

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	175 Mosport Street, Hemet, CALIFORNIA 92544	Order ID	8461062	Property ID	33414368
Inspection Date	10/07/2022	Date of Report	10/10/2022		
Loan Number	51523	APN	551342002		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Riverside		

Tracking IDs					
Order Tracking ID	10.06.22 BPO	Tracking ID 1	10.06.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	ALBERTO AGUILERA	Subject is a single story 4 bedroom, 2 bathroom house with a 2-car attached garage, located in a residential area of tract-style homes. It is in average condition and conforms to the neighborhood.
R. E. Taxes	\$2,530	
Assessed Value	\$210,956	
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

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Neighborhood is a residential planned subdivision, in close proximity to shopping, schools, parks and major roads. It is has a mix of single story and 2-story houses. There are no REO properties listed for sale. It's a high demand area, it attracts a lot of first time home buyers due to it's price point.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$403000 High: \$640000	
Market for this type of property	Decreased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	175 Mosport Street	3770 Walnut Park Way	42290 Buenos Aires Dr	42313 Santiago Dr
City, State	Hemet, CALIFORNIA	Hemet, CA	Hemet, CA	Hemet, CA
Zip Code	92544	92544	92544	92544
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.52 ¹	0.24 ¹	0.32 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$450,000	\$425,900	\$424,999
List Price \$	--	\$443,000	\$425,900	\$465,999
Original List Date		07/20/2022	09/20/2022	09/21/2022
DOM · Cumulative DOM	-- · --	79 · 82	17 · 20	16 · 19
Age (# of years)	36	46	43	43
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	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Contemporary	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,708	1,839	1,556	1,773
Bdrm · Bths · ½ Bths	4 · 1 · 1	4 · 2	3 · 2	4 · 2
Total Room #	6	7	6	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	--	--	--	--
Lot Size	0.19 acres	0.17 acres	0.16 acres	0.17 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** Price Reduced!! Say Hello to 3770 Walnut Park Way! This darling family home is located in a great neighborhood and has so much to offer. Enter the home to a fabulous floor plan with newer carpet, fresh paint, and new lvp flooring. The kitchen is spacious and overlooks the family room. There are 3 great sized secondary bedrooms, and the master bedroom has sliding doors out to the backyard. The backyard has a covered patio and is spacious with new privacy fencing and trees. 2 car garage and the exterior has fresh paint and woodchipped planters.
- Listing 2** Investors or first-time home buyers don't miss this unique opportunity to purchase this fabulous single level three-bedroom, two bath home on a large lot in a desirable area of east Hemet. The kitchen features granite countertops, the master bathroom has a newer shower enclosure along with a newer vanity, and the master bedroom has newer laminate flooring. The entire inside of the home has been professionally painted.
- Listing 3** Stunning 4 bedroom 2 bath home. Spacious sunken living room with plantation shutters opening into an elegant dining room and kitchen area with Spanish ceramic tiled countertops, backsplash and matching flooring. There is an amazing white brick fireplace in the dining area to enjoy in the wintertime. A comfortable Master bedroom with huge double closet space with rounded entryways throughout the home. It also has a separate office for the comfort of working from home. Master bedroom exclusively secluded on one side of the home with the other three bedrooms and full bathroom on the other side, perfect for when you have guests! The home has been well cared for and updated constantly to include brand new carpet installed less than 2 years, fresh paint throughout, new lighting and a brand new water heater. The back yard is spacious and has a peaceful patio area for those evenings outdoors. For garden lovers the property also has a lemon, lime, and kumquat tree in the backyard and an apple tree in the front area. Make your appointment to come see this home that won't last long!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	175 Mosport Street	254 Zolder St	4623 Gainsville Ave	26012 Clemente Gardens Ln
City, State	Hemet, CALIFORNIA	Hemet, CA	Hemet, CA	Hemet, CA
Zip Code	92544	92544	92544	92544
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.08 ¹	0.39 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$399,000	\$517,000	\$435,000
List Price \$	--	\$399,000	\$489,000	\$435,000
Sale Price \$	--	\$403,000	\$464,500	\$435,000
Type of Financing	--	Conventional	Va	Fha
Date of Sale	--	08/26/2022	08/30/2022	08/31/2022
DOM · Cumulative DOM	-- · --	74 · 74	57 · 57	42 · 42
Age (# of years)	36	40	35	42
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	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	1,708	1,772	1,708	1,644
Bdrm · Bths · ½ Bths	4 · 1 · 1	3 · 2	4 · 2	3 · 2
Total Room #	6	7	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	Pool - Yes	--
Lot Size	0.19 acres	0.19 acres	0.28 acres	0.22 acres
Other	--	--	--	--
Net Adjustment	--	+\$10,000	\$0	+\$15,000
Adjusted Price	--	\$413,000	\$464,500	\$450,000

* 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** This Single story 3 BR 2 bath home has a fairly open floor plan. Take a step down into Family room with fireplace. Dining room slider door leads to covered patio and backyard. Laundry room off kitchen. All bedrooms separate from Living space. Master bedroom has slider door to patio, dressing area next to closet and dual sink. Kitchen and bathrooms are original. This Single story 3 BR 2 bath home has a fairly open floor plan.
- Sold 2** Welcome to this gorgeous neighborhood! Terrific 4 bedroom and 2 bath home with a 2 car garage. You'll enjoy preparing meals in the gorgeous kitchen with sleek counters, tiled backsplash, stainless appliances, and beautiful spacious cabinetry. Picture evenings by the fireplace and mornings having coffee out on the patio in the backyard. The main bedroom boasts a private ensuite with a walk-in closet. Other bedrooms offer plush carpet, ceiling fans, and sizable closets. Relax with your favorite drink in the fenced in backyard with a patio, an in-ground pool, and great opportunity for adding personal touches. Don't miss this incredible opportunity.
- Sold 3** An amazing property with a corner lot with over 9500 sq ft and a large backyard. This home features an open floor plan and is conveniently located only blocks from shopping.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Property was last sold in 2014.				
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	\$435,000	\$435,000
Sales Price	\$435,000	\$435,000
30 Day Price	\$430,000	--
Comments Regarding Pricing Strategy		
Selling activity has slowed down due to rising interest rates, buyer demand has softened, and there are multiple price reductions on properties listed for sale. 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

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 3770 Walnut Park Way
Hemet, CA 92544



Front

L2 42290 Buenos Aires Dr
Hemet, CA 92544



Front

L3 42313 Santiago Dr
Hemet, CA 92544



Front

Sales Photos

S1 254 Zolder St
Hemet, CA 92544



Front

S2 4623 Gainsville Ave
Hemet, CA 92544



Front

S3 26012 Clemente Gardens Ln
Hemet, CA 92544



Front

ClearMaps Addendum

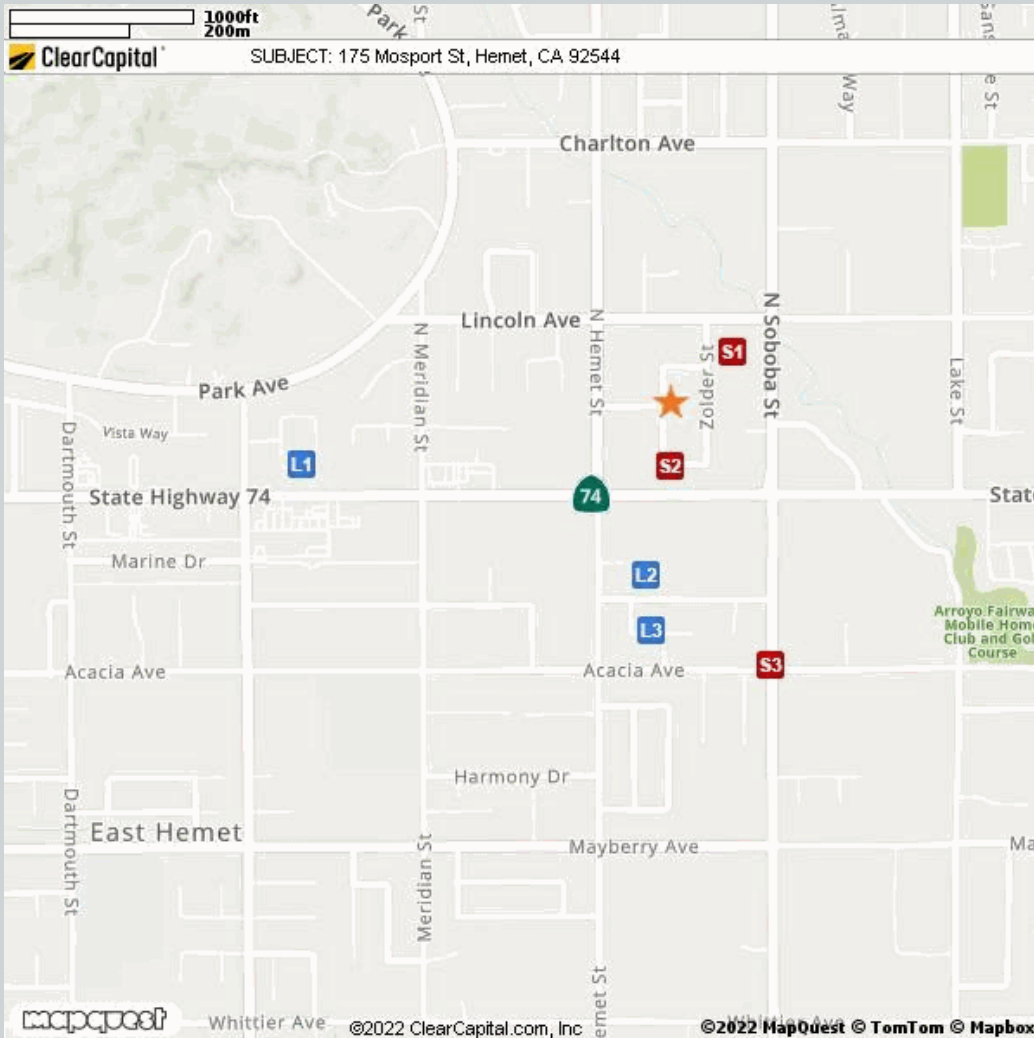
Address ★ 175 Mosport Street, Hemet, CALIFORNIA 92544

Loan Number 51523

Suggested List \$435,000

Suggested Repaired \$435,000

Sale \$435,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	175 Mosport Street, Hemet, California 92544	--	Parcel Match
L1 Listing 1	3770 Walnut Park Way, Hemet, CA 92544	0.52 Miles ¹	Parcel Match
L2 Listing 2	42290 Buenos Aires Dr, Hemet, CA 92544	0.24 Miles ¹	Parcel Match
L3 Listing 3	42313 Santiago Dr, Hemet, CA 92544	0.32 Miles ¹	Parcel Match
S1 Sold 1	254 Zolder St, Hemet, CA 92544	0.13 Miles ¹	Parcel Match
S2 Sold 2	4623 Gainsville Ave, Hemet, CA 92544	0.08 Miles ¹	Parcel Match
S3 Sold 3	26012 Clemente Gardens Ln, Hemet, CA 92544	0.39 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	13.15 miles	Date Signed	10/07/2022

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.