other



## Listing Photos

**L1** 147 Pilgrim Ln W  
Clovis, CA 93612



Front

**L2** 388 Greco Ln N  
Clovis, CA 93611



Front

**L3** 1456 Plymouth Rock Way  
Clovis, CA 93612



Front

## Sales Photos

**S1** 1638 Tollhouse Ln  
Clovis, CA 93611



Front

**S2** 1722 Tollhouse Ln  
Clovis, CA 93611



Front

**S3** 1671 Tollhouse Ln  
Clovis, CA 93611



Front

### ClearMaps Addendum

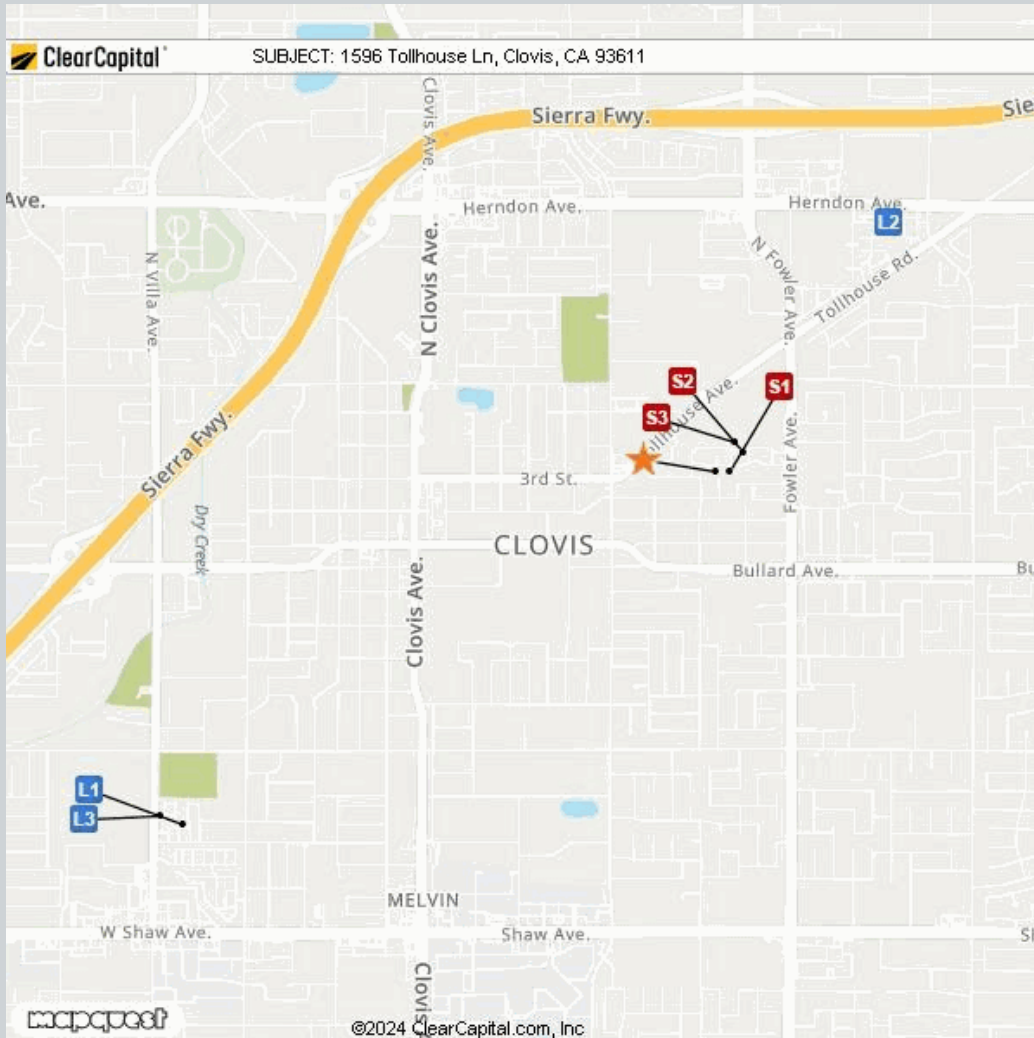
**Address** ★ 1596 Tollhouse Lane, Clovis, CA 93611

**Loan Number** 57082

**Suggested List** \$355,000

**Suggested Repaired** \$355,000

**Sale** \$355,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1596 Tollhouse Lane, Clovis, CA 93611	--	Parcel Match
L1 Listing 1	147 Pilgrim Ln W, Clovis, CA 93612	1.76 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	388 Greco Ln N, Clovis, CA 93611	0.83 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1456 Plymouth Rock Way, Clovis, CA 93612	1.79 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1638 Tollhouse Ln, Clovis, CA 93611	0.04 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1722 Tollhouse Ln, Clovis, CA 93611	0.09 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1671 Tollhouse Ln, Clovis, CA 93611	0.09 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.

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

<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>	6.82 miles	<b>Date Signed</b>	03/29/2024

*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.**