

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	1383 Cherie Court, San Jacinto, CA 92583	Order ID	7606366	Property ID	31214899
Inspection Date	09/23/2021	Date of Report	09/24/2021		
Loan Number	46435	APN	433342015		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Riverside		

Tracking IDs					
Order Tracking ID	0922BPO	Tracking ID 1	0922BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	ALEX C SACALA	Condition Comments Subject appears to be in average condition. No needed repairs observed from inspection. It conforms to the neighborhood. It has mountain views and is close to shopping areas, the expressway and schools.
R. E. Taxes	\$3,027	
Assessed Value	\$250,444	
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 Neighborhood is a residential subdivision of tract-style houses. It is close to parks, schools, has mountain views, there is no REO activity in the area, it is a desirable location.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$235500 High: \$474500	
Market for this type of property	Increased 10 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1383 Cherie Court	1011 Titus Ct	824 Camino De Plata	726 Diamante Ct
City, State	San Jacinto, CA	San Jacinto, CA	San Jacinto, CA	San Jacinto, CA
Zip Code	92583	92583	92583	92583
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.21 ¹	0.27 ¹	0.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$378,500	\$320,000	\$330,000
List Price \$	--	\$378,500	\$330,000	\$330,000
Original List Date		09/20/2021	09/01/2021	09/21/2021
DOM · Cumulative DOM	-- · --	4 · 4	23 · 23	3 · 3
Age (# of years)	23	18	22	21
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,397	1,227	1,512	1,477
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	2 · 2	3 · 2
Total Room #	5	5	5	5
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	0.15 acres	0.18 acres	0.09 acres	0.08 acres
Other	--	Portable Pool	Senior community	--

* 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** GORGEOUS – BEAUTIFULLY REMODELED RECENTLY. NEW AC/HEATHER, FLOORS, CABINETS, PAINTING INSIDE, BATHROOMS, ETC. PERFECT FOR FIRST TIME BUYERS OR INVESTMENT. COL-THE-SAC, VERY QUIET AND PEACEFUL NEIGHBORHOOD.
- Listing 2** Retire in Style in this beautiful home! Located in a gated senior community with club house, pool, green belts and more! This lovely home has been beautifully cared for. Living room and family room combo, separate dining area. The expansive kitchen has plenty of cabinet space and corian counter tops. Master bedroom is light and bright with slider to the back patio area. Walk in closet, large master bath with double sinks and an easily accessible walk in shower. The guest bedroom is located on the other side of the home and is large enough to be a guest bedroom and an office. Guest bath has a shower/ tub combo. Indoor laundry and a large finished 2 car garage with cabinets. This home has neutral colors, newer vinyl flooring and ceramic tile floors. Back patio has alumawood patio cover and vinyl fence. Very easy care. The association maintains the front yard grass area! The Estates is a gated senior community with LOW taxes and low association dues. Large club house, beautiful pool area and miles of walking paths through the greenbelts. Be sure to look at the pictures of this beautiful home.
- Listing 3** Located in a gated senior community with club house, pool, green belts and more! This lovely home sits on the green belt and walking path. Living room and separate dining area. The expansive kitchen has plenty of cabinet space and corian counter tops. Master bedroom is light and bright with slider to the back patio area. Walk in closet, large master bath with double sinks and an easily accessible walk in shower. The guest bedroom is located on the other side of the home. Third bedroom is currently an office, the closet has been removed. Guest bath has a shower/ tub combo. Indoor laundry and a large finished 2 car garage with cabinets. This home has neutral colors. Back patio has alumawood patio cover and wrought iron fence. Very easy care. The association maintains the front yard grass area! The Estates is a gated senior community with LOW taxes and low association dues. Large club house, beautiful pool area and miles of walking paths through the greenbelts. Close to shopping, post office and theatre. Be sure to look at the pictures of this beautiful home.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1383 Cherie Court	1157 Las Rosas Dr	905 Peacock Dr	1252 Condor Way
City, State	San Jacinto, CA	San Jacinto, CA	San Jacinto, CA	San Jacinto, CA
Zip Code	92583	92583	92583	92583
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.24 ¹	0.14 ¹	0.31 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$386,900	\$375,000	\$330,000
List Price \$	--	\$386,900	\$375,000	\$330,000
Sale Price \$	--	\$375,000	\$355,000	\$365,000
Type of Financing	--	Cash	Fha	Conventional
Date of Sale	--	09/03/2021	08/06/2021	07/19/2021
DOM · Cumulative DOM	-- · --	32 · 32	63 · 63	53 · 53
Age (# of years)	23	30	22	28
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,397	1,582	1,397	1,333
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	6	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 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	0.15 acres	0.17 acres	0.16 acres	0.16 acres
Other	--	--	--	--
Net Adjustment	--	-\$30,000	-\$10,000	+\$10,000
Adjusted Price	--	\$345,000	\$345,000	\$375,000

* 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** Move right into this Original owner, Pride of Ownership Home located in Rancho San Jacinto 1582 Sq Ft offers Formal living and dining combo with fireplace and exterior access to backyard Kitchen is private with breakfast nook. Main bedroom is spacious with vaulted ceiling and clear story stain glass windows. Master bath offers doubled sinks, Separate tub and shower. Guest bedroom offers privacy plus office or guest bedroom has vaulted ceiling with ceiling fans. Guest bath has tub and shower combination. Inside laundry. Three car garage with fenced yard and mature landscaping. This well maintained home is close to shopping , schools and Beautiful Soboba Resort and Casino. Also Ramona Express is close with easy access. You don't want to miss out, call today to view.
- Sold 2** This home features 3 bedrooms, 2 bathrooms, newer carpeting, an in-ground swimming pool on a corner lot with low taxes and no HOA.
- Sold 3** Three bed/two bath home. This home is located in a well maintained neighborhood and is in great condition! Home features living room, dining room, nice open kitchen, and master suite. Great location, near major shopping center, near Mt. San Jacinto College.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			There is no recent listing history for the subject.				
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

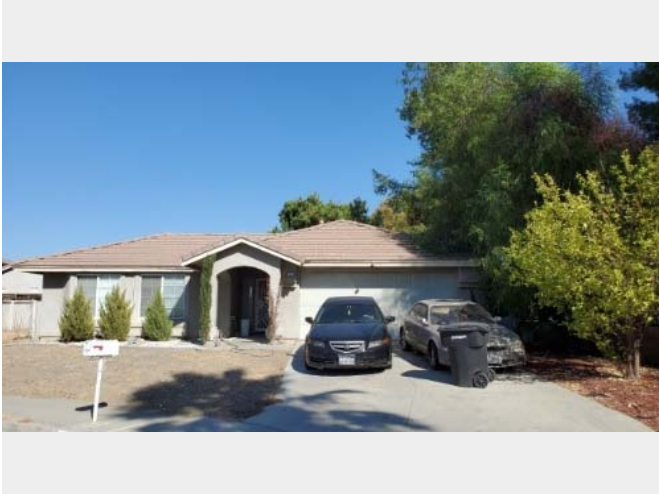
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$345,000	\$345,000
Sales Price	\$345,000	\$345,000
30 Day Price	\$340,000	--
Comments Regarding Pricing Strategy		
Subject is located in a neighborhood with very low inventory. Prices are quickly rising in this neighborhood and the lack of inventory has created a competitive seller's market in the neighborhood. The recommended list price should 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.
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Subject Photos



Front



Address Verification



Street

Listing Photos

L1 1011 Titus Ct
San Jacinto, CA 92583



Front

L2 824 Camino De Plata
San Jacinto, CA 92583



Front

L3 726 Diamante Ct
San Jacinto, CA 92583



Front

Sales Photos

S1 1157 Las Rosas Dr
San Jacinto, CA 92583



Front

S2 905 Peacock Dr
San Jacinto, CA 92583



Front

S3 1252 Condor Way
San Jacinto, CA 92583



Front

ClearMaps Addendum

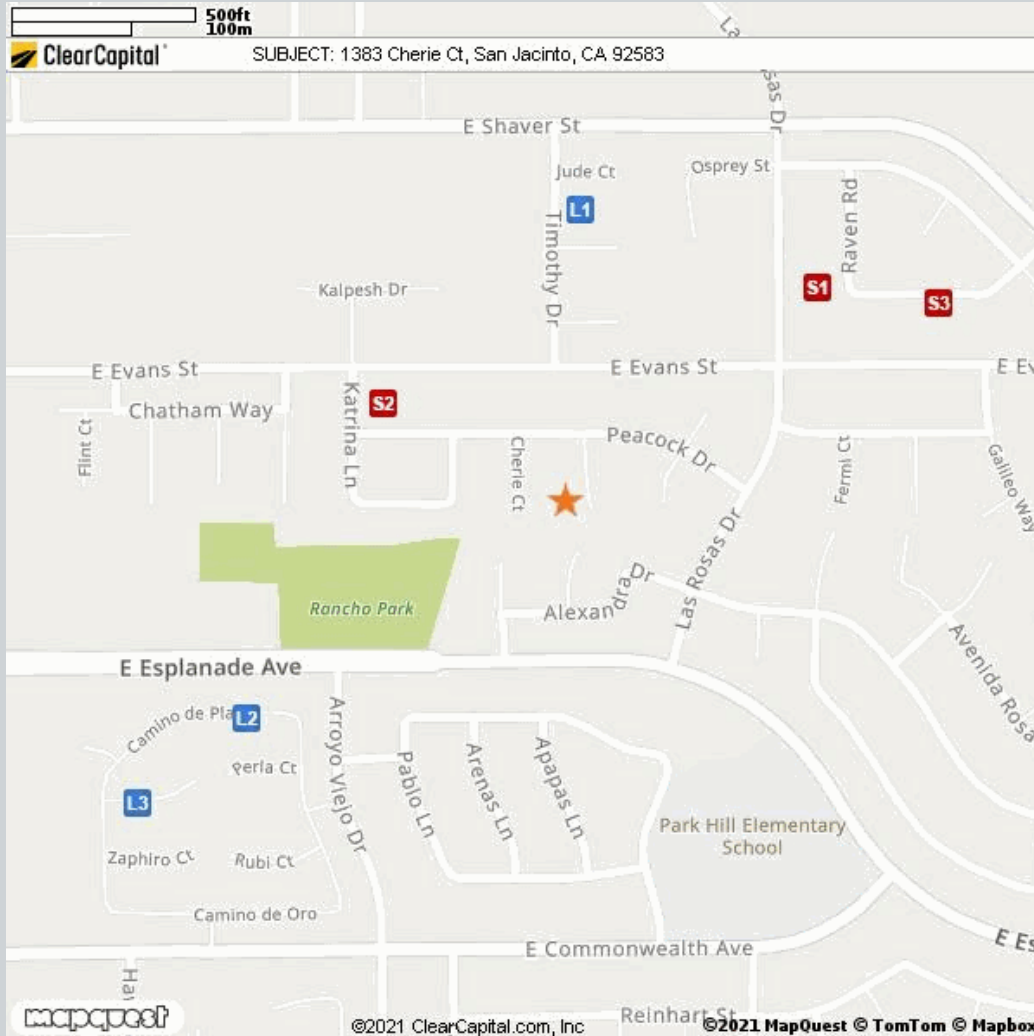
Address ★ 1383 Cherie Court, San Jacinto, CA 92583

Loan Number 46435

Suggested List \$345,000

Suggested Repaired \$345,000

Sale \$345,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1383 Cherie Court, San Jacinto, CA 92583	--	Parcel Match
L1 Listing 1	1011 Titus Ct, San Jacinto, CA 92583	0.21 Miles ¹	Parcel Match
L2 Listing 2	824 Camino De Plata, San Jacinto, CA 92583	0.27 Miles ¹	Parcel Match
L3 Listing 3	726 Diamante Ct, San Jacinto, CA 92583	0.37 Miles ¹	Parcel Match
S1 Sold 1	1157 Las Rosas Dr, San Jacinto, CA 92583	0.24 Miles ¹	Parcel Match
S2 Sold 2	905 Peacock Dr, San Jacinto, CA 92583	0.14 Miles ¹	Parcel Match
S3 Sold 3	1252 Condor Way, San Jacinto, CA 92583	0.31 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	12.75 miles	Date Signed	09/24/2021

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.