

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	1732 N Avignon Lane, Clovis, CA 93619	Order ID	9243106	Property ID	35247575
Inspection Date	03/29/2024	Date of Report	03/29/2024		
Loan Number	57084	APN	560-132-11		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Fresno		

Tracking IDs					
Order Tracking ID	3.28_BPO	Tracking ID 1	3.28_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Jimenez Megan	Condition Comments
R. E. Taxes	\$3,322	Two story, stucco exterior, composition roof, Gated community The European Village
Assessed Value	\$267,385	
Zoning Classification	R2	
Property Type	PUD	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	na na	
Association Fees	\$73 / Month (Other: Gated community)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments
Local Economy	Stable	Subject is near schools, businesses; 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 no active(s), 1 pending, and 6 sold comps in the last 6 months, in the last year there are 16 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: \$395,000 High: \$419,000	
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	1732 N Avignon Lane	2054 Inverness Lane Lot 15 Ln N	450 Mahogany Ln W	470 Mahogany Ln W
City, State	Clovis, CA	Clovis, CA	Clovis, CA	Clovis, CA
Zip Code	93619	93619	93611	93611
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.70 ¹	1.56 ¹	1.57 ¹
Property Type	PUD	PUD	PUD	PUD
Original List Price \$	\$	\$397,000	\$409,900	\$409,900
List Price \$	--	\$397,000	\$409,900	\$409,900
Original List Date		02/06/2023	03/06/2024	03/15/2024
DOM · Cumulative DOM	-- · --	74 · 417	5 · 23	14 · 14
Age (# of years)	21	0	2	2
Condition	Average	Excellent	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 Unknown	2 Stories Unknown	2 Stories Unknown	2 Stories Unknown
# Units	1	1	1	1
Living Sq. Feet	1,601	1,227	1,383	1,383
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2	2 · 2
Total Room #	7	7	6	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	.08 acres	0.05 acres	0.03 acres	0.03 acres
Other	--	na	na	na

* 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** Are you looking for a turn-key brand new Never been lived in Home low maintenance home and also built by a quality local builder This is your opportunity to own one of a kind Wilson Home at Heritage Grove Community pool and front yard maintenance is a plus. Steps away from the pool walking trails and parks. White cabinets White quartz washer dryer and fridge. Dont miss your chance to own a new Wilson home
- Listing 2** Immaculate 3 bedroom 2 bathroom luxury townhome in the lovely gated community of Veneto Park. Conveniently located near a wide variety of shopping and dining. The main floor features the primary bedroom laundry room and access to the attached garage. The upper floor is open concept with stunning natural light a high-end kitchen with a gas stove and a large breakfast bar island as well as two additional bedrooms and a full bathroom. The serene balcony faces a quiet open field a perfect place to enjoy a morning cup of coffee.
- Listing 3** Introducing this charming 2-bedroom 2 bathroom Lennar townhome located on a corner lot in Veneto Park in a serene and gated community. It was built in 2022 and has leased solar at only 91 a month. This beautiful home boasts modern comforts and conveniences including an attached 2-car garage that is EV charger ready. Bedroom 1 is on the lower level with a private bath that is ADA compliant. Moving up to the upper level youll discover an open layout featuring the dining room kitchen and living room. Large picturesque sliding glass doors lead you to the balcony thats perfect for a relaxing outdoor space. The kitchen is equipped with stainless steel gas appliances a breakfast bar and beautiful cabinets for ample storage. The layout is convenient for roommate style living as well since the bedrooms are on separate levels and each have a full private bathroom. Indulge in the community pool and take advantage of the nearby shopping centers and restaurants while being located in award winning Clovis Unified School District. Dont miss the opportunity to call this contemporary townhome yours Make it your home sweet home and experience the epitome of comfortable and stylish living.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1732 N Avignon Lane	26 Siena Ln W	11 Barcelona Ln W	1648 Avignon Ln N
City, State	Clovis, CA	Clovis, CA	Clovis, CA	Clovis, CA
Zip Code	93619	93619	93619	93619
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	0.16 ¹	0.10 ¹
Property Type	PUD	PUD	PUD	PUD
Original List Price \$	--	\$415,000	\$399,000	\$419,000
List Price \$	--	\$405,000	\$399,000	\$419,000
Sale Price \$	--	\$405,000	\$395,000	\$405,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	10/16/2023	10/16/2023	02/02/2024
DOM · Cumulative DOM	-- · --	24 · 81	2 · 46	56 · 80
Age (# of years)	21	21	21	21
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 Unknown	2 Stories Unknown	1 Story Unknown	2 Stories Unknown
# Units	1	1	1	1
Living Sq. Feet	1,601	1,546	1,271	1,503
Bdrm · Bths · ½ Bths	3 · 2 · 1	2 · 2 · 1	2 · 2	3 · 2 · 1
Total Room #	7	6	5	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.08 acres	0.07 acres	0.07 acres	0.08 acres
Other	--	na	na	na
Net Adjustment	--	+\$2,750	+\$24,000	+\$4,900
Adjusted Price	--	\$407,750	\$419,000	\$409,900

* Sold 1 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** Welcome to European Village a quiet gated community located in North Clovis near the top-rated Buchanan Educational Complex. With a premiere oversized lot you can enjoy features such as an entry gate for each side yard and the privacy of a mature shaded yard with beautiful trellised vines. Included is a durable 10x10 Sunbrella shaded cabana to relax under in the summer evenings. Opening the front door you will immediately notice the soaring ceilings and open-concept layout. Energy-efficient dual pane windows allow for plenty of natural lighting while keeping the summer heat out. The additional upgrades include ceiling fans in every bedroom a stunning wrought iron chandelier in the dining area stainless steel appliances in the kitchen and upgraded cherry cabinets throughout the home. When the weather gets chilly you can cozy up to a top-of-the-line gas fireplace insert made even more convenient by having a remote-control flame. Just imagine hanging holiday stockings from the custom mantle. The Owners suite is located on the lower level with the laundry room smartly situated next door. Head upstairs to find a large loft that can be used as a third bedroom play area or home office. The upstairs rooms are both connected by a full bath. This home has been well cared for and is ready for your personal touch call to schedule your private showing today. Deducted (-)\$5k seller concessions Added (+)\$2750 sf, \$5k bed
- Sold 2** Incredible Wathen-Castanos European Village home ready to move in. Great floor plan featuring 2 bedrooms and 2 bathrooms. Udated kitchen with granite counters and high end stainless steel appliances. Large great room perfect for cozy movie nights or family and friend gatherings. Large master bedroom with its own private bathroom and big walk-in closet. Bonus room that can be used as a play room office dining....you decide Great back yard with large patio and grass area. Gated community with security guard and directly across from the Buchanan Educational Center. This will not last long Call for a preview today. Added (+)\$16500 sf, \$7500 bed, bath
- Sold 3** Location Location Location Dont miss this 3 bedroom 2.5 bathroom Wathen-Castanos home located in the desirable European Village. This is your opportunity to own a home within a gated community that is a short walk to Award Winning Clovis Unified Schools. At over 1500 sq ft of living space youll have plenty of room to entertain. This beautiful home includes many must have features such as central a/c and heat dual pane windows 2 car garage and a spacious backyard. This home will not last Call your realtor to schedule a private showing today Added (+)\$4900 sf

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Subject was listed and cancelled			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months		1					
# 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
10/03/2023	\$430,000	--	--	Cancelled	10/05/2023	\$430,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$412,000	\$412,000
Sales Price	\$412,000	\$412,000
30 Day Price	\$407,750	--
Comments Regarding Pricing Strategy		
<p>Search parameters used for comps, Fresno MLS, sold 10/1/23 or sooner, no short sales or foreclosures, PUD, no story, GLA 1200-2000, 1983-2020 year built, comp proximity is important, within ¼ mile radius there is 3 comps, within ½ mile radius there is 3 comps, within 1 mile radius there is 1 comp, extended radius up two miles due to shortage of comps, there is no new comps, removed age and GLA due to shortage of comps. List 1 is superior in condition and new construction it is used due to shortage of PUDS. Subject GLA is superior than all comps and due to shortage of comps available were used. The form only allows sold comps to be adjusted. 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. Suggested list price and sales price is superior than sold comps that sold due to GLA being inferior, all sold comps are adjusted and commented on.</p>		

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



Side



Street



Other

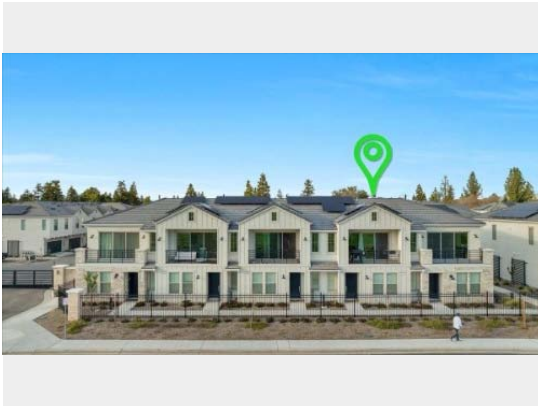
Listing Photos

L1 2054 Inverness Lane Lot 15 Ln N
Clovis, CA 93619



Front

L2 450 Mahogany Ln W
Clovis, CA 93611



Front

L3 470 Mahogany Ln W
Clovis, CA 93611



Front

Sales Photos

S1 26 Siena Ln W
Clovis, CA 93619



Front

S2 11 Barcelona Ln W
Clovis, CA 93619



Front

S3 1648 Avignon Ln N
Clovis, CA 93619



Front

ClearMaps Addendum

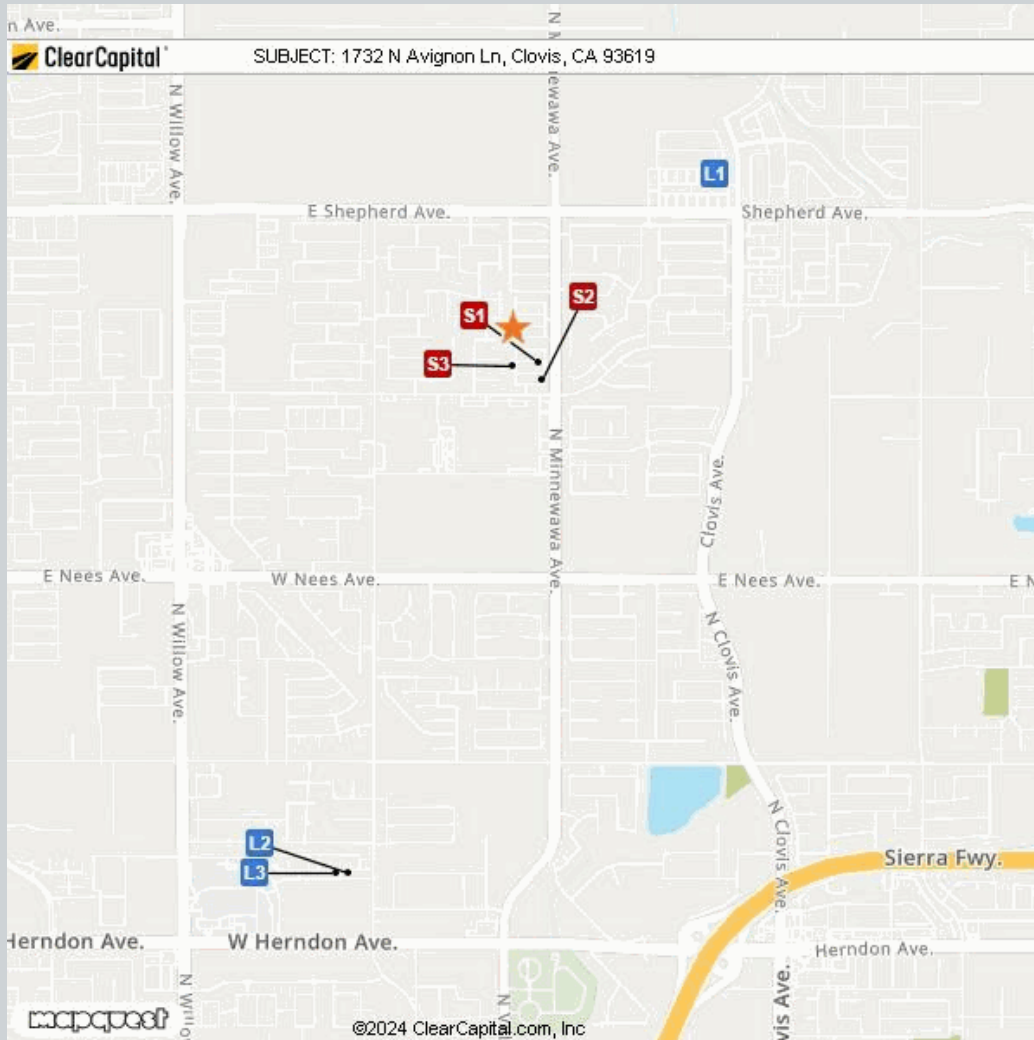
Address ★ 1732 N Avignon Lane, Clovis, CA 93619

Loan Number 57084

Suggested List \$412,000

Suggested Repaired \$412,000

Sale \$412,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1732 N Avignon Lane, Clovis, CA 93619	--	Parcel Match
L1 Listing 1	2054 Inverness Lane Lot 15 Ln N, Clovis, CA 93619	0.70 Miles ¹	Parcel Match
L2 Listing 2	450 Mahogany Ln W, Clovis, CA 93611	1.56 Miles ¹	Parcel Match
L3 Listing 3	470 Mahogany Ln W, Clovis, CA 93611	1.57 Miles ¹	Parcel Match
S1 Sold 1	26 Siena Ln W, Clovis, CA 93619	0.12 Miles ¹	Parcel Match
S2 Sold 2	11 Barcelona Ln W, Clovis, CA 93619	0.16 Miles ¹	Parcel Match
S3 Sold 3	1648 Avignon Ln N, Clovis, CA 93619	0.10 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	5.67 miles	Date Signed	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.