

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	6559 N Vernal Ave, Fresno, CA 93722	Order ID	9258734	Property ID	35273726
Inspection Date	04/06/2024	Date of Report	04/07/2024		
Loan Number	57172	APN	50730101S		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Fresno		

Tracking IDs					
Order Tracking ID	4.5_BPO	Tracking ID 1	4.5_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	MICHAEL PRZYBYLA	Condition Comments	
R. E. Taxes	\$2,520	Home and landscaping seem to have been maintained well as noted from doing an exterior drive by inspection. Subject has good functional utility and conforms well within the neighborhood.	
Assessed Value	\$190,544		
Zoning Classification	Residential 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	Urban	Neighborhood Comments	
Local Economy	Slow	Home is within an area that is centrally located and where homeowners enjoy easy access to local conveniences, shopping, schools, parks and other places of interest.	
Sales Prices in this Neighborhood	Low: \$358000 High: \$774000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	6559 N Vernal Ave	6586 N Brunswick Ave	3542 W Escalon Ave	3734 W Stuart Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93722	93722	93711	93711
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.21 ¹	0.57 ¹	0.49 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$439,950	\$440,000	\$470,495
List Price \$	--	\$439,950	\$415,000	\$470,495
Original List Date		03/08/2024	03/12/2024	04/04/2024
DOM · Cumulative DOM	-- · --	28 · 30	26 · 26	3 · 3
Age (# of years)	35	35	31	30
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 Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,974	1,933	1,799	1,864
Bdrm · Bths · ½ Bths	4 · 3	3 · 2	3 · 2	4 · 2 · 1
Total Room #	9	7	7	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 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	Pool - Yes
Lot Size	0.14 acres	0.17 acres	0.16 acres	0.16 acres
Other	None	None	None	None

* 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** 3-bedroom, 2-bathroom home that's comfortable and conveniently located. This corner lot gem offers a practical living solution with some delightful updates, including freshly cleaned and sealed aggregate flooring that will endure the test of time and family foot traffic. The freshly painted exterior trim adds a touch of neatness to the home's curb appeal. As a standout feature, this property boasts an owned solar system providing notable energy savings, melding practicality with an environmentally conscious lifestyle. Inside, the living spaces are inviting, presenting an uncomplicated layout that caters to daily life and intimate gatherings.
- Listing 2** Charming 3/2 in the highly desirable Fig Garden Area with a swimming pool, stamped concrete and leased solar panels (\$258/mo) that have been covering their PGE electric bill. Very nice floor plan on a good sized lot and the location is near shopping, restaurants and schools but tucked away to provide a comfortable neighborhood feel. The home has vaulted ceilings and a seamless flow to the dining area.
- Listing 3** neighborhood in NW Fresno. You'll find this home warm and inviting. With a spacious living room, exceedingly functional kitchen, and large bedrooms and shutters throughout. With a nice sized backyard, easily cared for. You'll enjoy cool evenings, lounging in the yard or entertaining by the pool. Feel at home relaxing with the family or hosting dinner parties. Whatever your leisure, you'll be happy to call this house your home

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	6559 N Vernal Ave	6471 N Leslie Ln	6418 N Alison Ln	4121 W Wathen Ave
City, State	Fresno, CA	Fresno, CA	Fresno, CA	Fresno, CA
Zip Code	93722	93711	93711	93722
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.27 ¹	0.11 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$439,900	\$429,950	\$389,000
List Price \$	--	\$439,900	\$429,950	\$389,000
Sale Price \$	--	\$435,000	\$430,000	\$399,800
Type of Financing	--	Conventional	Cash	Cash
Date of Sale	--	10/17/2023	11/09/2023	12/22/2023
DOM · Cumulative DOM	-- · --	18 · 49	3 · 15	5 · 20
Age (# of years)	35	24	26	36
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 Contemporary	2 Stories Contemporary	2 Stories Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,974	1,872	1,872	1,696
Bdrm · Bths · ½ Bths	4 · 3	3 · 2 · 1	3 · 2 · 1	3 · 2
Total Room #	9	8	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	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	0.14 acres	0.15 acres	0.11 acres	0.18 acres
Other	None	None	None	None
Net Adjustment	--	+\$1,210	+\$2,010	+\$15,690
Adjusted Price	--	\$436,210	\$432,010	\$415,490

* 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** Adjustments made for sq footage (\$5610), and age (\$-4400), if needed. Upon arrival you're greeted by the curb appeal and manicured landscaping. As you enter you have the large great room that opens to the formal dining area with soaring ceilings, plenty of windows allowing an abundance of natural light and tile-wood flooring flows in all traffic areas. The well appointed kitchen showcases granite counters, SS appliances, stylish backsplash, breakfast bar and an eating nook. Down the hall you have a half bath, indoor laundry with cabinetry and sink area. The primary bedroom is located downstairs which offers an en-suite and large walk in closet. Upstairs you have 2 spacious bedrooms, loft area which can serve as an office space and bathroom which has double vanities. The private backyard has an extended covered patio, perfect for friends and family to gather. Tile roof and a 2 car attached garage add to what this home has to offer.
- Sold 2** Adjustments made for sq footage (\$5610), and age (\$-3600), if needed. home cared for by its original owner. The home will greet you with manicured and low-maintenance landscaping and an extended driveway perfect for larger vehicles and guest parking. As you enter, you'll notice the large great room that opens to the formal dining area. High ceilings with floor to ceiling windows offer an abundance of natural light and updated tile-wood flooring flows in all traffic areas. The well-appointed kitchen includes subway tile backsplash, gas stove, appliances, breakfast bar and an eating nook. Down the hall you have a half bath, laundry with granite countertops, upper cabinetry and a sink area. Also downstairs, you'll find a private master en-suite with a large walk-in closet. Upstairs includes 2 extra bedrooms, one of which offering a spacious walk-in closet, a loft/office area, and a double vanity bathroom. The private backyard boasts an extended covered patio and entry to an additional office/utility room
- Sold 3** Adjustments made for sq footage (\$15290), and age (\$400), if needed. 3-bed, 2-bath residence is the epitome of comfort and style, offering an ideal blend of functionality and sophistication. Nestled on a spacious corner lot, this property is designed to meet the needs of both first-time homebuyers and savvy investors seeking a smart rental opportunity. As you step inside, be greeted by the inviting formal living space and boasting vaulted ceilings that lend an airy and open feel. The large windows throughout flood the space with natural light, creating a warm and welcoming atmosphere. The heart of the home is the kitchen with eat in area open to the family room, perfect for casual meals or entertaining. Imagine cozy evenings spent in the family room, gathered around the fireplace, creating lasting memories. Ideal for first-time buyers seeking a comfortable haven, or investors looking for a lucrative rental property, this residence checks all the boxes. The thoughtful layout ensures privacy, with three bedrooms providing ample space for all the family, including a cozy fireplace in the master bedroom. Step outside to discover an enclosed back patio, perfect for al fresco dining or simply unwinding in the fresh air. The property comes complete with a convenient shed for extra storage and mature landscaping that adds a touch of natural beauty.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			none noted at time of inspection				
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	\$432,000	\$432,000
Sales Price	\$422,000	\$422,000
30 Day Price	\$412,000	--
Comments Regarding Pricing Strategy		
I looked at the Sold comps as well as the assessed value of the subject property to help determine the Suggested List Price.		

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



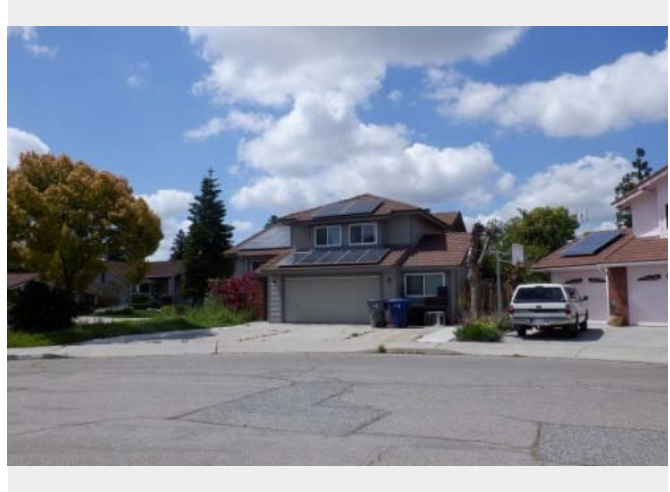
Front



Front



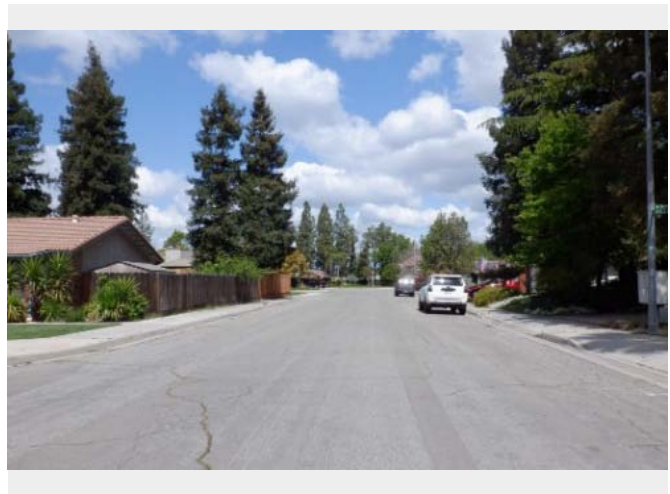
Address Verification



Side

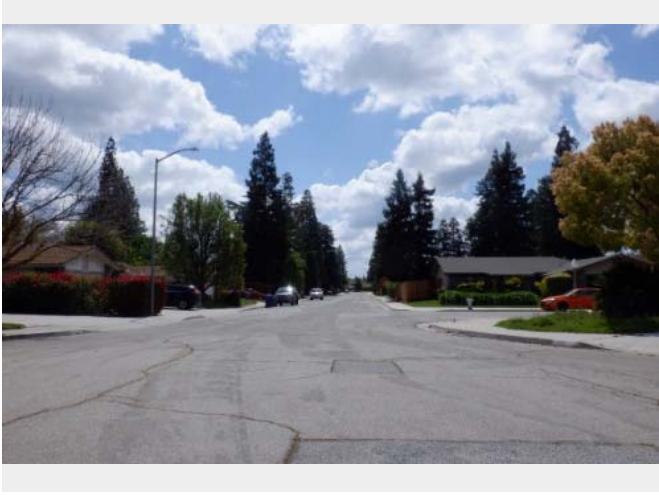


Side



Street

Subject Photos



Street

Listing Photos

L1 6586 N Brunswick Ave
Fresno, CA 93722



Front

L2 3542 W Escalon Ave
Fresno, CA 93711



Front

L3 3734 W Stuart Ave
Fresno, CA 93711



Front

Sales Photos

S1 6471 N Leslie Ln
Fresno, CA 93711



Front

S2 6418 N Alison Ln
Fresno, CA 93711



Front

S3 4121 W Wathen Ave
Fresno, CA 93722



Front

ClearMaps Addendum

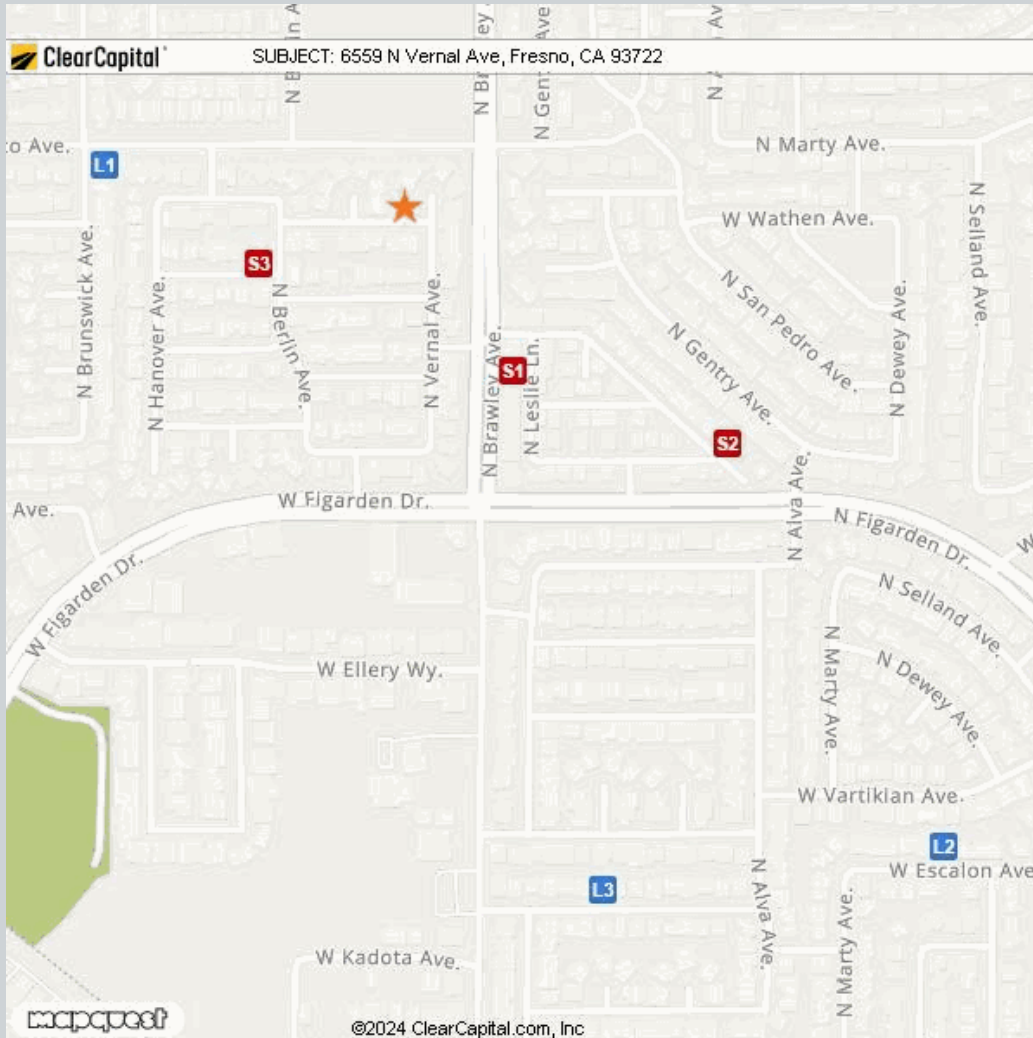
Address ★ 6559 N Vernal Ave, Fresno, CA 93722

Loan Number 57172

Suggested List \$432,000

Suggested Repaired \$432,000

Sale \$422,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6559 N Vernal Ave, Fresno, CA 93722	--	Parcel Match
L1 Listing 1	6586 N Brunswick Ave, Fresno, CA 93722	0.21 Miles ¹	Parcel Match
L2 Listing 2	3542 W Escalon Ave, Fresno, CA 93711	0.57 Miles ¹	Parcel Match
L3 Listing 3	3734 W Stuart Ave, Fresno, CA 93711	0.49 Miles ¹	Parcel Match
S1 Sold 1	6471 N Leslie Ln, Fresno, CA 93711	0.14 Miles ¹	Parcel Match
S2 Sold 2	6418 N Alison Ln, Fresno, CA 93711	0.27 Miles ¹	Parcel Match
S3 Sold 3	4121 W Wathen Ave, Fresno, CA 93722	0.11 Miles ¹	Street Centerline 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	Susan Tonai	Company/Brokerage	London Properties
License No	01207349	Address	6442 N Maroa Fresno CA 93612
License Expiration	03/18/2028	License State	CA
Phone	5592892895	Email	reoagent4u@gmail.com
Broker Distance to Subject	3.58 miles	Date Signed	04/07/2024

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.