

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.

<b>Address</b>	40611 Acacia Avenue, Hemet, CS 92544	<b>Order ID</b>	8736356	<b>Property ID</b>	34180496
<b>Inspection Date</b>	05/12/2023	<b>Date of Report</b>	05/13/2023		
<b>Loan Number</b>	46940	<b>APN</b>	447071015		
<b>Borrower Name</b>	Champery Real Estate 2015 LLC	<b>County</b>	Riverside		

### Tracking IDs

<b>Order Tracking ID</b>	05.11.23 BPO Request	<b>Tracking ID 1</b>	05.11.23 BPO Request
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	BRECKENRIDGE PROPERTY FUND 2016	<b>Condition Comments</b> Subject is in average condition, it's a 2 bedroom, 1.5 bath house with a 1-car attached garage and a pool. It is located on a corner lot on a busy road.
<b>R. E. Taxes</b>	\$3,632	
<b>Assessed Value</b>	\$315,000	
<b>Zoning Classification</b>	Residential R1	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(Sign on window and lockbox on door.)		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Neighborhood is a residential area with older single-story style houses. Located close to shopping areas and schools.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$305000 High: \$455000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	40611 Acacia Avenue	543 S San Jacinto St	26308 San Jacinto St	26131 Yale St
<b>City, State</b>	Hemet, CS	Hemet, CA	Hemet, CA	Hemet, CA
<b>Zip Code</b>	92544	92543	92543	92544
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.46 <sup>1</sup>	0.42 <sup>1</sup>	0.18 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$314,500	\$425,000	\$350,000
<b>List Price \$</b>	--	\$321,000	\$385,000	\$350,000
<b>Original List Date</b>		01/11/2023	10/07/2022	11/15/2022
<b>DOM · Cumulative DOM</b>	-- · --	121 · 122	217 · 218	178 · 179
<b>Age (# of years)</b>	64	63	83	61
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Adverse ; Busy Road	Adverse ; Busy Road	Adverse ; Busy Road	Adverse ; Busy Road
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Contemporary	1 Story Traditional	1 Story Mediterranean	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,067	1,014	862	1,121
<b>Bdrm · Bths · ½ Bths</b>	2 · 1 · 1	2 · 1	2 · 1	3 · 1
<b>Total Room #</b>	5	5	4	5
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	Pool - Yes	--	--	--
<b>Lot Size</b>	0.17 acres	0.11 acres	0.28 acres	0.21 acres
<b>Other</b>	--	--	--	--

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Great home at a very great price for the area, close to public transportation .This home have a basement that is not included in the square footage of the home, there are also two additional rooms that is not permitted nor included in the living space square footage. there is a wood burning fireplace in the spacious living room, new laminate flooring throughout the house. Buyer and buyer's agent to do their due deligence as to square footage and all other informations .
- Listing 2** Excellent cozy home in Hemet. Features 2br 1 bath with a detached garage (Can be used as an additional Bonus room). It has 892 sf of living space on a HUGE lot of 12,196 sf. The Living room has an open floor plan to the dining area and the kitchen. The kitchen has Brand new White Shaker cabinets with Granite counter tops and a modern exhaust fan with laundry hookups. The bathroom is remodeled with a New toilet, Vanity and the bath area with New tiles. New Paint inside and out with Brand new low-e windows throughout the home. Waterproof Laminated flooring has been installed on the floors. Recessed lights were also installed. The front yard is fenced with low maintenance plants leading to the front porch entrance. A small basement can be used for storage. The Large backyard is fenced and has plenty of room to park your RV, boat or put an ADU. Newly cemented Driveway and parking area. This home is Ready to move in.
- Listing 3** Great investment home. 3 good size bedrooms and 1 bath. 2 car attached garage with plenty of room for workspace. The home is set back from the street and down the alley.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	40611 Acacia Avenue	26406 Yale St	40392 Acacia Ave	40765 Mayberry Ave
<b>City, State</b>	Hemet, CS	Hemet, CA	Hemet, CA	Hemet, CA
<b>Zip Code</b>	92544	92544	92544	92544
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.44 <sup>1</sup>	0.19 <sup>1</sup>	0.31 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$339,000	\$392,500	\$370,000
<b>List Price \$</b>	--	\$339,000	\$368,888	\$370,000
<b>Sale Price \$</b>	--	\$350,000	\$360,000	\$390,000
<b>Type of Financing</b>	--	Fha	Fha	Fha
<b>Date of Sale</b>	--	04/14/2023	04/13/2023	05/09/2023
<b>DOM · Cumulative DOM</b>	-- · --	73 · 73	178 · 178	64 · 64
<b>Age (# of years)</b>	64	66	69	71
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Adverse ; Busy Road	Adverse ; Busy Road	Adverse ; Busy Road	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Mountain
<b>Style/Design</b>	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Modern
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,067	1,126	1,360	1,120
<b>Bdrm · Bths · ½ Bths</b>	2 · 1 · 1	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	5	5	7	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Detached 2 Car(s)	Detached 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	Pool - Yes	--	--	--
<b>Lot Size</b>	0.17 acres	0.16 acres	0.17 acres	0.20 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$10,000	-\$30,000	+\$5,000
<b>Adjusted Price</b>	--	\$360,000	\$330,000	\$395,000

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Amazing opportunity in East Hemet! Spacious & Open floorplan on a desirable corner lot. Featuring 3 Bedrooms & 2 Bathrooms. Come enjoy a huge backyard perfect for those family gatherings. Newer flooring in entry, living room, kitchen and in one bedroom. Easy commuting, close to restaurants, schools, parks, and shopping centers. Just 5 minutes from Hemet High School. PAID OFF SOLAR PANELS! LOW Taxes & NO HOA! This wonderful home is well cared for and just waiting for you to make it yours!
- Sold 2** The sellers are motivated and willing to help the buyer(s) with some expenses. The house is fairly large and has a master bedroom with its own bathroom, hardwood floors throughout, Almost new kitchen cabinets, counter-tops, sink and faucet, air conditioner., yard has good space for entertain family and friends, Home has lots of parking, possible RV parking, extra large garage perfect to be used as work shop or playroom. I also want to mention that the garage has kitchen cabinets installed. , there is an extra room in the back that can also be used as extra storage. and the area is quiet and close to schools, city hall, restaurants, hospitals, churches, bus stop... live well here with little payment per month., See agent remarks.
- Sold 3** Welcome home! This house was professionally remodeled four years ago. Located on a large corner lot, it has plenty of room for RV parking, adding on and a blank slate for the yard of your dreams. Newer vinyl fence surrounding property offers plenty of privacy and added security. Features changed in the recent upgrade include new HVAC, new stucco, new roof, new dual paned vinyl windows, new kitchen featuring stainless steel appliances, granite counters and solid cherry wood cabinets. Additionally, you'll find updated porcelain tile floor throughout, insulation, new paint, bathtubs, LED interior and exterior lighting, water heater, electrical wiring and panel, copper plumbing and granite vanity in bathroom. Don't delay! Call this home yours today!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject has no listing history.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$355,000	\$355,000
<b>Sales Price</b>	\$355,000	\$355,000
<b>30 Day Price</b>	\$340,000	--
<b>Comments Regarding Pricing Strategy</b>		
Subject is located in a high activity real estate market, although prices are starting to stagnate a little bit due to rising interest rates and buyer hesistance. Well priced properties are still selling within a reasonable time period. The recommended list price should attract offers from buyers looking to buy in the area.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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



Side



Street



## Listing Photos

**L1** 543 S San Jacinto St  
Hemet, CA 92543



Front

**L2** 26308 San Jacinto St  
Hemet, CA 92543



Front

**L3** 26131 Yale St  
Hemet, CA 92544



Front



## Sales Photos

**S1** 26406 Yale St  
Hemet, CA 92544



Front

**S2** 40392 Acacia Ave  
Hemet, CA 92544



Front

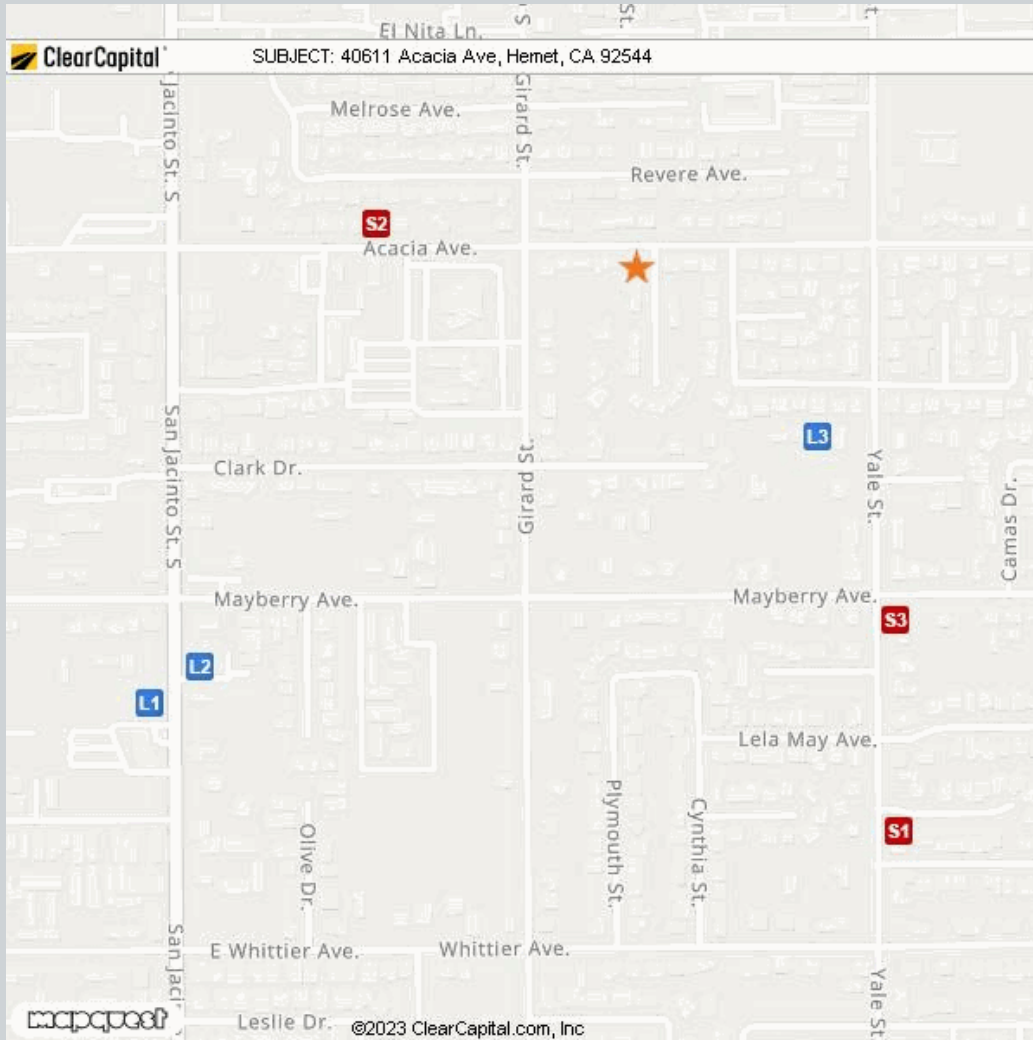
**S3** 40765 Mayberry Ave  
Hemet, CA 92544



Front

### ClearMaps Addendum

**Address** ★ 40611 Acacia Avenue, Hemet, CS 92544  
**Loan Number** 46940      **Suggested List** \$355,000      **Suggested Repaired** \$355,000      **Sale** \$355,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	40611 Acacia Avenue, Hemet, CS 92544	--	Parcel Match
L1 Listing 1	543 S San Jacinto St, Hemet, CA 92543	0.46 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	26308 San Jacinto St, Hemet, CA 92543	0.42 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	26131 Yale St, Hemet, CA 92544	0.18 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	26406 Yale St, Hemet, CA 92544	0.44 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	40392 Acacia Ave, Hemet, CA 92544	0.19 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	40765 Mayberry Ave, Hemet, CA 92544	0.31 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.  
<sup>2</sup> 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

<b>Broker Name</b>	Ebube Okpala	<b>Company/Brokerage</b>	Harvestline Realty
<b>License No</b>	01735401	<b>Address</b>	29930 Bay View Way Menifee CA 92584
<b>License Expiration</b>	03/31/2025	<b>License State</b>	CA
<b>Phone</b>	6196072623	<b>Email</b>	ebube@riversidecountyreos.com
<b>Broker Distance to Subject</b>	11.38 miles	<b>Date Signed</b>	05/13/2023

*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.**