

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	41336 Collegian Way, Hemet, CA 92544	Order ID	8222059	Property ID	32784810
Inspection Date	05/23/2022	Date of Report	05/23/2022		
Loan Number	49164	APN	449211007		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Riverside		

Tracking IDs

Order Tracking ID	05.23.22_BPO	Tracking ID 1	05.23.22_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	WALTER J VANDERLINDEN	Condition Comments The subject needs front & rear landscaping and exterior repaint. Recent MLS photos indicate the subject needs interior restoration. Flooring \$3,000 repaint \$2500 kitchen appliances \$3,000 kitchen and bath cabinets \$11,000 Kitchen and bath counters \$3,000 possible abandoned vehicle.
R. E. Taxes	\$1,629	
Assessed Value	\$145,359	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(locked doors, trashout in progress.)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$4,000	
Estimated Interior Repair Cost	\$22,500	
Total Estimated Repair	\$26,500	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The neighborhood is close to schools, shopping and entertainment, homes are in average condition.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$331000 High: \$489700	
Market for this type of property	Increased 6 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	41336 Collegian Way	41187 Whittier Ave	41322 Whittier Ave	26336 Mel Lane
City, State	Hemet, CA	Hemet, CA	Hemet, CA	Hemet, CA
Zip Code	92544	92544	92544	92544
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.20 ¹	0.16 ¹	0.42 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$440,000	\$519,000	\$399,500
List Price \$	--	\$440,000	\$448,800	\$399,500
Original List Date		05/13/2022	04/21/2022	03/30/2022
DOM · Cumulative DOM	-- · --	10 · 10	32 · 32	5 · 54
Age (# of years)	61	62	66	62
Condition	Average	Good	Good	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 ranch	1 Story ranch	1 Story ranch	2 Stories ranch
# Units	1	1	1	1
Living Sq. Feet	1,288	1,595	1,758	1,292
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	4 · 2	4 · 2
Total Room #	6	6	7	6
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	Pool - Yes	--
Lot Size	0.24 acres	0.21 acres	0.26 acres	0.23 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** FULLY REMODELED **Bonus room can be third bedroom with slider to back yard and pool. This home features a beautiful upgraded remodeled Kitchen that you will absolutely fall in love with an open countertop facing into the kitchen which will be great when you are having Family gatherings. Bathroom offers newer light fixture, sink, faucet and vanity that you will love. This home is fully remodeled throughout, new flooring, new windows, fresh paint throughout this home, inside and out and newer roof and Heater system. Living room features an open Old style 2 sided brick fireplace, with another fireplace in the Bonus room. Step into backyard, three patios areas great for all the backyard parties, staying cool in the pool in the summer months or just relaxing next to your private pool.
- Listing 2** Completely remodeled TURN-KEY Single Story Home Nestled in Prime Location on a Massive 1/4 Acre Lot with Low Taxes & No HOA! This Home features an Open Floor Plan, Unique lay out, Sparkling Pool & has been completely renovated!! Walking through the Entry you're greeted by Upgraded Flooring Throughout & a Spacious Formal Living Space w/ a Cozy Fireplace! The Stunning Remodeled Kitchen Features Gorgeous Custom Counters, White Cabinetry & all new stainless steel appliances! The Garage has been completely remodeled into a Large Bonus Room, fully permitted! This Home boasts 4 spacious bedrooms and 2 full bathrooms, both completely remodeled and a Large Enclosed Sunroom! The backyard is your very own Private Paradise with a Large, Sparkling Pool, Wrap around Concrete, Patio for entertaining & low maintenance brand new landscape for endless activities for the kids! NO HOA, LOW TAXES, 4 Bedrooms, .26 Acre Lot,
- Listing 3** Adorable 4 bedroom 2 bath in SE Hemet. Tiled entry. Laminated wood flooring in living room. Kitchen has electric range, Dishwasher, stainless steel dbl sink, and glass-tiled backsplash. Custom paint and wide wood blinds. Ceiling fans. Security screen doors. Covered rear patio and breezeway courtyard. Newer vinyl windows. Double detached garage has work bench and auto-opener. Shed. RV access possible.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	41336 Collegian Way	26424 Jepson Ct	41381 Merriwood Dr	26585 Chestnut Dr
City, State	Hemet, CA	Hemet, CA	Hemet, CA	Hemet, CA
Zip Code	92544	92544	92544	92544
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.19 ¹	0.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$375,000	\$415,000	\$385,000
List Price \$	--	\$375,000	\$415,000	\$385,000
Sale Price \$	--	\$385,000	\$432,000	\$395,000
Type of Financing	--	Fha	Va	Conventional
Date of Sale	--	11/24/2021	12/10/2021	01/26/2022
DOM · Cumulative DOM	-- · --	52 · 52	37 · 37	38 · 38
Age (# of years)	61	52	60	60
Condition	Average	Average	Good	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 ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,288	1,352	1,452	1,486
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
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	0.24 acres	0.19 acres	0.18 acres	0.23 acres
Other	--	--	--	--
Net Adjustment	--	-\$29,366	-\$19,563	-\$13,338
Adjusted Price	--	\$355,634	\$412,437	\$381,662

* Sold 1 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** CS1 was given the most consideration due to GLA & amenities. Adjustments were made for Repairs to subject \$27,500, GLA -\$4,480, lot size +\$2,614 and date of sle, +\$15,000. Located near schools, shopping, and more. This adorable 3 bedroom 2 bath home with RV parking was recently painted inside and out. Brand new carpet in bedrooms, plank flooring in living, dinning, and hall, tile in kitchen and bathroom. Kitchen has granite counters newly painted cabinets and includes all appliances. New blinds installed throughout.
- Sold 2** Adjustments were made for GLA -\$11,480, lot size +\$3,137 and Buyer Concessions -\$1000 & date of sale \$17,280 This completely REMODELED single story home features over 1,450 sf with 3 bedrooms, 2 bathrooms and a 2 car attached garage. This home has been meticulously remodeled and is ready for it's new owners. The kitchen features BRAND NEW shaker cabinets, quartz counters, and stainless steel appliances. There are 3 good size bedrooms, including a master suite with connected bathroom and large walk-in closet. The home sits on a large lot with a concrete patio area. RECENT UPGRADES: New luxury vinyl flooring, new carpet in bedrooms, new DUAL PANE WINDOWS
- Sold 3** Adjustments were made for GLA -\$13,860 and lot size \$522 & date of sale+ \$15,000 3 BEDROOM, 2 BATH, 2 CAR GARAGE, SINGLE STORY EAST HEMET HOME , CENTERALLY LOCATED AND CLOSE TO SCHOOLS. HOME FEATURES: LARGE FRONT AND BACKYARD, POSSIBLE RV ACCESS. LARGE LIVING ROOM WITH BRICK FIREPLACE, WOOD FLOORS, SPACIOUS KITCHEN OPEN TO THE DINNING AREA, INSIDE LAUNDRY, LOTS OF TREES IN BACKYARD FOR PRIVACY, PATIO, LARGE STORAGE SHED. NO HOA, LOW TAX AREA.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			The subject sold as a Probate listing on 05/20/2022				
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
03/20/2022	\$275,000	05/20/2022	\$338,000	Sold	05/20/2022	\$338,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$370,634	\$399,000
Sales Price	\$370,634	\$399,000
30 Day Price	\$370,634	--
Comments Regarding Pricing Strategy		
<p>LC3 was given the most consideration due to GLA and condition. CS1 was given the most consideration due to GLA & amenities. Adjustments were made for Repairs to subject \$27,500, GLA -\$4,480, lot size +\$2,614 and date of Sale. Values are increasing approximately 1% a month and marketing times when priced competitively is under 14 DOM.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Front



Address Verification



Street

Listing Photos

L1 41187 Whittier Ave
Hemet, CA 92544



Front

L2 41322 Whittier Ave
Hemet, CA 92544



Front

L3 26336 Mel Lane
Hemet, CA 92544



Front

Sales Photos

S1 26424 Jepson Ct
Hemet, CA 92544



Front

S2 41381 Merriwood Dr
Hemet, CA 92544



Front

S3 26585 Chestnut Dr
Hemet, CA 92544



Front

ClearMaps Addendum

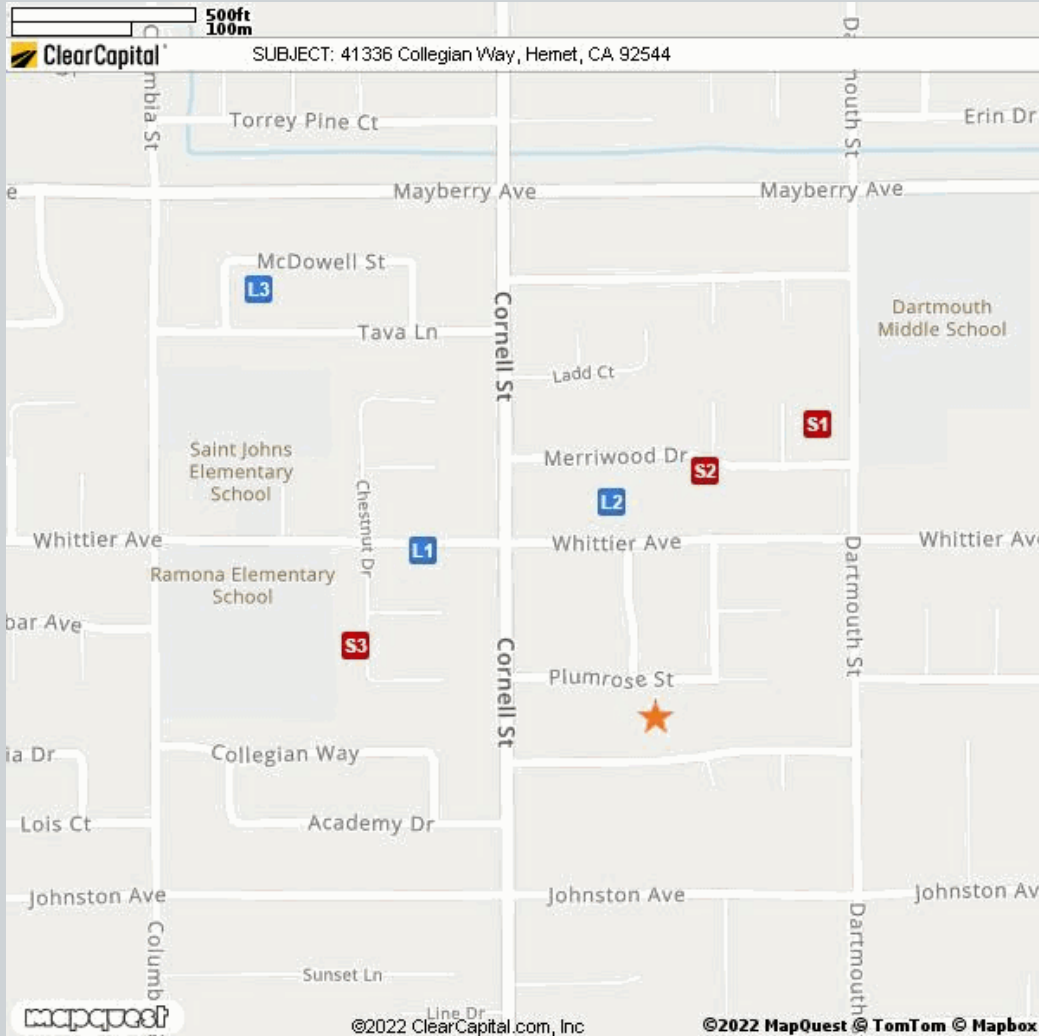
Address ★ 41336 Collegian Way, Hemet, CA 92544

Loan Number 49164

Suggested List \$370,634

Suggested Repaired \$399,000

Sale \$370,634



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	41336 Collegian Way, Hemet, CA 92544	--	Parcel Match
L1 Listing 1	41187 Whittier Ave, Hemet, CA 92544	0.20 Miles ¹	Parcel Match
L2 Listing 2	41322 Whittier Ave, Hemet, CA 92544	0.16 Miles ¹	Parcel Match
L3 Listing 3	26336 Mel Lane, Hemet, CA 92544	0.42 Miles ¹	Parcel Match
S1 Sold 1	26424 Jepson Ct, Hemet, CA 92544	0.25 Miles ¹	Parcel Match
S2 Sold 2	41381 Merriwood Dr, Hemet, CA 92544	0.19 Miles ¹	Parcel Match
S3 Sold 3	26585 Chestnut Dr, Hemet, CA 92544	0.21 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	Sylvia Gregory	Company/Brokerage	Jeanne Dieteren Real Estate
License No	01418137	Address	1132 Sunset Cliffs Ave. Hemet CA 92545
License Expiration	01/23/2023	License State	CA
Phone	9515381586	Email	sylvia.gregory@verizon.net
Broker Distance to Subject	4.55 miles	Date Signed	05/23/2022

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.