

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	641 S Taylor Street, Hemet, CALIFORNIA 92543	Order ID	9024525	Property ID	34799482
Inspection Date	11/15/2023	Date of Report	11/16/2023		
Loan Number	49077	APN	446172026		
Borrower Name	Champery Real Estate 2015 LLC	County	Riverside		

Tracking IDs					
Order Tracking ID	11.14_BPO	Tracking ID 1	11.14_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	BRECKENRIDGE PROPERTY FUND 2016 LLC	Condition Comments Subject is a single story house with 3 beds, 2 baths and a 2-car attached garage. It is in average condition and conforms to the neighborhood.
R. E. Taxes	\$4,023	
Assessed Value	\$344,559	
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 area with homes in average condition.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$211920 High: \$422000	
Market for this type of property	Decreased 9 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	641 S Taylor Street	409 S Harvard St	750 Marjorie Ave	580 S Carmalita St
City, State	Hemet, CALIFORNIA	Hemet, CA	Hemet, CA	Hemet, CA
Zip Code	92543	92543	92543	92543
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.47 ¹	0.51 ¹	0.28 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$385,000	\$435,000	\$420,000
List Price \$	--	\$385,000	\$435,000	\$420,000
Original List Date		08/02/2023	07/05/2023	08/07/2023
DOM · Cumulative DOM	-- · --	106 · 106	134 · 134	101 · 101
Age (# of years)	52	65	53	59
Condition	Average	Fair	Average	Good
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	Beneficial ; Mountain
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,400	1,271	1,384	1,434
Bdrm · Bths · ½ Bths	3 · 1	3 · 1 · 1	3 · 2	3 · 2
Total Room #	6	5	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Detached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.20 acres	0.17 acres	0.15 acres	0.19 acres
Other	--	--	--	--

* Listing 3 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** 60 FREEWAY to 215 FREEWAY South, Exit RAMON EXPRESSWAY going East to S. STATE make a right turn and go down to CENTRAL AVE make a left, first will be HARVARD ST. Lovely three bedroom, one full, and one half bathroom home, that need some T.L.K sold AS-IS. Please do not disturb the TENANTS! Great first-time buy home! Maybe it, could be a second home, or investment property.
- Listing 2** Great investment or first time home! 3 bedrooms and 2 baths with a nice floorplan. The kitchen has granite counter-tops and is great for entertaining. Corner lot home with plenty of space for RV Access.
- Listing 3** LOOKING FOR A HOME WITH LOTS OF SPACE... LOOK NO FUTHER! NEW KITCHEN COMPLETELY REMODEL. BOTH BATHROOMS HAVE BEEN UPGRADED, PROPERTY IS A MUST SEE! ***PAID OFF SOLAR PANELS. *** NEW ROOF. ***NEW FLOORING *** SOME OF THE PLUMBING HAS BEEN REPLACED.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	641 S Taylor Street	615 S Franklin St	404 E Whittier Ave	627 E Wright St
City, State	Hemet, CALIFORNIA	Hemet, CA	Hemet, CA	Hemet, CA
Zip Code	92543	92543	92543	92543
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.22 ¹	0.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$399,000	\$395,000	\$399,000
List Price \$	--	\$399,000	\$395,000	\$399,000
Sale Price \$	--	\$430,000	\$405,000	\$404,000
Type of Financing	--	Fha	Va	Fha
Date of Sale	--	11/02/2023	10/04/2023	09/20/2023
DOM · Cumulative DOM	-- · --	42 · 42	53 · 53	36 · 36
Age (# of years)	52	51	54	59
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,400	1,372	1,314	1,434
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	3 · 2	2 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Detached 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	0.20 acres	0.19 acres	0.19 acres	0.16 acres
Other	--	--	--	--
Net Adjustment	--	-\$15,000	-\$5,000	-\$15,000
Adjusted Price	--	\$415,000	\$400,000	\$389,000

* 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** Fresh, Clean, and Move In Ready. Recently updated with new LVP flooring, fresh paint, new vanities, and much more. Mid century kitchen with new countertops, new stainless steel appliances, a large stainless sink and a beautiful new backsplash. This home has tons to offer with a large sunroom, an extra wide concrete driveway and even a shed in the backyard and it even has solar!
- Sold 2** Welcome to this inviting home that blends modern comfort with spacious living. Boasting 3 bedrooms and 2 bathrooms spread over 1,314 square feet, this residence offers a perfect harmony of space and functionality. Step inside and picture your cozy living area to a well-appointed kitchen. You have the natural light pours in, creating an airy ambiance that enhances the entire living space. Outside, a detached 2-car garage adds convenience while allowing ample space for vehicles and storage. Outside, the charm continues with a well-maintained yard that offers opportunities for gardening, relaxation, and outdoor activities. Situated in a great neighborhood, this home offers not only a comfortable and stylish living space but also a sense of community.
- Sold 3** "Move In Ready"! This 2 Bedroom, 2 Bathroom Traditional Style Home offers 1,434 Square Feet of Spacious Living Space on a Large 6,970 Square Foot Lot. The Interior of the Home was Recently Painted and has Newer Laminate Flooring and Carpet. The Kitchen is open to the Dining Room and offers a Refrigerator, Built in Stove Top, Built in Oven and Microwave along with a Dishwasher. The Home also features a Den which could be used as a 3rd Bedroom, a Separate Room off of the Garage which could be used as a 4th Bedroom or Office, Central Heating & Air Conditioning, Dual Paned Windows, Interior Laundry Room, Plantation Shutters, Alarm System, Skylights, 2 Car Finished Garage with Direct Access to the Home, Shed, Newer Concrete Driveway, Newer Roof put on in May of 2022 & Partial Copper Plumbing. The Front and Backyard are connected to a Sprinkler System. The Home is close to Shopping and Restaurants. A Must See!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			There is no sales history in the last 12 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	\$405,000	\$405,000
Sales Price	\$405,000	\$405,000
30 Day Price	\$400,000	--
Comments Regarding Pricing Strategy		
Rising interest rates have slowed down buyer demand, but well priced properties are selling within 30 days. The suggested list price should generate buyer activity.		

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 409 S Harvard St
Hemet, CA 92543



Front

L2 750 Marjorie Ave
Hemet, CA 92543



Front

L3 580 S Carmalita St
Hemet, CA 92543



Front

Sales Photos

S1 615 S Franklin St
Hemet, CA 92543



Front

S2 404 E Whittier Ave
Hemet, CA 92543



Front

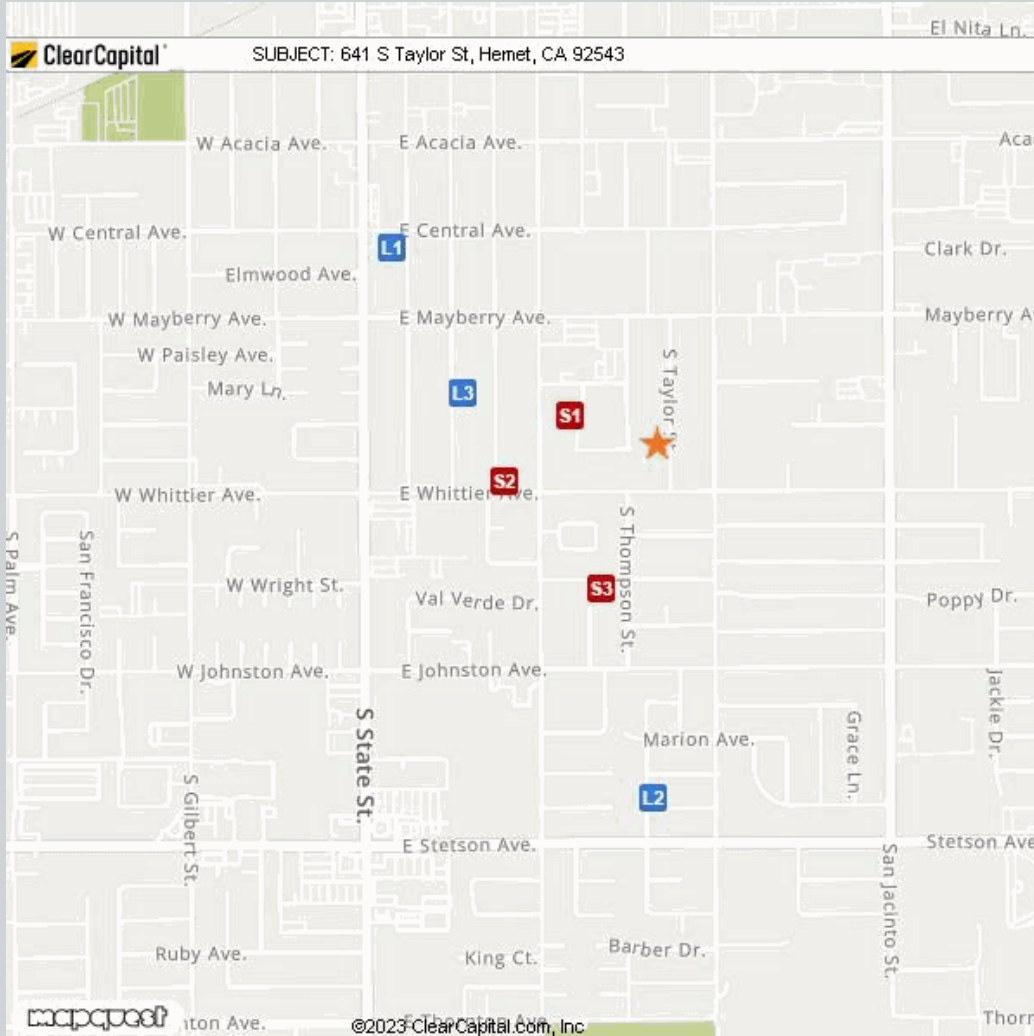
S3 627 E Wright St
Hemet, CA 92543



Front

ClearMaps Addendum

Address ★ 641 S Taylor Street, Hemet, CALIFORNIA 92543
Loan Number 49077 **Suggested List** \$405,000 **Suggested Repaired** \$405,000 **Sale** \$405,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	641 S Taylor Street, Hemet, California 92543	--	Parcel Match
L1 Listing 1	409 S Harvard St, Hemet, CA 92543	0.47 Miles ¹	Parcel Match
L2 Listing 2	750 Marjorie Ave, Hemet, CA 92543	0.51 Miles ¹	Parcel Match
L3 Listing 3	580 S Carmalita St, Hemet, CA 92543	0.28 Miles ¹	Parcel Match
S1 Sold 1	615 S Franklin St, Hemet, CA 92543	0.13 Miles ¹	Parcel Match
S2 Sold 2	404 E Whittier Ave, Hemet, CA 92543	0.22 Miles ¹	Parcel Match
S3 Sold 3	627 E Wright St, Hemet, CA 92543	0.22 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	Ebubechukwu 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	10.62 miles	Date Signed	11/16/2023

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.