

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	1445 W Willow Street, Exeter, CA 93221	Order ID	9300491	Property ID	35339748
Inspection Date	04/27/2024	Date of Report	04/30/2024		
Loan Number	57341	APN	133141023000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Tulare		

Tracking IDs

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

General Conditions

Owner	DONALD F GRIM	Condition Comments The subject property has a average exterior appeal and the property has a good location.
R. E. Taxes	\$1,515	
Assessed Value	\$136,115	
Zoning Classification	Residential	
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 The neighborhood has a ranch exterior and the subjectis appropriate for the homes in the sphere of influence.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$190000 High: \$568750	
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	1445 W Willow Street	316 W Visalia Rd	1466 Willow St	256 S Filbert Rd
City, State	Exeter, CA	Exeter, CA	Exeter, CA	Exeter, CA
Zip Code	93221	93221	93221	93221
Datasource	Public Records	Public Records	Public Records	Public Records
Miles to Subj.	--	0.83 ¹	0.10 ¹	0.97 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$290,000	\$344,000	\$324,900
List Price \$	--	\$290,000	\$344,000	\$324,900
Original List Date		08/03/2023	04/11/2024	04/11/2024
DOM · Cumulative DOM	-- · --	269 · 271	17 · 19	17 · 19
Age (# of years)	38	82	28	41
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	1 Story Historical	1 Story ranch	1 Story ranch	2 Stories ranch
# Units	1	1	1	1
Living Sq. Feet	1,101	1,007	1,006	1,268
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	3 · 2	2 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 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	--	--	Pool - Yes	--
Lot Size	0.32 acres	0.13 acres	0.17 acres	0.17 acres
Other	--	--	--	--

* Listing 1 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** Welcome to your new haven! This delightful 2 bedroom, plus bonus space! 1 bathroom bungalow offers a cozy retreat in a convenient location. With its timeless design and modern comforts, this property is a rare gem with granite counter tops, updated flooring and a serene living space. The cozy interior of this home is full of character and charm that includes sitting porches and vintage details. Upgrades to the kitchen and bathroom provide all of your modern needs. The garage is the perfect opportunity to easily convert for an ADU option, including ally access. Maximize your living space or provide extra income. Come see this inviting residence. Tour the grounds and see all the opportunity at this Exeter address!
- Listing 2** Welcome to this charming residence in the Scroth Park neighborhood of Exeter, CA, boasting modern upgrades and comfortable living spaces. This home features 3 bedrooms and 2 bathrooms. The bathrooms and kitchen have granite countertops, contemporary sinks, and efficient toilets. Step into the inviting living room, where vaulted ceilings and a cozy fireplace create an open and warm atmosphere. The kitchen is a chef's delight, equipped with a new gas stove and elegant granite countertops. Outside, the expansive yard is perfect for relaxation and entertainment, featuring a saltwater pool that promises a healthier swimming experience and cost-effective maintenance compared to traditional chlorine pools. This property is a perfect blend of style, comfort, and practicality, making it an ideal place to call home.
- Listing 3** This great Exeter home has tons of charm and RV parking!!! This beautiful A-frame home with wood ceilings and beams, gives this home a unique cabin feel. New Vinyl plank wood type flooring was installed in the kitchen, laundry and down stairs bathroom. While the adorable upstairs bathroom was freshly painted. This home features 2 bedrooms, 2 baths, on a large lot with an indoor laundry area that will have a newer washer and dryer for the new owner! The freshly painted downstairs bedroom features a large walk-in closet. So many new features and work went into making this home beautiful. The charming landscaping in the front yard has been well maintained with a variety of succulents. The tool shed in the backyard is a handyman's dream with functioning electrical power and is perfect for the Harley you want to keep covered or your tools. Make your appointment today for a private showing.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1445 W Willow Street	1409 Willow St	512 Albert Ave	164 S Quince Ave
City, State	Exeter, CA	Exeter, CA	Exeter, CA	Exeter, CA
Zip Code	93221	93221	93221	93221
Datasource	Public Records	Public Records	Public Records	Public Records
Miles to Subj.	--	0.13 ¹	0.92 ¹	0.87 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$297,000	\$290,000	\$280,000
List Price \$	--	\$297,000	\$290,000	\$280,000
Sale Price \$	--	\$297,000	\$290,000	\$280,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/10/2023	12/06/2023	06/29/2023
DOM · Cumulative DOM	-- · --	8 · 8	47 · 47	77 · 77
Age (# of years)	38	38	49	100
Condition	Average	Average	Average	Average
Sales Type	--	REO	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	1 Story Historical	1 Story Bungalow	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,101	1,294	1,120	1,119
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 1	3 · 2
Total Room #	5	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.32 acres	0.24 acres	0.20 acres	0.08 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$297,000	\$290,000	\$280,000

* 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** 1409 Willow St is a 1,294 square foot house on a 10,165 square foot lot with 4 bedrooms and 2 bathrooms. This home is currently off market - it last sold on November 28, 2023 for \$297,000. Based on Redfin's Exeter data, we estimate the home's value is \$335,293.
- Sold 2** This great home with darling curb appeal is perfect for your investment portfolio or your new home to live in and enjoy . This home features New flooring in the living room and bedrooms, New lighting throughout the home, and a new ceiling fan in the living room. This 3 bedroom 2 bathroom home features, a large covered Patio off of the livingroom to enjoy when you are in your big backyard. This home is in a well established neighborhood on a tranquil street. Reserve your private appointment time today.
- Sold 3** This home is currently off market If you're in search of a starter home or an investment property to add to your portfolio, consider this excellent option. The property is located on a corner lot and has two entrances, one leading to the front door and the other to the patio. The home boasts three bedrooms, two-and-a-quarter bathrooms, outdoor laundry hookups, a shed and solar. The property is conveniently located near Downtown Exeter and shopping making it a very desirable location

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			no listing history for the last 48 months.				
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	\$290,000	\$290,000
Sales Price	\$286,000	\$286,000
30 Day Price	\$282,700	--
Comments Regarding Pricing Strategy		
Subject property should be listed as-is.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.97 miles and the sold comps closed within the last 10 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.
-------------------------	---

Subject Photos



Front



Address Verification



Side



Side



Street



Other

Subject Photos



Other

Listing Photos

L1 316 W Visalia Rd
Exeter, CA 93221



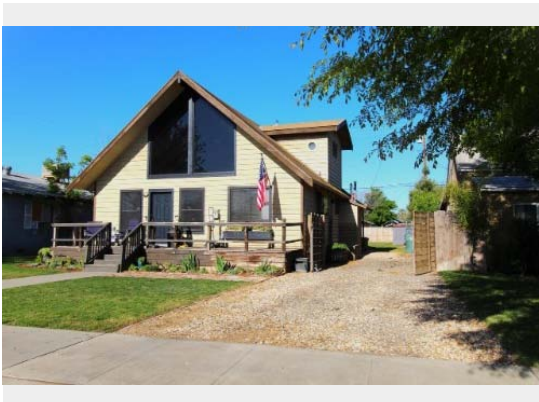
Front

L2 1466 Willow St
Exeter, CA 93221



Front

L3 256 S Filbert Rd
Exeter, CA 93221



Front

Sales Photos

S1 1409 Willow St
Exeter, CA 93221



Front

S2 512 Albert Ave
Exeter, CA 93221



Front

S3 164 S Quince Ave
Exeter, CA 93221



Front

ClearMaps Addendum

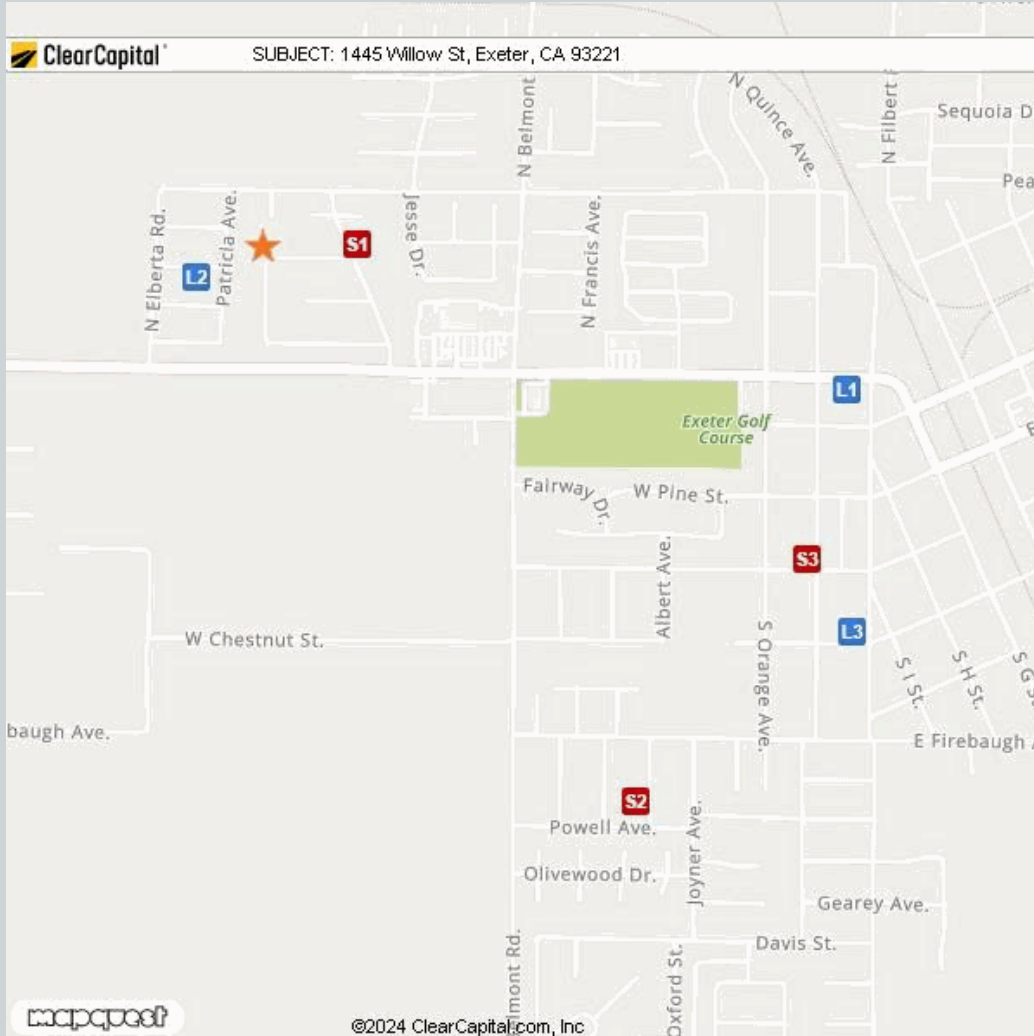
Address ★ 1445 W Willow Street, Exeter, CA 93221

Loan Number 57341

Suggested List \$290,000

Suggested Repaired \$290,000

Sale \$286,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1445 W Willow Street, Exeter, CA 93221	--	Parcel Match
L1 Listing 1	316 W Visalia Rd, Exeter, CA 93221	0.83 Miles ¹	Parcel Match
L2 Listing 2	1466 Willow St, Exeter, CA 93221	0.10 Miles ¹	Parcel Match
L3 Listing 3	256 S Filbert Rd, Exeter, CA 93221	0.97 Miles ¹	Parcel Match
S1 Sold 1	1409 Willow St, Exeter, CA 93221	0.13 Miles ¹	Parcel Match
S2 Sold 2	512 Albert Ave, Exeter, CA 93221	0.92 Miles ¹	Parcel Match
S3 Sold 3	164 S Quince Ave, Exeter, CA 93221	0.87 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	Bradley Medina	Company/Brokerage	Bradley Medina
License No	01511257	Address	3036 South Byrd Street Visalia CA 93292
License Expiration	07/08/2025	License State	CA
Phone	5597319204	Email	bmedina73@yahoo.com
Broker Distance to Subject	6.66 miles	Date Signed	04/28/2024

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.