

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	3051 Redington Avenue, Clovis, CA 93619	Order ID	9300491	Property ID	35339749
Inspection Date	04/25/2024	Date of Report	04/26/2024		
Loan Number	57340	APN	555-310-13		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Fresno		

Tracking IDs

Order Tracking ID	4.24_BPO	Tracking ID 1	4.24_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Davenport Christopher L Regine M	Condition Comments	
R. E. Taxes	\$4,162		Two story, stucco exterior, composition roof, two car garage.
Assessed Value	\$292,032		
Zoning Classification	R1		
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	Suburban	Neighborhood Comments	
Local Economy	Stable		Subject is near businesses, schools, parks; this does not affect the subject's value or marketability. 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), 2 pending, and 3 sold comps in the last 6 months, in the last year there are 10 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: \$415,000 High: \$465,000		
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	3051 Redington Avenue	7343 Ramona Way E	7445 Redlands Ave E	3188 Wrenwood Ave
City, State	Clovis, CA	Fresno, CA	Fresno, CA	Clovis, CA
Zip Code	93619	93737	93737	93619
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.80 ¹	0.93 ¹	1.62 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$435,000	\$449,500	\$510,000
List Price \$	--	\$435,000	\$449,500	\$510,000
Original List Date		03/29/2024	03/29/2024	04/24/2024
DOM · Cumulative DOM	-- · --	9 · 28	25 · 28	2 · 2
Age (# of years)	13	12	17	11
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 contemp	2 Stories contemp	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,888	1,692	1,881	1,870
Bdrm · Bths · ½ Bths	4 · 3	3 · 2 · 1	4 · 2	3 · 2
Total Room #	8	7	7	6
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	.07 acres	0.08 acres	0.14 acres	.10 acres
Other	na	leased solar	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** Fall in love with this 3 bedroom 2.5 bathroom home located in the beautiful Park 5 neighborhood. You'll appreciate the Clovis schools the kids will enjoy the park across the street & with a corner lot setting its ideal for families. This open & airy floor plan features a beautiful primary bedroom & luxurious bathroom complete with a soaking tub & large walk-in closet. New carpet throughout & much of the home has been freshly painted. The landscaping is geared towards ease of maintenance & water conservation. Enjoy the neighborhood amenities such as barbecue pits & playgrounds that are included with NO HOA fees. Call your Realtor today to see all this wonderful home has to offer.
- Listing 2** Welcome to this lovely, well maintained four bedroom two bath home located in Clovis Unified School District. Upon entering you will be greeted by a spacious open concept floor plan and a wonderful kitchen that provides a sizable center island perfect for food prep and serving. The primary bedroom and bath are secluded from the remaining three bedrooms making this a peaceful oasis to relax in your large bathtub, including double sinks and a large walk-in closet. The backyard sports a covered patio and a detached shed. The back yard has so many possibilities. Truly a place to call home!
- Listing 3** Prime location to Clovis walking trails, next to the neighborhood park, and walking distance to Pasa Tiempo Park. This 3 bedroom, 2 bathroom home also has a bonus room and a mud room. Recently updated interior paint and landscaping makes this home feel like new. 2 bedrooms and 1 bathroom are located in the front portion of the home, there is a bonus room before you enter the open concept living, dining, kitchen space. The owner suite is separate from the other bedrooms and the laundry room is located next to the mudroom and 2 car garage. Schedule your showing today to live in this wonderful neighborhood!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3051 Redington Avenue	3289 Lahar Ln	3370 Carmelita Ave	3329 Monviso Ln
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.	--	0.29 ¹	0.49 ¹	0.32 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$444,999	\$480,000	\$425,000
List Price \$	--	\$434,999	\$469,000	\$419,900
Sale Price \$	--	\$434,999	\$465,000	\$415,000
Type of Financing	--	Fha	Fha	Cash
Date of Sale	--	03/28/2024	03/01/2024	03/19/2024
DOM · Cumulative DOM	-- · --	93 · 119	54 · 86	32 · 46
Age (# of years)	13	11	9	9
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 contemp	2 Stories contemp	2 Stories contemp	2 Stories contemp
# Units	1	1	1	1
Living Sq. Feet	1,888	1,751	1,833	1,753
Bdrm · Bths · ½ Bths	4 · 3	3 · 2	3 · 3	3 · 3
Total Room #	8	6	7	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	.07 acres	0.08 acres	0.1 acres	0.07 acres
Other	na	owned solar	na	owned solar
Net Adjustment	--	-\$3,580	+\$4,700	-\$10,100
Adjusted Price	--	\$431,419	\$469,700	\$404,900

* 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** Great opportunity to own this beautiful sought after McCaffrey home in Loma Vista community. This charming 3 bedroom 2.5 bathroom home has a den off of the kitchen for those who may need a home office a playroom for the little ones or a personal hobby room. The open layout allows for ease of entertaining. Youll find gorgeous granite countertops in the kitchen stained cabinets and large windows that allow for ample natural lighting. The attention to detail in this home will be sure to impress all your guests. The community pool is just a few short steps from your front door to give you easy access to enjoy the warm summer days while staying cool. Dont let this opportunity of owning this stunning well-maintained home pass you by. Did I forget to mention owned solar Call now to schedule your viewing appointment Deducted (-)\$1200 age, \$600 lot, \$20k solar added (+)\$8220 sf, \$10k bed/bath
- Sold 2** Welcome to the epitome of modern luxury living in the coveted Loma Vista area This exquisite residence boasts a stunning array of upgraded features making it the perfect fusion of style and functionality.Step into a world of sophistication with sleek black granite countertops that adorn the kitchen adding a touch of elegance to your culinary space. Enjoy the subtle interplay of light and shadow with blackout shades throughout offering a perfect balance of privacy and ambiance.The first floor welcomes you with a seamless flow of tile flooring creating a cohesive and contemporary aesthetic. This low-maintenance high-style flooring not only enhances the visual appeal but also ensures easy upkeep for a busy lifestyle.Designed with the art of entertaining in mind this home features an open floor plan that effortlessly connects living dining and kitchen areas. The result is a spacious and inviting atmosphere ideal for hosting gatherings of family and friends.Deducted (-)\$2400 age, \$1200 lot added (+)\$5k bed, \$3300 sf
- Sold 3** This well-maintained McCaffrey Home at The Heights at Loma Vista features 3 bedrooms 2.5 baths and owned solar. Need to work from home There is a den/office off the kitchen. The open layout features a large kitchen granite countertops a gas stove and an island for entertaining a washer and dryer are included. HOA covers the front landscaping community pool and parks. This homes location provides a view of the foothills and nearby walking trails and is within walking distance to Clovis East High School Reyburn Intermediate and Reagan Elementary. This move-in-ready home is waiting for you to make it your forever home. Deducted (-)\$800 seller concessions, \$2400 age, \$20k solar added (+)\$8100 sf, \$5k bed

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject has not in the last 12 months been on the market (listed), removed or sold in the per Fresno MLS.			
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	\$441,000	\$441,000
Sales Price	\$441,000	\$441,000
30 Day Price	\$431,419	--
Comments Regarding Pricing Strategy		
<p>Search parameters used for comps, Fresno MLS, sold 10/29/23 or sooner, no short sales or foreclosures, SFR, 2 story, 1588-2188, 2001-2021 year built, comp proximity is important, within ¼ mile radius of subject there is no comps, within ½ mile radius there is no active, no pending and 3 sold comps, due to shortage of list comps extended radius one mile there is 1 two story comp. All sold comps GLA are inferior than subject GLA, due to shortage of comps removed stories from search. I used Fresno MLS for subject information and comps. 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. Adjustments will only be applied to owner owned solar and not leased as leased solar will require buyer to assume the loan. Suggested list price, sales price and 30 days price are assumed that subject is in average condition.</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



Address Verification



Street

Listing Photos

L1 7343 Ramona Way E
Fresno, CA 93737



Front

L2 7445 Redlands Ave E
Fresno, CA 93737



Front

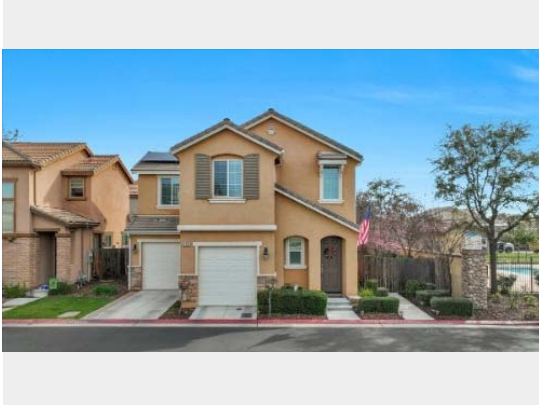
L3 3188 wrenwood ave
Clovis, CA 93619



Front

Sales Photos

S1 3289 Lahar Ln
Clovis, CA 93619



Front

S2 3370 Carmelita Ave
Clovis, CA 93619



Front

S3 3329 Monviso Ln
Clovis, CA 93619



Front

ClearMaps Addendum

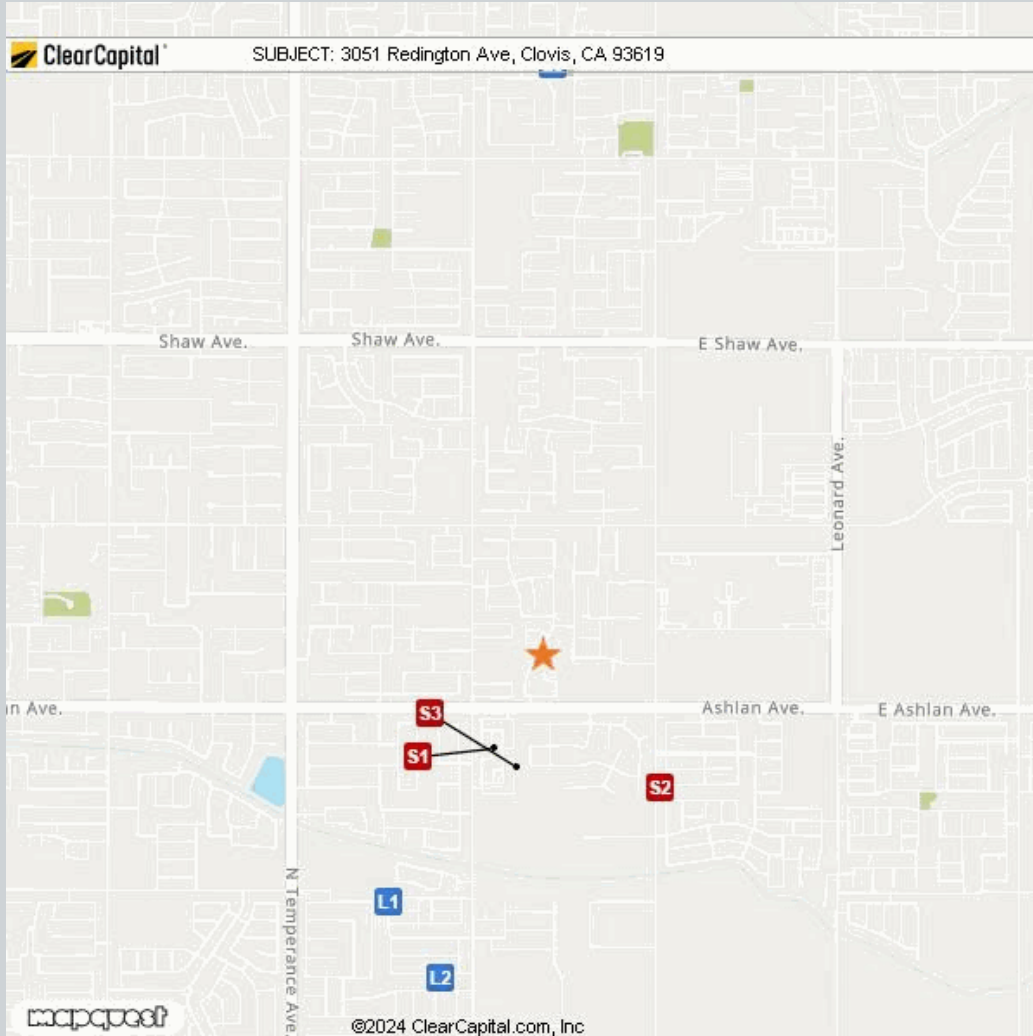
Address ★ 3051 Redington Avenue, Clovis, CA 93619

Loan Number 57340

Suggested List \$441,000

Suggested Repaired \$441,000

Sale \$441,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3051 Redington Avenue, Clovis, CA 93619	--	Parcel Match
L1 Listing 1	7343 Ramona Way E, Fresno, CA 93737	0.80 Miles ¹	Parcel Match
L2 Listing 2	7445 Redlands Ave E, Fresno, CA 93737	0.93 Miles ¹	Parcel Match
L3 Listing 3	3188 Wrenwood Ave, Clovis, CA 93619	1.62 Miles ¹	Parcel Match
S1 Sold 1	3289 Lahar Ln, Clovis, CA 93619	0.29 Miles ¹	Parcel Match
S2 Sold 2	3370 Carmelita Ave, Clovis, CA 93619	0.49 Miles ¹	Parcel Match
S3 Sold 3	3329 Monviso Ln, Clovis, CA 93619	0.32 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	9.05 miles	Date Signed	04/26/2024

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.