

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	3749 Walnut Park Way, Hemet, CA 92544	Order ID	7194385	Property ID	29869241
Inspection Date	03/26/2021	Date of Report	03/28/2021		
Loan Number	44015	APN	438092002		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Riverside		

Tracking IDs

Order Tracking ID	0325BPO	Tracking ID 1	0325BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	LUIS VIVANCO	Condition Comments Subject is in average condition with good curb appeal. It has a pool and it conforms to the neighborhood and is close to major roads, shopping areas, schools and parks.
R. E. Taxes	\$2,370	
Assessed Value	\$204,979	
Zoning Classification	Residential 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 Neighborhood is a residential planned subdivision, in close proximity to shopping, schools parks and major roads. It is has mostly single story. There are no REO properties listed for sale. It's a high demand area, there is a lot of buying and selling activity in this neighborhood, it attracts a lot of first time home buyers due to it's price point. Seller concessions are not common, and low if given.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$192000 High: \$388500	
Market for this type of property	Increased 5 5 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	3749 Walnut Park Way	3511 Park Ave	25895 Mercy Ct	25858 Columbia St
City, State	Hemet, CA	Hemet, CA	Hemet, CA	Hemet, CA
Zip Code	92544	92544	92544	92544
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.21 ¹	0.32 ¹	0.83 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$350,000	\$373,200	\$344,900
List Price \$	--	\$350,000	\$373,200	\$344,900
Original List Date		03/23/2021	03/18/2021	03/23/2021
DOM · Cumulative DOM	-- · --	5 · 5	10 · 10	5 · 5
Age (# of years)	64	48	14	32
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	Beneficial ; Mountain
Style/Design	1 Story Conventional	1 Story Ranch/Rambler	2 Stories Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,223	1,804	2,230	1,924
Bdrm · Bths · ½ Bths	3 · 1 · 2	3 · 2	4 · 3	4 · 2
Total Room #	7	6	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	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	--	--
Lot Size	0.25 acres	0.23 acres	0.21 acres	0.25 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** This Beautiful 3 bed 2 bath POOL home, sits on a large corner lot, with RV Parking!! This home features Crown Molding, and tile floors through out. Large Kitchen with almost new Built in Microwave & Tile counters, along with a Nice Dining area. This Home has been well taken care of and it shows! Large Family room with Gas Fireplace that opens up to the Bonus Room / Game Room with French Doors. Whole House fan will keep you cool in the summer. This home also features a solar lease. Beautiful FENCED Pool & Spa in large backyard, along with a Garden area, that includes a Lime Tree, Peach Tree, Grapevine & Blackberries. Dual Payne Windows in the back. 2 Car Garage Features built in Cabinets, movable workbench & Large Attic Access with Lots of Room for storage!
- Listing 2** Beautiful 4 bedroom, 3 bathroom, 2 story home with a main floor bedroom and situated on a corner lot in the Meridian Community of Hemet! Enjoy a beautifully landscaped front lawn to the formal entry with vaulted ceilings. The kitchen offers white tile countertops, a center island, and is open to the family room with laminate wood flooring and an inviting fireplace. The primary bedroom features carpet flooring, dual sinks in the primary bathroom, a soaking tub, and a separate walk-in shower. Sliding doors lead to the outdoor patio and expansive back yard. Additional property highlights include RV parking, inside laundry room, and no HOA. Convenient to area parks, schools, and easy access to major freeways!
- Listing 3** Come and see this one, it will go FAST!!!! Super Low Taxes, No HOA, This Beautiful home features 4 bedrooms, 2 bathrooms, 1,924 sqft. built 1989 on a 10,890 sqft. lot. This is a ready to move right in home perfect for a large family. 4 bedrooms, with a extra room/office , also has another separate room for storage or small office space. The house has been completely gone thru and been painted inside and out. With the new paint there is new carpeting in the bedrooms, new fixtures, lights, doors, new bathroom tub and shower, new shower head and faucets. The master bedroom has double closets with mirrored sliding doors and master bath has large sunk in tub. Other bedrooms also feature large sliding mirror closets and back and largest bedroom has walk in closet. The Kitchen features upgraded cabinets and brand new black appliances with new sink and faucet. Kitchen is very spacious and has extended eating bar top seating which separates the dining area. Outside of house has been painted and landscaped with new sod and planters. Front of property has tons of space for the imagination like RV parking or huge play area or you can park in the large 2 car garage. And Again LOW TAXES!!!!

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	3749 Walnut Park Way	42060 Shadow Ln	3290 Vista Way	3750 Walnut Park Way
City, State	Hemet, CA	Hemet, CA	Hemet, CA	Hemet, CA
Zip Code	92544	92544	92544	92544
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.42 ¹	0.36 ¹	0.03 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$375,000	\$325,000	\$339,500
List Price \$	--	\$379,000	\$325,000	\$349,000
Sale Price \$	--	\$379,000	\$326,000	\$354,000
Type of Financing	--	Conventional	Fha	Fha
Date of Sale	--	01/29/2021	01/16/2021	01/15/2021
DOM · Cumulative DOM	-- · --	62 · 62	457 · 457	106 · 106
Age (# of years)	64	33	46	64
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	Beneficial ; Mountain	Beneficial ; Mountain	Neutral ; Residential
Style/Design	1 Story Conventional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,223	1,985	2,151	2,300
Bdrm · Bths · ½ Bths	3 · 1 · 2	4 · 2	3 · 2	3 · 3
Total Room #	7	7	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 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 Spa - Yes	Pool - Yes	--	Pool - Yes Spa - Yes
Lot Size	0.25 acres	0.17 acres	0.22 acres	0.20 acres
Other	--	--	--	--
Net Adjustment	--	+\$15,000	+\$25,000	+\$10,000
Adjusted Price	--	\$394,000	\$351,000	\$364,000

* Sold 3 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** East Hemet Pool Home with stunning curb appeal! This spacious single story includes 4 bedrooms and 2 bathrooms. Easy maintenance tile throughout the home. Located on a cul-de-sac in an awesome neighborhood. Large family kitchen with granite countertops and tons of cabinets. Huge dining area has windows looking out onto the sparkling pool. New hot water heater and fresh paint. Water-saving and easy-care artificial grass lawn in the front and back yards. The master suite has a large walk-in closet and views of the backyard/pool. Close to restaurants, shopping, and schools. Perfect floor plan and backyard for summer BBQ's and family gatherings. Come see this home today!
- Sold 2** Corner Lot Home in East Hemet! This 3 bedroom, 2 bath home boasts 2151 sqft, 3 car garage, over 9500, gated RV parking and upgrades through out! Upgraded granite counter tops with tile back splash, espresso cabinets, recessed lighting, and great counter space.. Built in buffet with extra storage and counter space in dining room! Great size family room and living room has wood burning fireplace. Relax and kick back in spacious master suite and bathroom with large soaking tub and separate shower. Two good size secondary rooms with a jack and jill bathroom. Backyard is low maintenance, with concrete gated driveway for RV and has beautiful mature apple tree!
- Sold 3** Charm, dignity, and character best describes this pool/spa home in east Hemet. The tree lined circular driveway in front adds much to the curb appeal. As you first enter the residence you will notice the large natural rock fireplace as the center point of the living room. This home features three bedrooms, three bedrooms, kitchen, inside laundry and a warm comfortable family room. The master bedroom has a walk in closet and the master bath has a very generous shower compartment and twin basins. The family room has French doors. This provides direct access onto the wood deck outside and to the shimmering pool and spa. The pool comes with a multi colored party light and the spa can be heated on those cold nights. The master bedroom and master bath are additions and seller advises they have been permitted. The home has solar and a water filtration system. Sellers advise the solar cuts your electric costs to practically nothing. The home comes with hardwood floors thru out, some wooden shutters, ceiling fans and some windows have been up dated. There is the potential for RV access.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject was listed on 3/10/2021 and sold on 3/15/2021 for \$338,000.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
03/10/2021	\$365,000	--	--	Pending/Contract	03/15/2021	\$338,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$360,000	\$360,000
Sales Price	\$360,000	\$360,000
30 Day Price	\$355,000	--
Comments Regarding Pricing Strategy		
Subject is located in a high activity real estate market. Prices are quickly rising in this neighborhood and the lack of inventory has created a competitive seller's market in the neighborhood. I believe a list price of \$360,000 will attract offers from buyers looking to buy in the area.		

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



Street

Listing Photos

L1 3511 Park Ave
Hemet, CA 92544



Front

L2 25895 Mercy Ct
Hemet, CA 92544



Front

L3 25858 Columbia St
Hemet, CA 92544



Front

Sales Photos

S1 42060 Shadow Ln
Hemet, CA 92544



Front

S2 3290 Vista Way
Hemet, CA 92544



Front

S3 3750 Walnut Park Way
Hemet, CA 92544



Front

ClearMaps Addendum

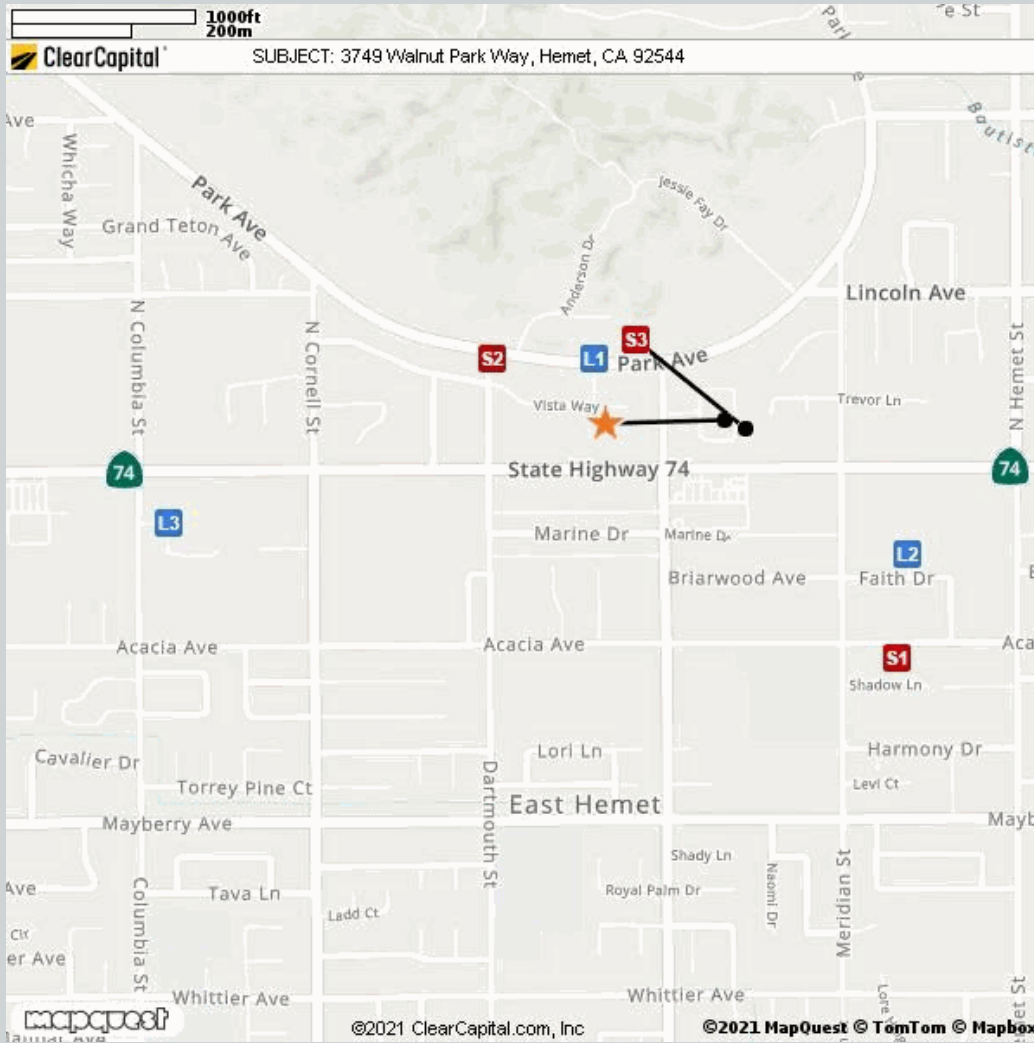
Address ★ 3749 Walnut Park Way, Hemet, CA 92544

Loan Number 44015

Suggested List \$360,000

Suggested Repaired \$360,000

Sale \$360,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3749 Walnut Park Way, Hemet, CA 92544	--	Parcel Match
L1 Listing 1	3511 Park Ave, Hemet, CA 92544	0.21 Miles ¹	Parcel Match
L2 Listing 2	25895 Mercy Ct, Hemet, CA 92544	0.32 Miles ¹	Parcel Match
L3 Listing 3	25858 Columbia St, Hemet, CA 92544	0.83 Miles ¹	Parcel Match
S1 Sold 1	42060 Shadow Ln, Hemet, CA 92544	0.42 Miles ¹	Parcel Match
S2 Sold 2	3290 Vista Way, Hemet, CA 92544	0.36 Miles ¹	Parcel Match
S3 Sold 3	3750 Walnut Park Way, Hemet, CA 92544	0.03 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	Ebube Okpala	Company/Brokerage	Harvestline Realty
License No	01735401	Address	29930 Bay View Way Menifee CA 92584
License Expiration	03/31/2025	License State	CA
Phone	6196072623	Email	ebube@riversidecountyreos.com
Broker Distance to Subject	12.68 miles	Date Signed	03/28/2021

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.