

Borrower	Catamount Properties 2018 LLC	File No.	34120191
Property Address	27832 Huron Ct		
City	Sun City	County	Riverside
		State	CA
		Zip Code	92585
Lender/Client	Wedgewood Inc		

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The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address	27832 Huron Ct	City	Sun City	State	CA	Zip Code	92585
Borrower	Catamount Properties 2018 LLC	Owner of Public Record	Robert F Goering	County	Riverside		
Legal Description	.18 ACRES M/L IN LOT 90 MB 441/094 TR 34406-5						
Assessor's Parcel #	333-741-023	Tax Year	2022	R.E. Taxes \$	3,655		
Neighborhood Name	Heritage Lake	Map Reference	40140	Census Tract	0427.26		
Occupant	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$	4,327	<input checked="" type="checkbox"/> PUD HOA \$	75	<input type="checkbox"/> per year <input checked="" type="checkbox"/> per month	
Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						
Assignment Type	<input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) Servicing						
Lender/Client	Wedgewood Inc	Address	2015 Manhattan Beach Blvd , Suite 100, Redondo Beach, CA 90278				
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Report data source(s) used, offering price(s), and date(s). CRMLS Matrix.							

CONTRACT

I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ _____ Date of Contract _____ Is the property seller the owner of public record? Yes No Data Source(s) _____

Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No

If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing			Present Land Use %	
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input type="checkbox"/> Stable <input checked="" type="checkbox"/> Declining	PRICE	AGE	One-Unit	90 %			
Built-Up	<input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	0 %			
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	470	Low 1	Multi-Family	0 %			
Neighborhood Boundaries	Case Road to the north, Briggs Road to the east, Simpson Road to the south and Menifee Road to the west.			760	High 18	Commercial	10 %			
				613	Pred. 13	Other	0 %			

Neighborhood Description The subject is located in a community of good quality detached homes ranging in size from 1,300-3,800 square feet of Mediterranean design. Highway 74 is within 2 miles of the subject, providing good access to local employment and Southern California's extensive freeway network. All schools, shopping, and supporting services are nearby.

Market Conditions (including support for the above conclusions) Property values appear to be declining, with a short supply of inventory and marketing time of competitively priced homes being under 3 months. Current interest rates range from 6% to 8%. Concessions not exceeding 3% are typical in this market area.

SITE

Dimensions 60'x22'x91'x76'x106' Area 7841 sf Shape Irregular (Corner) View N;Res;

Specific Zoning Classification SP Zoning Description Specific Plan

Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe The subject's current use is legal, physically possible, maximally productive and economically feasible at this time.

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 06065C2060H FEMA Map Date 08/18/2014

Are the utilities and off-site improvements typical for the market area? Yes No If No, describe

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe

IMPROVEMENTS

Source(s) Used for Physical Characteristics of Property Appraisal Files MLS Assessment and Tax Records Prior Inspection Property Owner Other (describe)

Data Source for Gross Living Area CoreLogic

General Description	General Description	Heating/Cooling	Amenities	Car Storage
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	<input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB	<input type="checkbox"/> Fireplace(s) # 0	<input type="checkbox"/> None
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Radiant	<input type="checkbox"/> Woodstove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 2
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	<input type="checkbox"/> Partial Basement <input type="checkbox"/> Finished	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Patio/Deck Cov.	Driveway Surface Concrete
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Stucco	Fuel Gas	<input type="checkbox"/> Porch None	<input checked="" type="checkbox"/> Garage # of Cars 3
Design (Style) Mediter.	Roof Surface Tile	<input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Pool None	<input type="checkbox"/> Carport # of Cars 0
Year Built 2014	Gutters & Downspouts None	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence Wood/Bik.	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 9	Window Type ASG	<input type="checkbox"/> Other	<input type="checkbox"/> Other None	<input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven	<input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave	<input type="checkbox"/> Washer/Dryer	<input type="checkbox"/> Other (describe)	

Finished area above grade contains: 8 Rooms 4 Bedrooms 3.1 Bath(s) 2,892 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.) The solar power is assumed to be leased or financed. Considered personal property. The subject is also connected to public electricity, which is acceptable to the community.

Describe the condition of the property and data source(s) (including apparent needed repairs, deterioration, renovations, remodeling, etc.) C3;The subject is of good quality construction and reflects good overall condition. Physical depreciation is normal. It is assumed that the interior of the subject is the same as the observed exterior condition. This is an extraordinary assumption.

Are there any apparent physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No

If Yes, describe.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe.

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There are 11 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 574,999 to \$ 689,000		There are 79 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 520,000 to \$ 760,000			
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	27832 Huron Ct Sun City, CA 92585	28240 Rustling Wind Cir Menifee, CA 92585	27906 Seneca Ct Menifee, CA 92585	27965 Trinity Ct Menifee, CA 92585	
Proximity to Subject		0.46 miles S	0.10 miles SE	0.15 miles S	
Sale Price	\$	\$ 675,000	\$ 635,000	\$ 685,000	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 226.43 sq.ft.	\$ 228.01 sq.ft.	\$ 201.00 sq.ft.	
Data Source(s)		CRMLS#SW23011946;DOM 10	CRMLS#IG22217565;DOM 78	CRMLS#IV22079094;DOM 1	
Verification Source(s)		Doc#66316	Doc#2023-0049581	Doc#271565	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing Concessions		ArmLth Cash;0		ArmLth VA;4653	0
Date of Sale/Time		s03/23;c02/23	0	s02/23;c01/23	0
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	7841 sf	7840 sf	0	9583 sf	0
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT1;Mediter.	DT2;Mediter.	0	DT1;Mediter.	0
Quality of Construction	Q4	Q4		Q4	
Actual Age	9	7	0	7	0
Condition	C3	C3		C3	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	0	Total Bdrms. Baths	0
Room Count	8 4 3.1	8 4 3.0	+5,000	8 4 2.1	+10,000
Gross Living Area	2,892 sq.ft.	2,981 sq.ft.	0	2,785 sq.ft.	+5,400
Basement & Finished Rooms Below Grade	0sf	0sf		0sf	
Functional Utility	Good	Good		Good	
Heating/Cooling	FWA, C/A	FWA, C/A		FWA, C/A	
Energy Efficient Items	None	None		None	
Garage/Carport	3ga2dw	3ga2dw		3ga2dw	
Porch/Patio/Deck	Cov. Patio	Cov. Patio		Cov. Patio	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 5,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 15,400	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -44,638	
Adjusted Sale Price of Comparables		Net Adj. 0.7 % Gross Adj. 0.7 % \$ 680,000	Net Adj. 2.4 % Gross Adj. 2.4 % \$ 650,400	Net Adj. 6.5 % Gross Adj. 6.5 % \$ 640,362	

SALES COMPARISON APPROACH

I did did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) FARES

My research did did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.

Data Source(s) FARES

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer	03/15/2023			
Price of Prior Sale/Transfer	\$456,644			
Data Source(s)	Black Knight	Black Knight	Black Knight	Black Knight
Effective Date of Data Source(s)	04/24/2023	04/24/2023	04/24/2023	04/24/2023

Analysis of prior sale or transfer history of the subject property and comparable sales The subject prior transaction was a Notice of Trustee's Sale with a judgement amount reflected as the sale price. This is non arms=length. Comparables 1-3 have no prior sales in the last 12 months to analyze.

Summary of Sales Comparison Approach All comparables are standard sales located in the subject's neighborhood. REO and short sales have not been used because they do not reflect market value due to atypical buyer and seller motivations. The comparables are arranged in order of weight.

- Comparable 1 given the most weight because it requires the fewest adjustments.
- Comparable 2 given secondary weight because it requires the second fewest adjustments.
- Comparable 3 given tertiary weight because it requires the third fewest adjustments.
- Comparable MLS sheets are attached to provide property and transaction details.

Indicated Value by Sales Comparison Approach \$ 655,000

Indicated Value by: Sales Comparison Approach \$ 655,000 Cost Approach (if developed) \$ 655,253 Income Approach (if developed) \$

The final opinion of value is bracketed by the adjusted and unadjusted comparable prices. Primary weight given to Sales Comparison approach.

RECONCILIATION

This appraisal is made "as is", subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a visual inspection of the exterior areas of the subject property from at least the street, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 655,000 , as of 04/23/2023 , which is the date of inspection and the effective date of this appraisal.

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ADDITIONAL COMMENTS

Comparable Adjustments:

Time @ 0.25% per month when the contract date exceeds 90 days. Based on the statistical analysis in the 1004MC, Market Trend Analysis addendum and a paired sale analysis of the comparables in this report.
 View @ \$40,000. Based on a paired sale analysis of the comparables in this report.
 Bedroom Count considered in the GLA adjustment. Based on a paired sale analysis of the comparables in this report.
 Bathroom Count @ \$5,000 per half room. Based on a paired sale analysis of the comparables in this report.
 Gross Living Area @ \$50/SF (rounded). Based on a paired sale analysis of the comparables in this report.
 Garage @ \$5,000 per space. Based on a paired sale analysis of the comparables in this report.
 Due to the comparables having similar flat, usable site areas, lot size adjustments are not warranted.
 All adjustments are based on paired sale, statistical or historical analysis.

Comparable Search Parameters:

The comparable search included all listing, pending and closed sales within the neighborhood that are standard sales which have sold in the last 12 months. An emphasis was place on using comparables that are located in the subject's immediate neighborhood, of similar quality, of similar condition, with similar amenities, of similar age, in that order.

The special assessments are collected annually along with the property taxes. They are itemized in the attached Property Profile addendum. They have no impact on value or marketability. All comparables have similar assessments.

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.
 Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Land value was derived through the abstraction method due to the lack of relevant land sales data in the subject's market area. The garage size is estimated.

COST APPROACH

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE	=\$	112,000
Source of cost data Dwelling Cost	DWELLING 2,892 Sq.Ft. @ \$ 183.13	= \$	529,612
Quality rating from cost service 4 Effective date of cost data 4/3/2023	0 Sq.Ft. @ \$	= \$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	= \$	
Land value-to-building value ratio is typical for this area. Physical depreciation has been calculated using the Age/Life method. See Cost Approach Summary addendum.	Garage/Carport 599 Sq.Ft. @ \$ 62.00	= \$	37,138
	Total Estimate of Cost-New	= \$	566,750
	Less Physical Functional External		
	Depreciation 72,884	= \$(72,884)
	Depreciated Cost of Improvements	= \$	493,866
	"As-is" Value of Site Improvements	= \$	0
	Entrepreneurial Profit @ 10% of Cost-New	= \$	49,387
Estimated Remaining Economic Life (HUD and VA only) 61 Years	INDICATED VALUE BY COST APPROACH	= \$	655,253

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach
 Summary of Income Approach (including support for market rent and GRM) Income production is not generally recognized as a basis for buying SFR properties in this market. Due to this, there is a lack of reliable data to accurately complete this approach to value.

INCOME

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? Yes No Unit type(s) Detached Attached
 Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion

Does the project contain any multi-dwelling units? Yes No Data Source(s)

Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? Yes No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

PUD INFORMATION

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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the 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.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

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20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
Name Anthony Porter
Company Name Velox Valuations LLC
Company Address 55 Monument Circle, Floor 7
Indianapolis, IN 46204
Telephone Number 951.452.1517
Email Address anthony.porter@veloxval.com
Date of Signature and Report 04/24/2023
Effective Date of Appraisal 04/23/2023
State Certification # AR034120
or State License # _____
or Other (describe) _____ State # _____
State CA
Expiration Date of Certification or License 05/20/2024

ADDRESS OF PROPERTY APPRAISED

27832 Huron Ct
Sun City, CA 92585
APPRAISED VALUE OF SUBJECT PROPERTY \$ 655,000

LENDER/CLIENT

Name Clear Capital
Company Name Wedgewood Inc
Company Address 2015 Manhattan Beach Blvd, Suite 100,
Redondo Beach, CA 90278
Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____
Telephone Number _____
Email Address _____
Date of Signature _____
State Certification # _____
or State License # _____
State _____
Expiration Date of Certification or License _____

SUBJECT PROPERTY

- Did not inspect exterior of subject property
 Did inspect exterior of subject property from street
Date of Inspection _____

COMPARABLE SALES

- Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
Date of Inspection _____

To print report, download PDF above and print.

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 [Modify Search](#)
 [Rate The Result](#)
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 [New Search](#)



Replacement Cost New - Report

Report Output:

Property Address: 27832 Huron Ct
Sun City, CA 92585

Dwelling/Component Summary - Replacement Cost New:

Site-Built Dwelling Cost per Square Foot :	\$183.13
Manufactured Dwelling Cost per Square Foot :	\$0.00
Attached Garage Cost per Square Foot :	\$62.00
Detached Garage Cost per Square Foot :	\$0.00
Carport Cost per Square Foot :	\$0.00
Basement Cost per Square Foot :	\$0.00
Attic Cost per Square Foot :	\$0.00

Site-Built Dwelling Detail:

Number of Units :	1.00
Gross Living Area :	2,892
# Full Baths :	3
# Half Baths :	1
Quality Level :	4.00
Stories :	1

Dwelling/Components - Replacement Cost New - Quick View

ESTIMATED <input type="checkbox"/> REPRODUCTION <input checked="" type="checkbox"/> REPLACEMENT COST NEW	Estimated Replacement Cost New of Components	
Source of cost data: DwellingCost.com	DWELLING: 2892 sq.ft. @ \$183.13	\$529,612.00
Quality Rating from cost service: 4.00 Effective Date of Cost Data: 4/23/2023	GARAGE: 599 sq.ft. @ \$62.00	\$37,138.00
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	GARAGE: sq.ft. (detached) @ \$0.00	\$0.00
	CARPORT: sq.ft. @ \$0.00	\$0.00
	FINISHED ATTIC: sq.ft. @ \$0.00	\$0.00
	BASEMENT: sq.ft. @ \$0.00	\$0.00

Data Description

Last Data Update:	4/3/2023
Effective Date of Cost Estimate:	4/23/2023

Cost Approach Summary - Page 2

Replacement Cost Report Date:	4/24/2023
Analysis Performed by (Authorized User):	Anthony Porter
Multipliers Employed:	State - Regional - Market Area

About this analysis: The Residential Cost Estimating Tool allows users to query our comprehensive proprietary dataset, and perform cost-related analyses through our industry-tested cost model. Replacement cost data has been compiled from a variety of public and private sources. Our proprietary system assesses all of the information and assigns different weights based on relevancy. We also constantly monitor user feedback for assurance that the model is effective across our coverage area. View [Frequently Asked Questions](#)

Certification: If this analysis is utilized by a State Licensed or Certified Appraiser, the following USPAP certifications apply (per the 'Terms and Conditions' use of log-in / password constitutes a "digital signature" of acknowledgment of the following Certifications): I, Anthony Porter, personally performed this analysis. Use of the data and reliance in any subsequent appraisal report must be consistent with the Uniform Standards of Professional Appraisal Practice (USPAP). The user has the knowledge and experience necessary to complete this analysis per the COMPETENCY RULE of USPAP. Note to State Appraiser Regulatory Agency: This Report is Invalid If included in the workfile for a subject property other than the property listed above. It is also invalid for appraisals performed by any party other than the Authorized User stated above.

A Note about Depreciation: Estimating depreciation is part of the appraisal process and should be completed by the appraiser.

Market Conditions Addendum to the Appraisal Report

53311
File No. 34120191

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **27832 Huron Ct** City **Sun City** State **CA** ZIP Code **92585**

Borrower **Catamount Properties 2018 LLC**

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	53	13	13	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	8.83	4.33	4.33	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	14	7	11	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	1.58	1.62	2.54	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$650,000	\$560,000	\$616,000	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Median Comparable Sales Days on Market	11	70	29	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$592,000	\$620,000	\$629,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	153	214	40	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	100.73	100	99.68	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **CRMLS indicates there were 79 closed sales during the past 12 months and 25 of those sales contained seller concessions which is 32% of the total transactions in this market area. Prior Months 7-12: 53 Sales; 14 with concessions; 26% of sales for this period. 4-6: 13 Sales; 3 with concessions; 23% of sales for this period. 0-3: 13 Sales; 8 with concessions; 62% of sales for this period. The concessions ranged between \$200 and \$20,000. The median concession amount is \$3,000.**

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties). **CRMLS indicates there were 79 closed sales during the past 12 months and 2 of those sales were either foreclosures or short sales which is 3% of the total transactions in this market area. Prior Months 7-12: 53 Sales; 1 foreclosures or short sales; 2% of sales for this period. 4-6: 13 Sales; 1 foreclosures or short sales; 8% of sales for this period. 0-3: 13 Sales; 0 foreclosures or short sales; 0% of sales for this period.**

Cite data sources for above information. **CRMLS was the data source used to complete the Market Conditions Addendum. 4/24/2023**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions. **Based on the analysis above, the subject's market area are declining, with a short supply of inventory and marketing times of under 3 months. The expiration ratio is less than 10%, indicating very strong demand. While marketing times are under 3 months due to the housing supply shortage, values are declining due to inflation and increases in interest rates.**

If the subject is a unit in a condominium or cooperative project, complete the following:

Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature
Appraiser Name **Anthony Porter**
Company Name **Velox Valuations LLC**
Company Address **55 Monument Circle, Floor 7, Indianapolis, IN 46204**
State License/Certification # **AR034120** State **CA**
Email Address **anthony.porter@veloxval.com**

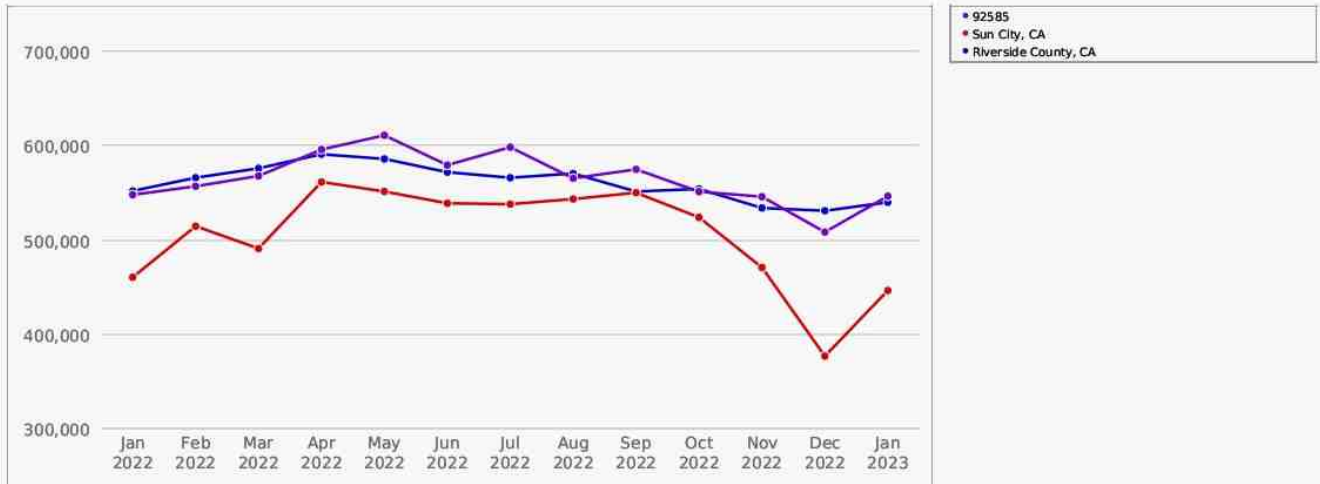
Signature
Supervisory Appraiser Name
Company Name
Company Address
State License/Certification #
State

Market Trend Analysis - Page 1

Market Overview - 92585, Sun City, CA



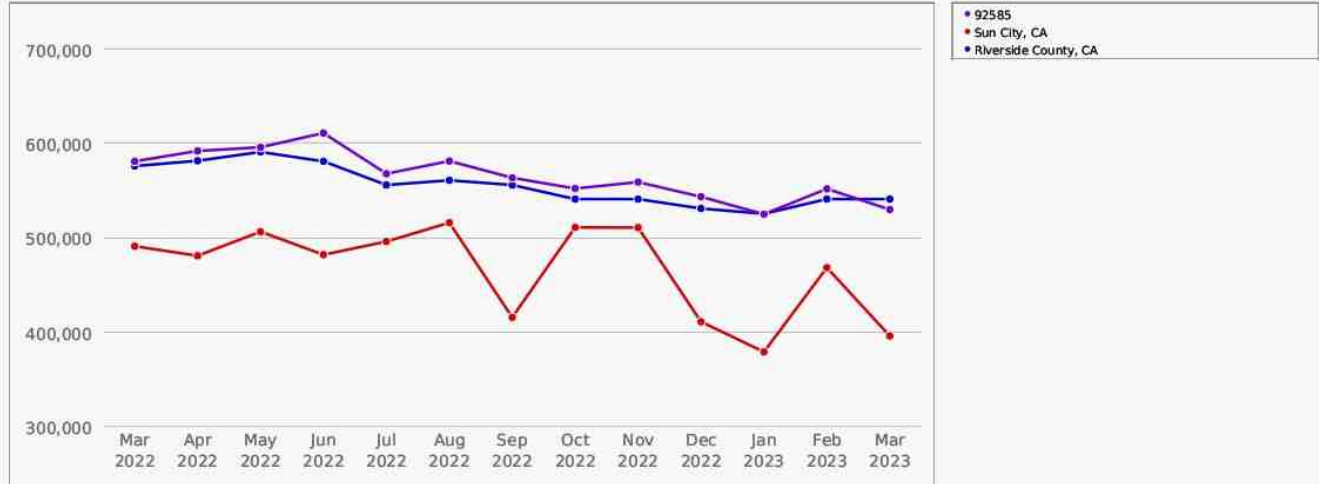
Median Sale Price (Tax)



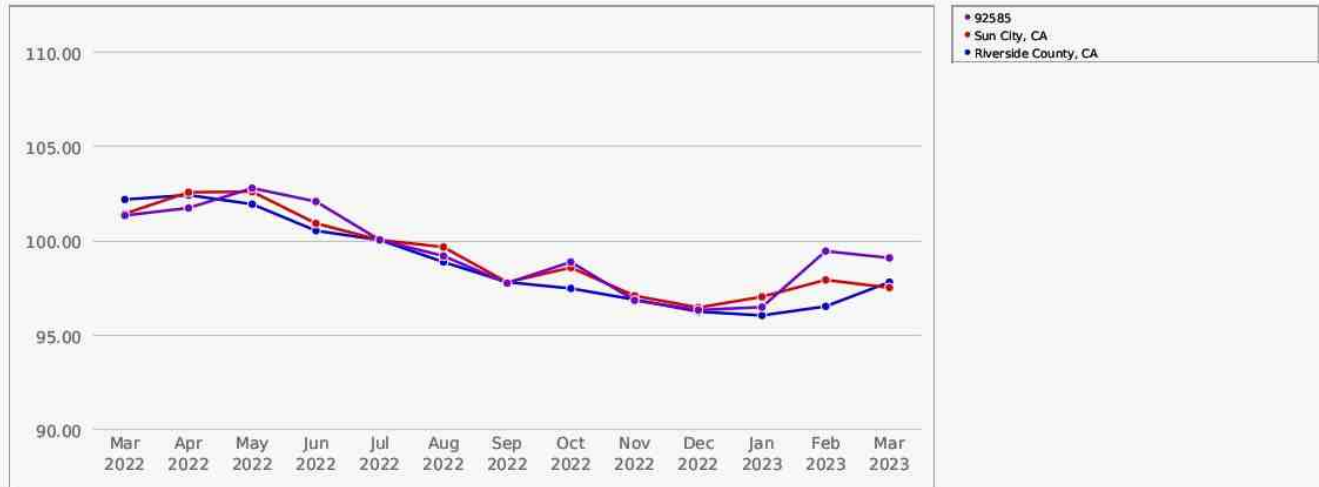
Information is deemed reliable but not guaranteed. The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Market Trend Analysis - Page 2

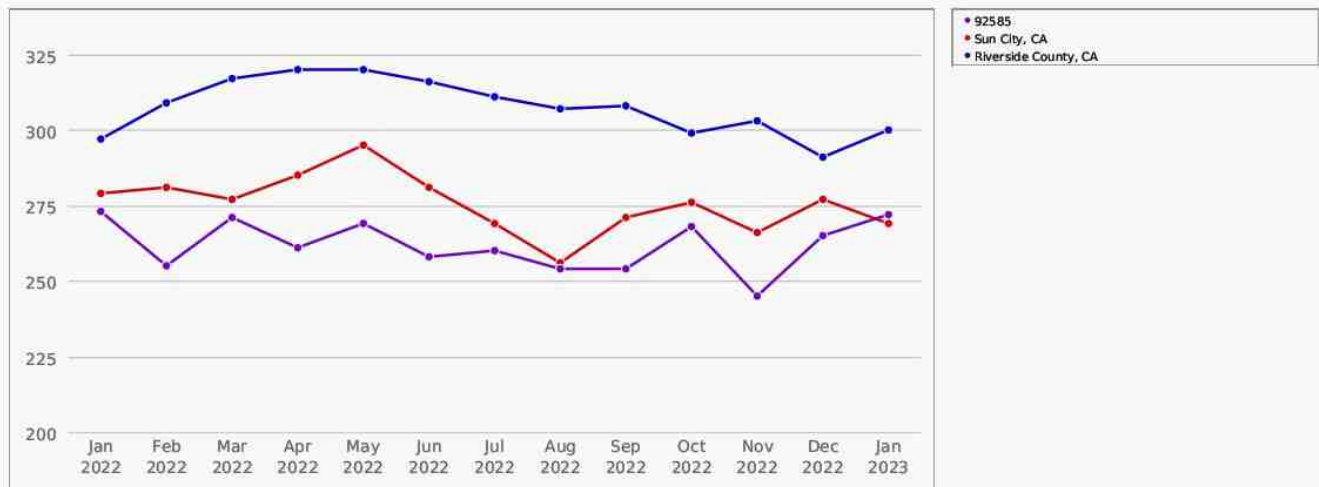
Median Sale Price (MLS)



Median Sale to Original List Price Ratio (MLS)



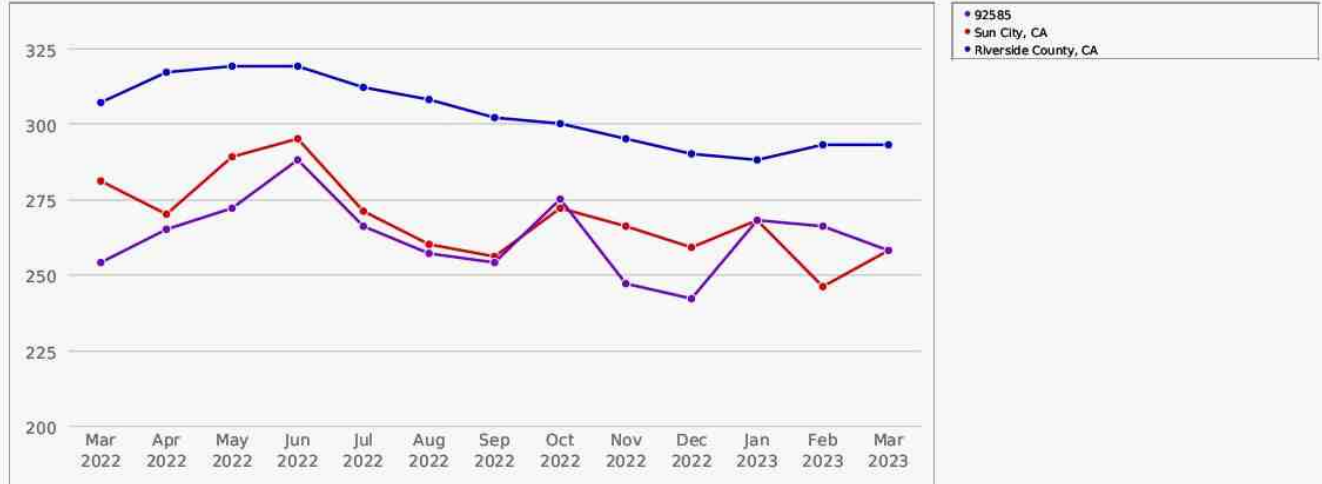
Median Price per Square Foot (Tax)



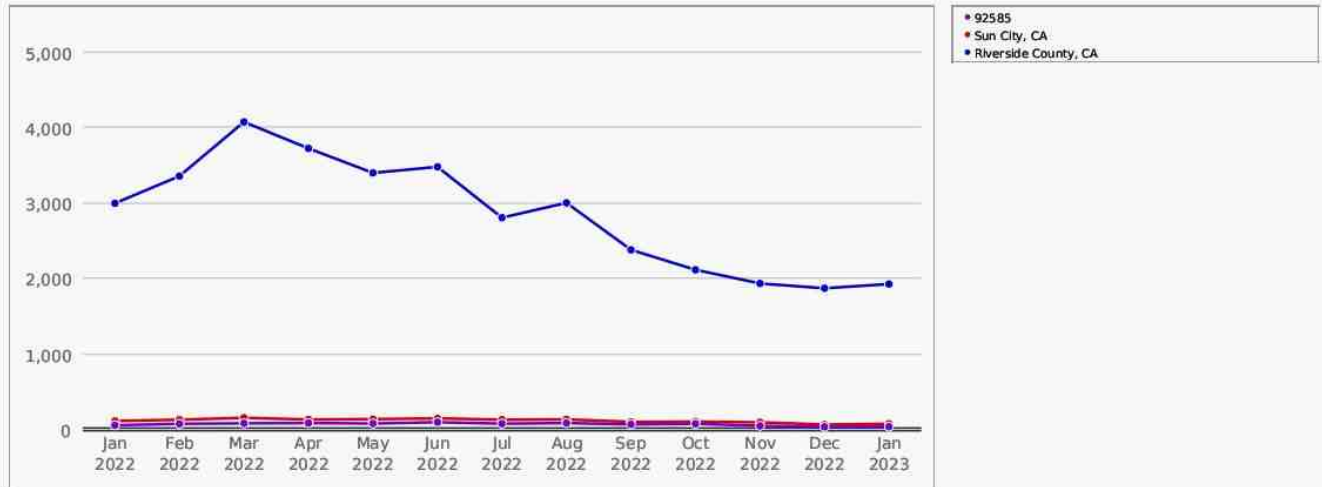
Information is deemed reliable but not guaranteed. The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Market Trend Analysis - Page 3

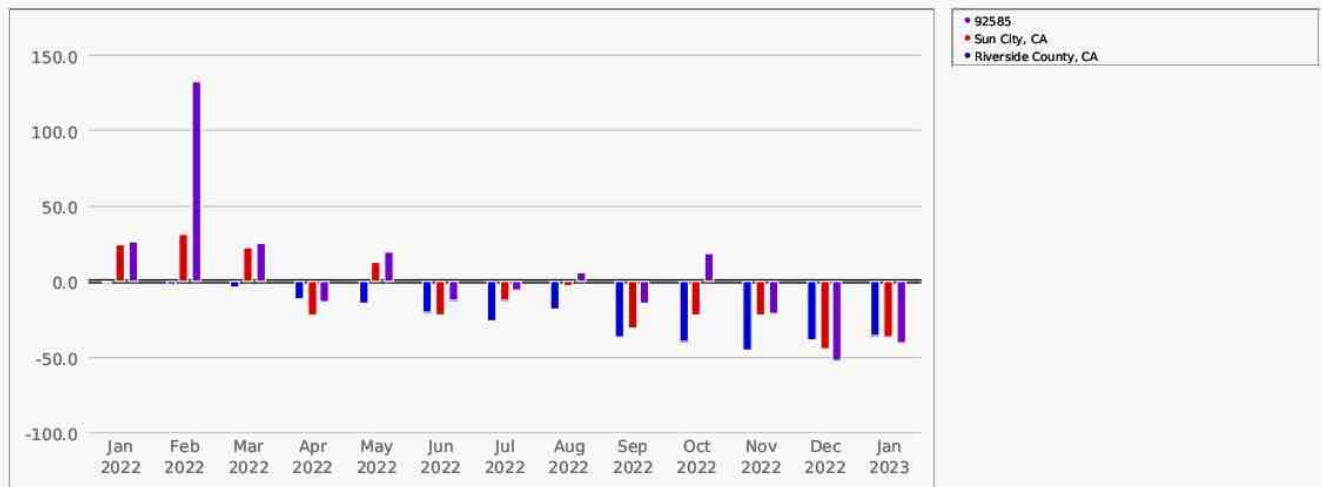
Median Price per Square Foot (MLS)



Number of Sales (Tax)



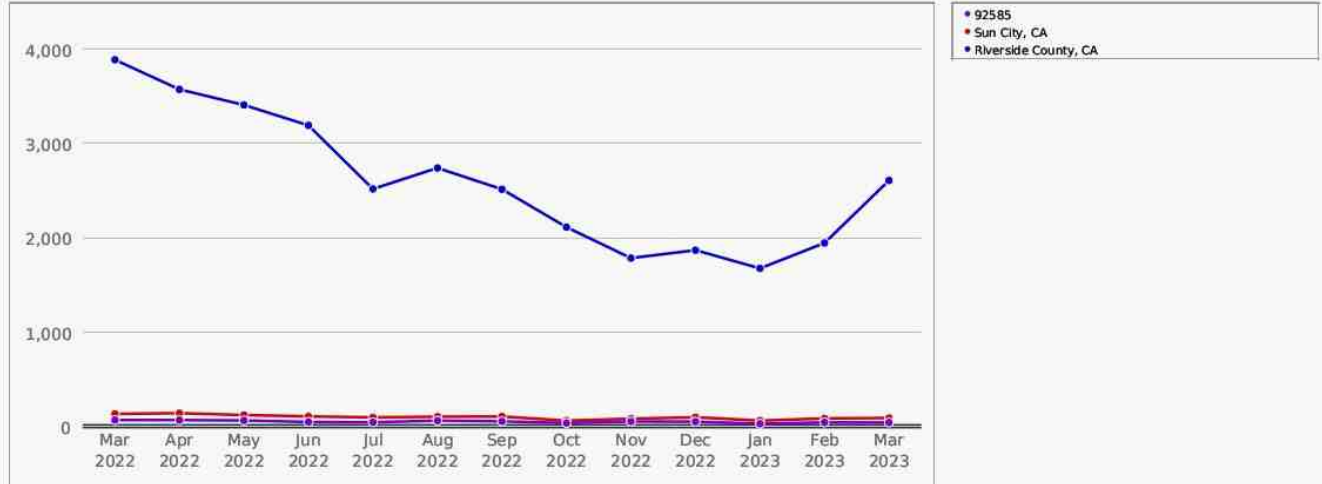
Change in Sales Activity (Tax)



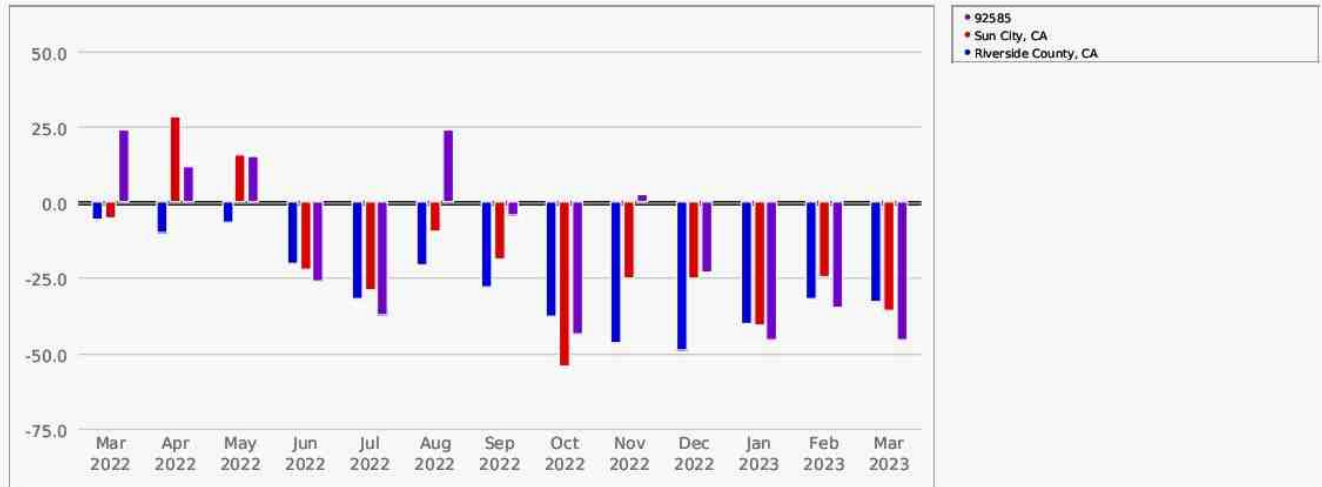
Information is deemed reliable but not guaranteed. The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Market Trend Analysis - Page 4

Number of Sales (MLS)



Change in Sales Activity (MLS)



Information is deemed reliable but not guaranteed. The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Supplemental Addendum

File No. 34120191

Borrower	Catamount Properties 2018 LLC				
Property Address	27832 Huron Ct				
City	Sun City	County	Riverside	State	CA Zip Code 92585
Lender/Client	Wedgewood Inc				

"No employee, director, officer, or agent of the lender, or any other third party acting as joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender, shall influence or attempt to influence the development, reporting, result, or review of an appraisal through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery, or in any other manner..."

I have not been contacted by anyone other than the intended user (lender/client as identified on the first page of the report), borrower, or designated contact to make an appointment to enter the property. I agree to immediately report any unauthorized contacts either personally by phone or electronically to Voxtur."

Highest & Best Use Opinion Rationale / Current Use

As part of this assignment, the appraiser has developed an opinion of the highest and best use of the real property defined, described and reflected in this appraisal report, as it is currently improved (existing or proposed). Based upon the physical inspection, property owner interviews and/or information available to the appraiser within the normal course of business, the current use (or proposed use) of the subject property as of the effective date of this appraisal is a single family residential use.

Based upon available zoning, deed restriction, and/or neighborhood covenant data, the current use of the subject property is legally permissible. The appraiser has uncovered no information (survey's, adverse easements, encroachments, etc...) available within the normal course of business to suggest that the current use of the property is not physically possible. As an improved (existing or proposed) property with obvious remaining economic life, the current use is considered to be financially feasible. Based upon limitations imposed by zoning, deed restriction, and/or neighborhood covenants on alternative uses, there does not appear to be any other potential use (either currently legal, or reasonably likely to become legal) that would produce a greater return to the real estate. Therefore, the current use is also considered to be maximally productive. Based upon the above rationale, it is this appraiser's opinion that the highest and best use of the subject property, as improved, is the current use.

In order to develop an opinion of the market value of the subject's site, the appraiser has also developed an opinion of the highest and best use of the site, as though vacant. The current use of the site is as a single, residential building site. Based upon limitations imposed by zoning, deed restriction, and/or neighborhood covenants on alternative uses, there does not appear to be any other potential use of the site, as though vacant, (either currently legal, or reasonably likely to become legal), that would produce a greater return to the real estate than the current use. Therefore, the site's current use is also considered to be the highest and best use of the site, as though vacant.

USPAP Compliance Addendum

Loan # 53311
File # 34120191

Borrower	Catamount Properties 2018 LLC		
Property Address	27832 Huron Ct		
City	Sun City	County Riverside	State CA Zip Code 92585
Lender/Client	Wedgewood Inc		

APPRAISAL AND REPORT IDENTIFICATION

This Appraisal Report is one of the following types:

Appraisal Report This report was prepared in accordance with the requirements of the Appraisal Report option of USPAP Standards Rule 2-2(a).

Restricted Appraisal Report This report was prepared in accordance with the requirements of the Restricted Appraisal Report option of USPAP Standards Rule 2-2(b). The intended user of this report is limited to the identified client. This is a Restricted Appraisal Report and the rationale for how the appraiser arrived at the opinions and conclusions set forth in the report may not be understood properly without the additional information in the appraiser's workfile.

ADDITIONAL CERTIFICATIONS

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The report analyses, opinions, and conclusions are limited only by the reported assumptions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or specified) personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- This appraisal report was prepared in accordance with the requirements of Title XI of FIRREA and any implementing regulations.

PRIOR SERVICES

I have NOT performed services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I HAVE performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

PROPERTY INSPECTION

I have NOT made a personal inspection of the property that is the subject of this report.

I HAVE made a personal inspection of the property that is the subject of this report.

APPRAISAL ASSISTANCE

Unless otherwise noted, no one provided significant real property appraisal assistance to the person signing this certification. If anyone did provide significant assistance, they are hereby identified along with a summary of the extent of the assistance provided in the report.

ADDITIONAL COMMENTS

Additional USPAP related issues requiring disclosure and/or any state mandated requirements: _____

MARKETING TIME AND EXPOSURE TIME FOR THE SUBJECT PROPERTY

A reasonable marketing time for the subject property is _____ day(s) utilizing market conditions pertinent to the appraisal assignment.

A reasonable exposure time for the subject property is 30-120 day(s).

APPRAISER SUPERVISORY APPRAISER (ONLY IF REQUIRED)

<p>Signature </p> <p>Name <u>Anthony Porter</u></p> <p>Date of Signature <u>04/24/2023</u></p> <p>State Certification # <u>AR034120</u></p> <p>or State License # _____</p> <p>State <u>CA</u></p> <p>Expiration Date of Certification or License <u>05/20/2024</u></p> <p>Effective Date of Appraisal <u>04/23/2023</u></p>	<p>Signature _____</p> <p>Name _____</p> <p>Date of Signature _____</p> <p>State Certification # _____</p> <p>or State License # _____</p> <p>State _____</p> <p>Expiration Date of Certification or License _____</p> <p>Supervisory Appraiser Inspection of Subject Property</p> <p><input type="checkbox"/> Did Not <input type="checkbox"/> Exterior-only from Street <input type="checkbox"/> Interior and Exterior</p>
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UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
Armlth	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdrawn Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

Subject Photos

Borrower	Catamount Properties 2018 LLC				
Property Address	27832 Huron Ct				
City	Sun City	County	Riverside	State	CA Zip Code 92585
Lender/Client	Wedgewood Inc				



Subject Front

27832 Huron Ct
Sales Price
Gross Living Area 2,892
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 3.1
Location N;Res;
View N;Res;
Site 7841 sf
Quality Q4
Age 9



Subject Street



Subject Street

Comparable Photos 1-3

Borrower	Catamount Properties 2018 LLC			
Property Address	27832 Huron Ct			
City	Sun City	County Riverside	State CA	Zip Code 92585
Lender/Client	Wedgewood Inc			



Comparable 1

28240 Rustling Wind Cir
 Prox. to Subject 0.46 miles S
 Sales Price 675,000
 Gross Living Area 2,981
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 7840 sf
 Quality Q4
 Age 7



Comparable 2

27906 Seneca Ct
 Prox. to Subject 0.10 miles SE
 Sales Price 635,000
 Gross Living Area 2,785
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 9583 sf
 Quality Q4
 Age 7



Comparable 3

27965 Trinity Ct
 Prox. to Subject 0.15 miles S
 Sales Price 685,000
 Gross Living Area 3,408
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 3.1
 Location N;Res;
 View N;Res;
 Site 6970 sf
 Quality Q4
 Age 6

Comparable Photos 4-6

Borrower	Catamount Properties 2018 LLC			
Property Address	27832 Huron Ct			
City	Sun City	County Riverside	State CA	Zip Code 92585
Lender/Client	Wedgewood Inc			



Comparable 4

28398 Pacific Ct
 Prox. to Subject 0.87 miles SW
 Sales Price 700,000
 Gross Living Area 3,134
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location N;Res;
 View B;Res;
 Site 10018 sf
 Quality Q4
 Age 10



Comparable 5

29812 Olympic Dr
 Prox. to Subject 0.37 miles N
 Sales Price 642,000
 Gross Living Area 2,486
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 6534 sf
 Quality Q4
 Age 3

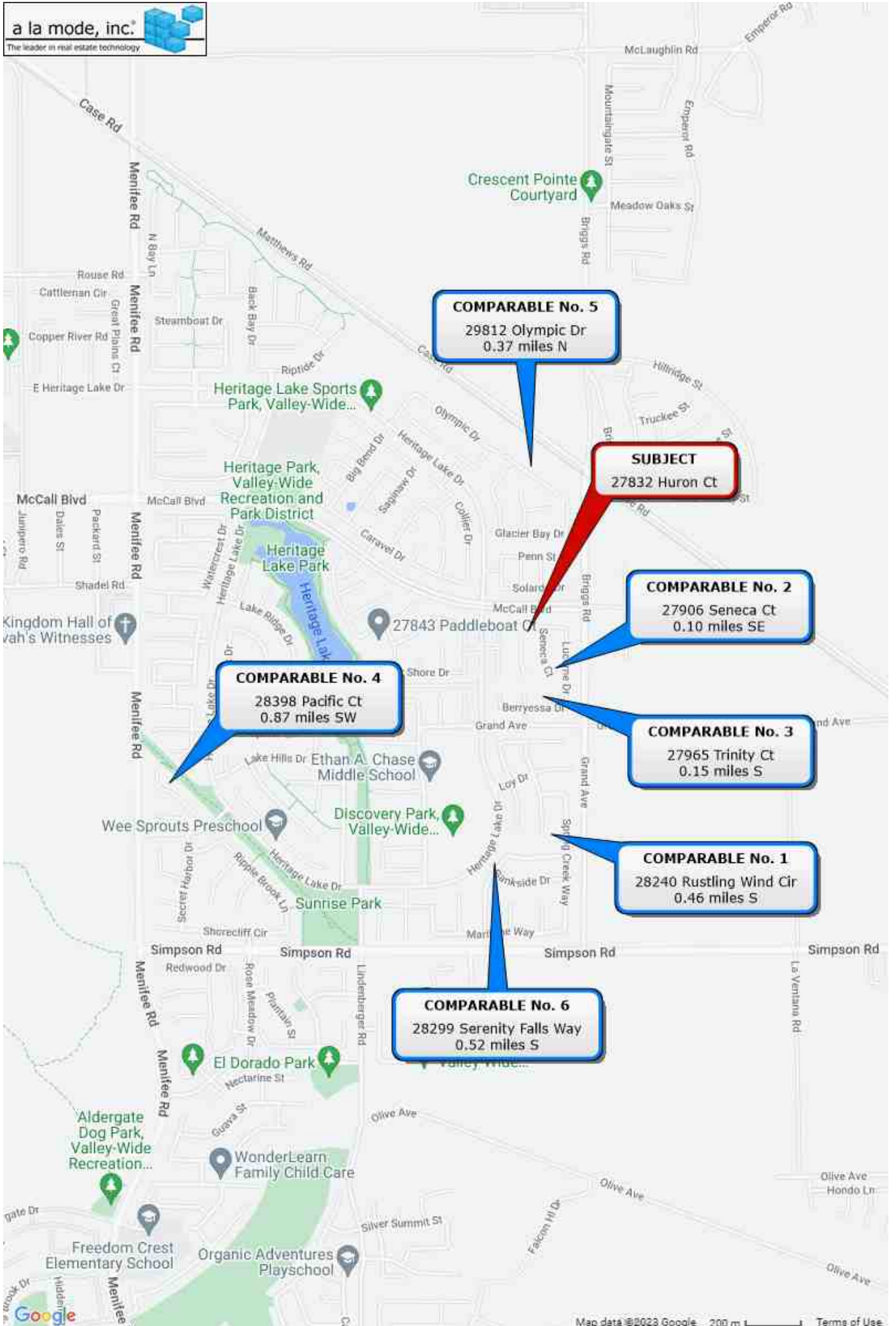


Comparable 6

28299 Serenity Falls Way
 Prox. to Subject 0.52 miles S
 Sales Price 636,000
 Gross Living Area 2,844
 Total Rooms 8
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 8276 sf
 Quality Q4
 Age 15

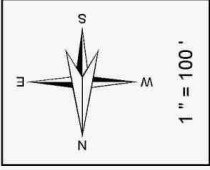
Location Map

Borrower	Catamount Properties 2018 LLC			
Property Address	27832 Huron Ct			
City	Sun City	County Riverside	State CA	Zip Code 92585
Lender/Client	Wedgewood Inc			



Plat Map

333-74
333-18

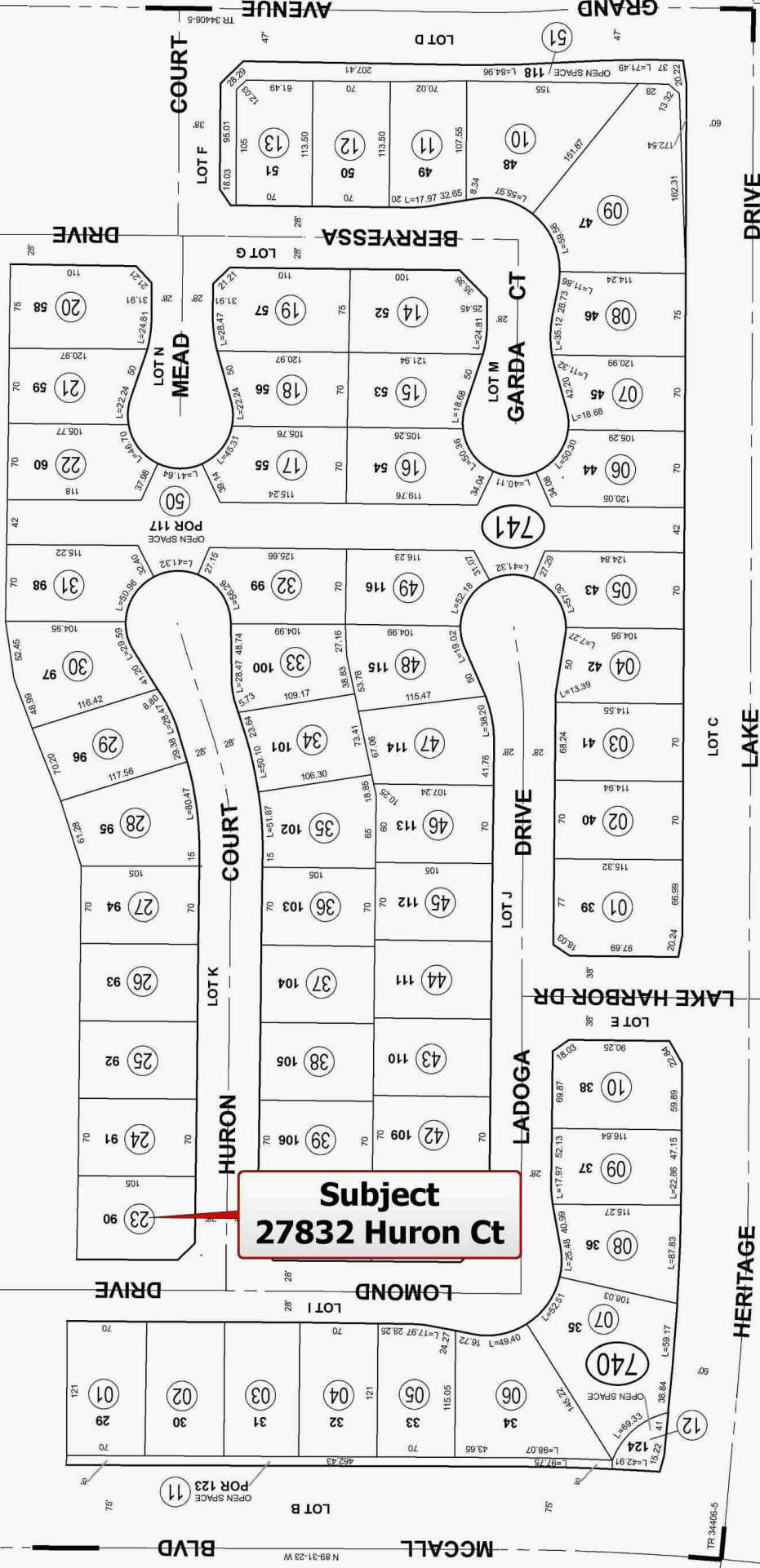


- Legend**
- Lot Lines
 - - - Right-Of-Way
 - - - Old Lot Lines
 - - - Reference R.O.W
 - - - Other Easements
 - - - Lease Area
 - - - Subdivision Tic Mark

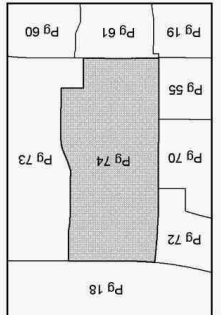
T.R.A. 026-236

SEC. 24, T.5S., R.3W.
CITY OF MENIFEE

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCEL MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.



**Subject
27832 Huron Ct**



Map Reference *
MB 441/64 - 105 TRACT MAP NO. 34406-5

Oct 2014

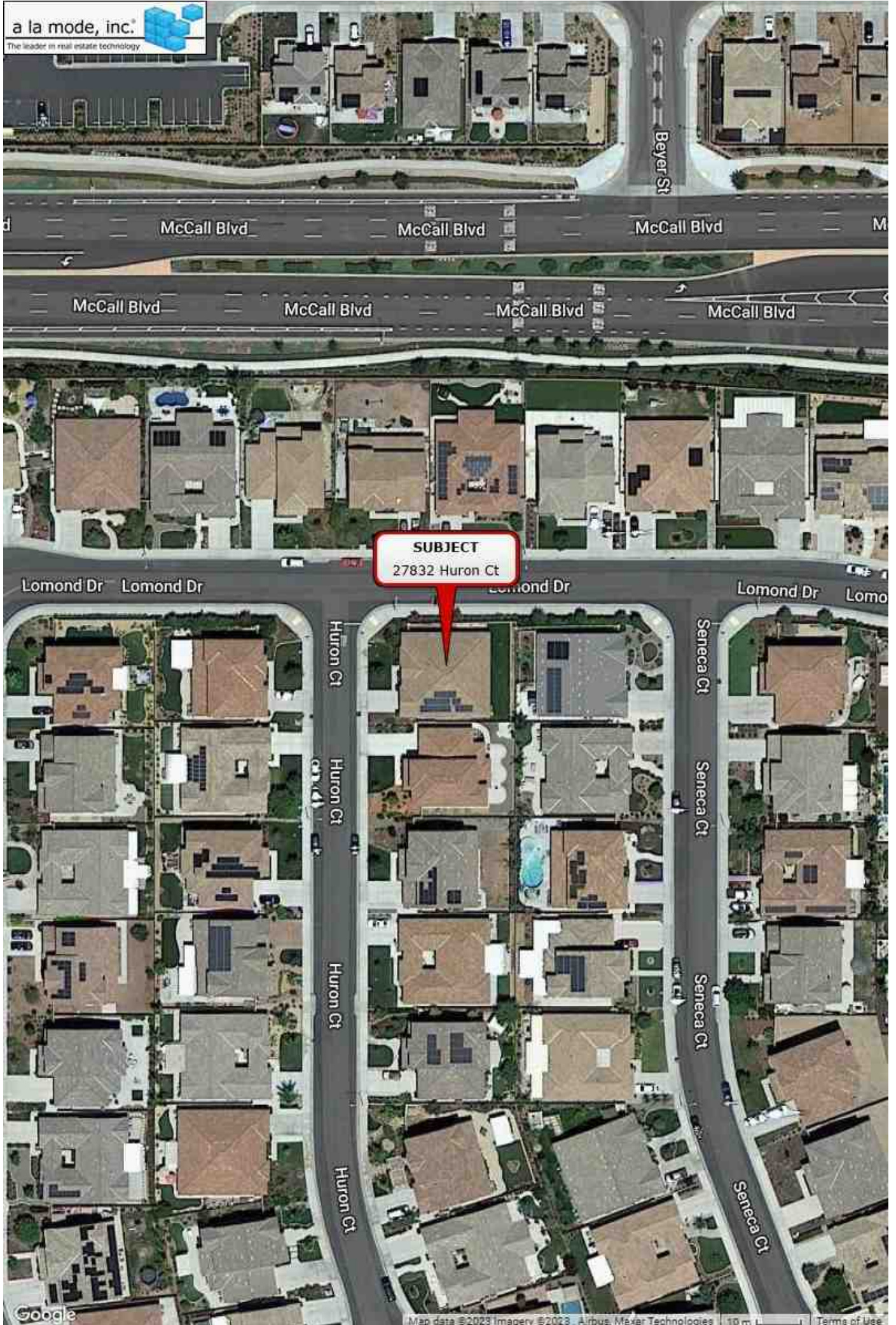


ASSESSOR'S MAP BK333 PG.74
Riverside County, Calif.

JHernandez

Aerial Map


Borrower	Catamount Properties 2018 LLC						
Property Address	27832 Huron Ct						
City	Sun City	County	Riverside	State	CA	Zip Code	92585
Lender/Client	Wedgewood Inc						



Property Profile - Page 1

27832 Huron Ct, Romoland, CA 92585-3502, Riverside County Auction

APN: 333-741-023 CLIP: 9459359340

	MLS Beds	MLS Full Baths	MLS Half Baths	MLS Sale Price	MLS Sale Date
	4	3	1	\$452,500	01/11/2019
	MLS Sq Ft	Lot Sq Ft	Yr Built	Type	
	2,892	7,841	2014	SFR	

OWNER INFORMATION			
Owner Name	Goering Robert F	Tax Billing Zip	92585
Owner Name 2		Tax Billing Zip+4	3502
Mail Owner Name	Robert F Goering	Owner Vesting	
Tax Billing Address	27832 Huron Ct	Owner Occupied	Yes
Tax Billing City & State	Romoland, CA	No Mail Flag	

LOCATION INFORMATION			
Zip Code	92585	Location Influence	
Carrier Route	R039	TGNO	
Zoning		Census Tract	427.26
Tract Number	34406-5	Topography	
School District		Township Range Sect	
Comm College District Code	Mt Jacinto	Neighborhood Code	

TAX INFORMATION			
APN	333-741-023	Tax Appraisal Area	
Alternate APN	333-741-023	Lot	90
Exemption(s)	Disabled	Block	
% Improved	78%	Water Tax Dist	Eastern Imp
Tax Area	026283	Fire Dept Tax Dist	
Legal Description	.18 ACRES M/L IN LOT 90 MB 441/094 TR 34406-5		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Assessed Value - Total	\$475,656	\$466,330	\$461,550
Assessed Value - Land	\$105,117	\$103,056	\$102,000
Assessed Value - Improved	\$370,539	\$363,274	\$359,550
YOY Assessed Change (\$)	\$9,326	\$4,780	
YOY Assessed Change (%)	2%	1.04%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$9,372		
2021	\$8,018	-\$1,354	-14.45%
2022	\$7,982	-\$36	-0.44%

Special Assessment	Tax Amount
Fld Cntl Stormwater/Cleanwater	\$3.74
Menifee Csa 84	\$52.54
V-Wide Regional Fac.lmd 88-1	\$5.54
V-Wide Lmd Menifee North Park	\$795.84
Mwd Standby East	\$6.94
Emwd Stdby-Combined Charge	\$26.00
Romoland SD Cfd No 2004-1 Ia 4	\$3,436.18
Total Of Special Assessments	\$4,326.78

CHARACTERISTICS			
County Land Use	Single Family Dwelling	Cooling Type	Central
Universal Land Use	SFR	Patio Type	
Lot Frontage		Garage Type	Attached Garage
Lot Depth		Garage Sq Ft	599

Property Profile - Page 2

Lot Acres	0.18	Parking Type	Attached Garage
Lot Area	7,841	Parking Spaces	MLS: 3
Lot Shape		Roof Type	
Style		Roof Material	Slate
Building Sq Ft	2,892	Roof Frame	
Gross Area	3,491	Roof Shape	
2nd Floor Area		Construction Type	
Basement Sq Feet		Interior Wall	
Stories	1	Exterior	
Total Units		Floor Cover	
Total Rooms		Flooring Material	
Bedrooms	4	Foundation	
Total Baths	4	Pool	
MLS Total Baths	4	Year Built	2014
Full Baths	3	Effective Year Built	2015
Half Baths	1	Other Impvs	Yes
Dining Rooms		Equipment	
Family Rooms		Porch	
Other Rooms		Patio/Deck 1 Area	
Fireplaces		Patio/Deck 2 Area	
Condo Amenities		Porch 1 Area	
Condition		Porch Type	
Quality		Building Type	
Water	Type Unknown	Bldg Class	
Sewer	Type Unknown	Building Comments	
Heat Type	Central	# of Buildings	1
Heat Fuel Type			

SELL SCORE			
Rating	High	Value As Of	2023-04-23 04:32:29
Sell Score	793		

ESTIMATED VALUE			
RealAVM™	\$634,500	Confidence Score	97
RealAVM™ Range	\$596,900 - \$672,100	Forecast Standard Deviation	6
Value As Of	04/10/2023		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	SW18270847	Pending Date	
MLS Status	Closed	Closing Date	01/11/2019
MLS Area	SRCAR - SOUTHWEST RIVERSIDE COUNTY	MLS Sale Price	\$452,500
MLS Status Change Date	01/11/2019	MLS Listing Agent	Swlewiste-Stephanie Lewis
MLS Current List Price	\$452,500	MLS Listing Broker	FIRST TEAM REAL ESTATE, TEM
MLS Original List Price	\$460,000	MLS Source	CRM
MLS Listing #	Sw18193543	Sw18003781	Ig14204982
MLS Status	Canceled	Canceled	Closed
MLS Listing Date	07/30/2018	01/07/2018	09/23/2014
MLS Listing Price	\$460,000	\$469,900	\$366,485
MLS Orig Listing Price	\$462,000	\$479,900	\$366,485
MLS Close Date			12/18/2014
MLS Listing Close Price			\$374,791
MLS Listing Cancellation Date	11/06/2018	03/22/2018	
MLS Source	CRM		

LAST MARKET SALE & SALES HISTORY			
Recording Date	01/11/2019	Sale Type	Full
Sale Date	Tax: 12/18/2018 MLS: 01/11/2019	Deed Type	Grant Deed
Sale Price	\$452,500	Owner Name	Goering Robert F
Price Per Square Feet	\$156.47	Owner Name 2	
Multi/Split Sale		Seller	Palomo Christopher

Property Details Courtesy of Anthony Porter, Porter Appraisal Services, California Regional MLS

Generated on: 04/24/23

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

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Property Profile - Page 3

Document Number [12046](#)

Recording Date	01/11/2019
Sale Date	12/18/2018
Sale Price	\$452,500
Nominal	
Buyer Name	Goering Robert F
Seller Name	Palomo Christopher
Document Number	12046
Document Type	Grant Deed

MORTGAGE HISTORY

Mortgage Date	01/11/2019	06/15/2017
Mortgage Amount	\$452,500	\$360,000
Mortgage Lender	Real Estate Mtg Ntwk	United Wholesale Mtg
Mortgage Code	Va	Conventional

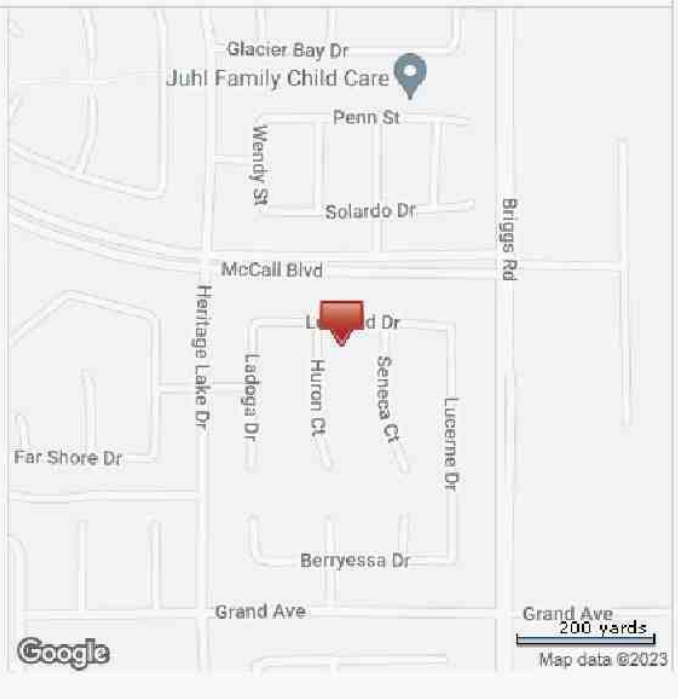
FORECLOSURE HISTORY

Document Type	Notice Of Trustee's Sale	Notice Of Sale	Notice Of Default	Notice Of Sale	Notice Of Trustee's Sale
Default Date			12/14/2022		
Foreclosure Filing Date	03/15/2023		12/14/2022		05/06/2022
Recording Date	03/17/2023	03/16/2023	12/15/2022	05/10/2022	05/09/2022
Document Number	77798		504444		215898
Book Number					
Page Number					
Default Amount			\$20,774		
Final Judgment Amount	\$456,644				\$494,853
Original Doc Date	01/11/2019		01/11/2019		01/11/2019
Original Document Number	12047		12047		12047
Original Book Page					
Lien Type					

Document Type	Notice Of Trustee's Sale	Notice Of Trustee's Sale
Default Date		
Foreclosure Filing Date	01/12/2022	03/17/2020
Recording Date	01/13/2022	03/18/2020
Document Number	21920	126146
Book Number		
Page Number		
Default Amount		
Final Judgment Amount	\$490,445	\$487,775
Original Doc Date	01/11/2019	01/11/2019
Original Document Number	12047	12047
Original Book Page		
Lien Type		

Property Profile - Page 4

PROPERTY MAP



Property Details Courtesy of Anthony Porter, Porter Appraisal Services, California Regional MLS

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Generated on: 04/24/23

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Comparable MLS - Page 1

28299 Serenity Falls Way, Menifee 92585 STATUS: **Active** LIST PRICE: **\$636,000**

Head east on CA-74 toward Menifee Rd. Turn right onto Menifee Rd. Turn left onto McCall Blvd. Continue straight to stay on McCall Blvd. Turn right onto Heritage Lake Dr. Turn left onto Bankside Dr. Turn left at the 1st cross street onto Serenity Falls Way



BED / BATH: **4/3,0,0,0**
 SQFT(src): **2,844 (A)**
 PRICE PER SQFT: **\$223.63**
 LOT(src): **8,276/0.19 (A)**
 LEVELS: **Two**
 GARAGE: **2/Attached**
 YEAR BUILT(src): **2008 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **34/34**
 SLC: **Standard**
 PARCEL #: **333590013**
 LISTING ID: **IV23046335**

[Listing has Supplements](#)

Submit Offer

DESCRIPTION

Check out this stunner! This home has fresh interior paint, fresh exterior paint and new flooring throughout the home. Discover a bright and open interior with plenty of natural light and a neutral color palette, complimented by a fireplace. Step into the kitchen, complete with an eye catching stylish backsplash. You won't want to leave the serene primary suite, the perfect space to relax. Additional bedrooms provide nice living or office space. The primary bathroom is fully equipped with a separate tub and shower, double sinks, and plenty of under sink storage. Take it easy in the fenced in back yard. The sitting area makes it great for BBQs! This home has been virtually staged to illustrate its potential. A must see!

EXCLUSIONS:

AREA: **SRCAR - Southwest Riverside County**
 SUBDIVISION: /
 COUNTY: **Riverside**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$636,000**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING: **Garage**
 HORSE:
 PROBATE AUTHORITY:

INCLUSIONS:

ROOM TYPE: **Kitchen, Main Floor Bedroom**
 EATING AREA:

COOLING: **Central Air, Electric**
 HEATING: **Central, Natural Gas**
 VIEW: **None**
 WATERFRONT:
 LAUNDRY: **Washer Hookup**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

INTERIOR

INTERIOR: **Granite Counters**
 MAIN LEVEL BEDROOMS: **3**
 MAIN LEVEL BATHROOMS: **3**

ACCESSIBILITY: **None**
 APPLIANCES: **Dishwasher**
 KITCHEN FEATURES: **Granite Counters**
 BATHROOM FEATURES: **Main Floor Full Bath**

FLOORING:
 ENTRY LOC/ENTRY LVL: /
 FIREPLACE: **Gas**

EXTERIOR

EXTERIOR:
 FENCING:
 DIRECTION FACES:

SECURITY:
 SEWER: **Public Sewer**

LOT: **Corner Lot**
 POOL: **None**

PATIO/PORCH:
 SPA:

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE:
 DOOR:
 WINDOW:

ROOF: **Tile**
 FOUNDATION DTLS:
 PROP COND:

CONSTR MTLs: **Stucco**
 OTHER STRUCT:
 NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

ATTACHED GARAGE?: **Attached**
 UNCOVERED SPACES:

PARKING TOTAL: **2**
 # REMOTES:

GARAGE SPACES: **2**
 RV PARK DIM:

CARPORT SPACES:

GREEN

GREEN ENERGY GEN:
 WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION: **No**

COMMUNITY

HOA FEE: **\$0**
 HOA FEE 2:
 HOA FEE 3:
 COMMUNITY: **Sidewalks**

HOA NAME:
 HOA NAME 2:
 HOA NAME 3:
 HOA AMENITIES:

HOA PHONE:
 HOA PHONE 2:
 HOA PHONE 3:

OF UNITS: **1**
 # UNITS IN COMMUNITY:
 STORIES TOTAL: **2**

Comparable MLS - Page 2

HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: **No**
PARCEL #: **333590013**
ADDITIONAL APN(s): **No**

LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:
LAND LEASE PURCH?:
LAND LEASE RENEW:

UTILITIES:
ELECTRIC:
WATER SOURCE: **Public**
LOT SIZE DIM:
ASSESSMENTS: **CFD/Mello-Roos**

TAX LOT: **120**
TAX BLOCK:
TAX TRACT #: **34180**
ZONING: **SP ZONE**
TAX OTHER ASSESSMENT: **\$11,617**
TAX OTHER ASSESS SOURCE: **Estimated**

SCHOOL

HIGH SCHOOL DISTRICT: **Perris Union High**

ELEMENTARY: **Mesa**
ELEMENTARY OTHER:

MIDDLE/JR HIGH:
MIDDLE/JR HIGH OTHER: **Ethan A Chase**

HIGH SCHOOL: **Heritage**
HIGH SCHOOL OTHER:

LISTING

BAC: **2%**
BAC RMRKS:
DUAL/VARI COMP?: **Yes**
LEASE CONSIDERED?: **No**
CURRENT FINANCING:
POSSESSION: **Close Of Escrow**
SIGN ON PROPERTY?:
CONTINGENCY LIST:

TERMS: **Cash, Conventional, VA Loan**
LIST AGRMT: **Seller Reserved**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES: **LA/Owner Related**
INTERNET, AVM?/COMM?: **Yes/No**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

DATES

LIST CONTRACT DATE: **03/21/23**
START SHOWING DATE:
ON MARKET DATE: **03/21/23**
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: **03/21/23**
MOD TIMESTAMP: **04/03/23**
EXPIRED DATE:
PURCH CONTRACT DATE:
ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS: To schedule a showing and get access info please use ShowingTime, 855-746-9878. Tours can be scheduled by licensed agents and can be scheduled in advance. For questions, call Chelsey Asef at 323-577-6794. For financing options and to qualify for a \$1,500 Lender Credit, direct your buyer to www.lower.com/mls. To check offer status, access necessary buyer-signed documents & submit offers visit online portal www.opendoor.com/make-offer. Seller's closing attorney preference is Chicago Title - Irvine, CA. Buyer req'd to sign Affiliated Business Disc. FHA eligible 5/19/2023

SHOWING INFORMATION

SHOW CONTACT TYPE: **See Remarks**
SHOW CONTACT NAME: **ShowingTime**
SHOW CONTACT PH: **855-746-9878**

LOCK BOX LOCATION: **See Remarks**
LOCK BOX TYPE: **See Remarks**

OCCUPANT TYPE: **Vacant**
OWNER'S NAME:

SHOW INSTRUCTIONS: **Tours can be scheduled by licensed agents only and must be scheduled at least 24 hours in advance. To schedule a showing and get access info please use ShowingTime, 855-746-9878.**

DIRECTIONS: **Head east on CA-74 toward Menifee Rd. Turn right onto Menifee Rd. Turn left onto McCall Blvd. Continue straight to stay on McCall Blvd. Turn right onto Heritage Lake Dr. Turn left onto Bankside Dr. Turn left at the 1st cross street onto Serenity Falls Way**

AGENT / OFFICE

LA: **(IVVALDGAB) GABRIEL VALDEZ**
CoLA: **CHELSEY ASEF**
LO: **(IVANA1) OPENDOOR BROKERAGE INC.**
LO PHONE: **951-783-4838**
CoLO: **OPENDOOR BROKERAGE INC.**
CoLO PHONE: **951-783-4838**

LA State License: **02061030**
CoLA State License: **01966695**
LO State License: **02061130**
LO FAX:
CoLO State License: **02061130**
CoLO FAX:
Offers Email: homes@opendoor.com

CONTACT PRIORITY

1.LA CELL: **323-859-6345**
2.LA DIRECT:
3.LA PAGER:
4.LA FAX:
5.LA VOICEMAIL:
6.LA EMAIL: gabriel.valdez@opendoor.com

AGENT FULL: Residential LISTING ID: IV23046335

Printed by Anthony Porter, State Lic: AR034120 on 04/24/2023 5:10:55 PM

Comparable MLS - Page 3

29812 Olympic, Menifee 92585

STATUS: **Active**

LIST PRICE: **\$642,000**

215 S, SR 74, Menifee rd Right, Heritage Lake Left, Tugboat Left, Canyonlands Right, Biscayne L, Olympic R.



BED / BATH: **4/3,0,0**
 SQFT(src): **2,486 (P)**
 PRICE PER SQFT: **\$258.25**
 LOT(src): **6,534/0.15 (P)**
 LEVELS: **Two**
 GARAGE: **2/Attached**
 YEAR BUILT(src): **2020 (PUB)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **39/39**
 SLC: **Standard**
 PARCEL #: **333781006**
 LISTING ID: **IV23043432**

Submit Offer

DESCRIPTION

Come and see this Beautiful charming Lennar Home! build in 2020, Located in the city of Menifee in Heritage Lake Communit featuring a small Lake, Olympic size swimming Pool, a splash, playground, Tot-Lots, walking areas, Fitness trails and more. This two-story Home has a total of 4 bedrooms, 3bedrooms and 2 full baths with a loft upstairs and 1 bedroom and 1 Full bathroom downstairs, NEW Classic Faux Wood Shutters throughout all the windows, Granite counter tops with beautiful brown kitchen cabinets, Nice Big Living space of 2,486sqft, NEW landscape was Done Front and Backyard also added brand NEW turf, No neighbors behind The Home with a private sweet feel. PAID OFF SOLAR! WITH THE NEW DREAM FOR ALL PROGRAM GIVES 20%down Contact me for a tour of the home.

EXCLUSIONS:

INCLUSIONS:

AREA: **SRCAR - Southwest Riverside County**
 SUBDIVISION: /
 COUNTY: **Riverside**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$642,000**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING:
 HORSE:
 PROBATE AUTHORITY:

ROOM TYPE: **Laundry, Living Room, Loft, Master Bedroom**
 EATING AREA:

COOLING: **Central Air**
 HEATING:
 VIEW: **Mountain(s)**
 WATERFRONT:
 LAUNDRY: **Gas & Electric Dryer Hookup, Gas Dryer Hookup, Upper Level**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

INTERIOR

INTERIOR:
 MAIN LEVEL BEDROOMS: **2**
 MAIN LEVEL BATHROOMS: **2**

ACCESSIBILITY:
 APPLIANCES: **Dishwasher**
 KITCHEN FEATURES:
 BATHROOM FEATURES:

FLOORING:
 ENTRY LOC/ENTRY LVL: /
 FIREPLACE: **Family Room**

EXTERIOR

EXTERIOR:
 FENCING:
 DIRECTION FACES:

SECURITY:
 SEWER: **Public Sewer**

LOT: **0-1 Unit/Acre**
 POOL: **Community**

PATIO/PORCH:
 SPA:

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE:
 DOOR:
 WINDOW:

ROOF:
 FOUNDATION DTLS:
 PROP COND:

CONSTR MTLs:
 OTHER STRUCT:
 NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

ATTACHED GARAGE?: **Attached**
 UNCOVERED SPACES:

PARKING TOTAL: **2**
 # REMOTES:

GARAGE SPACES: **2**
 RV PARK DIM:

CARPORT SPACES:

GREEN

GREEN ENERGY GEN:
 WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: **Yes**
 POWER PROD TYPE: **Photovoltaics**
 POWER PROD ANNUAL STATUS:

GREEN VERIFICATION: **Yes**
 POWER PROD SIZE:

POWER PROD YR INSTALL: POWER PROD ANNUAL:

COMMUNITY

HOA FEE: **\$79/Monthly**
 HOA FEE 2:
 HOA FEE 3:

HOA NAME: **A**
 HOA NAME 2:
 HOA NAME 3:

HOA PHONE: **0**
 HOA PHONE 2:
 HOA PHONE 3:

OF UNITS: **1**
 # UNITS IN COMMUNITY:
 STORIES TOTAL:

Comparable MLS - Page 4

COMMUNITY: **Biking , Curbs, Dog Park, Fishing, Hiking , Lake, Park, Sidewalks**

HOA AMENITIES: **Pool, Barbecue, Outdoor Cooking Area, Playground, Dog Park, Other Courts, Biking Trails, Hiking Trails, Clubhouse, Banquet Facilities, Recreation Room, Meeting Room**

HOA MANAGEMENT NAME: **A**
 HOA MANAGEMENT NAME 2:
 HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: **No**
 PARCEL #: **333781006**
 ADDITIONAL APN(s): **No**

LAND LEASE AMOUNT:
 LAND LEASE AMT FREQ:
 LAND LEASE PURCH?:
 LAND LEASE RENEW:

UTILITIES:
 ELECTRIC:
 WATER SOURCE: **Public**
 LOT SIZE DIM:
 ASSESSMENTS: **Unknown**

TAX LOT: **0**
 TAX BLOCK:
 TAX TRACT #: **0**
 ZONING:
 TAX OTHER ASSESSMENT: **\$0**
 TAX OTHER ASSESS SOURCE: **Public Records**

SCHOOL

HIGH SCHOOL DISTRICT: **Menifee Union**

ELEMENTARY:
 ELEMENTARY OTHER:

MIDDLE/JR HIGH:
 MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
 HIGH SCHOOL OTHER:

LISTING

DATES

BAC: **2%**
 BAC RMRKS:
 DUAL/VARI COMP?: **Yes**
 LEASE CONSIDERED?: **No**
 CURRENT FINANCING:
 POSSESSION: **Negotiable**
 SIGN ON PROPERTY?: **Yes**
 CONTINGENCY LIST:

TERMS: **Conventional, FHA, Submit, VA Loan**
 LIST AGRMT: **Exclusive Right To Sell**
 LIST SERVICE: **Full Service**
 AD NUMBER:
 DISCLOSURES:
 INTERNET, AVM?/COMM?: **Yes/Yes**
 INTERNET?/ADDRESS?: **Yes/Yes**
 NEIGHBORHOOD MARKET REPORT YN?: **Yes**

LIST CONTRACT DATE: **03/15/23**
 START SHOWING DATE:
 ON MARKET DATE: **03/16/23**
 PRICE CHG TIMESTAMP:
 STATUS CHG TIMESTAMP: **03/16/23**
 MOD TIMESTAMP: **04/04/23**
 EXPIRED DATE:
 PURCH CONTRACT DATE:
 ENDING DATE:

CONTINGENCY:
PRIVATE REMARKS: per seller no showings till March 25, 2023

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
 SHOW CONTACT NAME: **Mayra A Puskar**
 SHOW CONTACT PH: **9512148118**

LOCK BOX LOCATION: **right side of the home**
 LOCK BOX TYPE: **Combo**

OCCUPANT TYPE: **Owner**
 OWNER'S NAME:

SHOW INSTRUCTIONS: **contact Mayra Puskar for showing request, send business card with date and time you would like to show.**
 DIRECTIONS: **215 S, SR 74, Menifee rd Right, Heritage Lake Left, Tugboat Left, Canyonlands Right, Biscayne L, Olympic R.**

AGENT / OFFICE

CONTACT PRIORITY

LA: **(IVPUSKMAY) MAYRA PUSKAR**
 CoLA:
 LO: **(IVEXPR) EXP REALTY OF CALIFORNIA INC**
 LO PHONE: **888-584-9427**
 CoLO:
 CoLO PHONE:

LA State License: **02107532**
 CoLA State License:
 LO State License: **01878277**
 LO FAX:
 CoLO State License:
 CoLO FAX:
 Offers Email: **mayrapuskar.realtor@yahoo.com**

1.LA CELL: **951-214-8118**

Comparable MLS - Page 5

27965 Trinity Ct, Menifee 92585

STATUS: **Closed**

LIST/CLOSE:
\$684,900 / \$685,000 †

Heritage Lake Dr-Grand -Mead-Berryessa-Trinity



BED / BATH: **4/3,0,1,0**
 SQFT(src): **3,408 (A)**
 PRICE PER SQFT: **\$201.00**
 LOT(src): **6,970/0.16 (A)**
 LEVELS: **Two**
 GARAGE: **3/Attached**
 YEAR BUILT(src): **2017 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **1/1**
 SLC: **Standard**
 PARCEL #: **333731002**
 LISTING ID: **IV22079094**

Submit Offer

DESCRIPTION

Large Heritage Lakes Home located on a Cul De Sac. Upon arrival, the curb appeal will draw you in with beautiful landscaping and the welcoming front porch. The upgraded tile flooring greets you at the entry and runs throughout the majority of the first level. This floorplan offers separate formal dining room and living room along with a large great room that is perfect for entertaining. The kitchen has an abundance of beautiful dark stained cabinets, granite counter tops, upgraded stainless steel appliances, a large center island, butler's pantry area and an oversized walk in pantry. The breakfast nook looks out to your Luscious landscaped rear yard and opens up to the "California Room" patio. The first level is complete with a Jr suite that has its private full bathroom and an additional 1/2 bathroom. Upstairs the loft is a great space for a home theater or gym. The 2 additional bedrooms are both good sized and share a full bathroom. The laundry room is conveniently located on the upper level and has a sink with storage cabinets and shelves. This home has great additional storage with large hall closets both upstairs and downstairs. The primary suite has an abundance of natural light and looks out to the rear yard and view of the hills. The primary bathroom has dual vanities, a separate tub and large walk in shower. This home has beautiful landscaping complete with artificial turf, lush trees and shrubs and the rear yard offers a private sanctuary sitting under your covered patio area. The community amenities include lakes, walking trails, sport courts, parks and an amazing Pool and club house. Conveniently located to restaurants and entertainment in this growing area and is good for commuting in any direction.

EXCLUSIONS:

INCLUSIONS:

AREA: **699 - Not Defined**
 SUBDIVISION: /
 COUNTY: **Riverside**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$684,900**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING:
 HORSE:
 PROBATE AUTHORITY:

ROOM TYPE: **Living Room, Loft, Main Floor Bedroom, Master Suite, See Remarks, Walk-In Closet, Walk-In Pantry**
 EATING AREA: **Area, Breakfast Counter / Bar, Dining Room**

COOLING: **Central Air**
 HEATING: **Central**
 VIEW: **Hills**
 WATERFRONT:
 LAUNDRY: **Individual Room, Upper Level**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **Planned Development**

INTERIOR

INTERIOR: **Built-in Features, Ceiling Fan(s), Granite Counters, Open Floorplan, Pantry, Recessed Lighting**
 MAIN LEVEL BEDROOMS: **1**
 MAIN LEVEL BATHROOMS: **2**

ACCESSIBILITY:
 APPLIANCES: **Dishwasher, Disposal, Gas Cooktop, Microwave, Range Hood**
 KITCHEN FEATURES: **Butler's Pantry, Granite Counters, Kitchen Island, Kitchen Open to Family Room**
 BATHROOM FEATURES: **Double sinks in bath(s), Separate tub and shower, Soaking Tub**

FLOORING: **See Remarks**
 ENTRY LOC/ENTRY LVL: /
 FIREPLACE: **None**

EXTERIOR

EXTERIOR:
 FENCING:
 DIRECTION FACES:

SECURITY:
 SEWER: **Public Sewer**

LOT: **Back Yard, Cul-De-Sac**
 POOL: **Association, Community**

PATIO/PORCH: **Covered, Front Porch, See Remarks**
 SPA: **Association, Community**

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE:
 DOOR:
 WINDOW:

ROOF: **Tile**
 FOUNDATION DTLS:
 PROP COND: **Turnkey**

CONSTR MTLs:
 OTHER STRUCT:
 NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

ATTACHED GARAGE?: **Attached**
 UNCOVERED SPACES:

PARKING TOTAL: **3**
 # REMOTES:

GARAGE SPACES: **3**
 RV PARK DIM:

CARPORIT SPACES:

GREEN

GREEN ENERGY GEN:
 WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

Comparable MLS - Page 6

POWER PRODUCTION

POWER PRODUCTION: **No** GREEN VERIFICATION: **No**

COMMUNITY

HOA FEE: \$70/Monthly	HOA NAME: Heritage Lakes	HOA PHONE: 951.246.7678	# OF UNITS: 1
HOA FEE 2:	HOA NAME 2:	HOA PHONE 2:	# UNITS IN COMMUNITY:
HOA FEE 3:	HOA NAME 3:	HOA PHONE 3:	STORIES TOTAL: 2
COMMUNITY: Curbs, Lake, Sidewalks, Street Lights	HOA AMENITIES: Pool, Spa/Hot Tub, Picnic Area, Playground, Sport Court, Other Courts, Clubhouse, Other		
HOA MANAGEMENT NAME: Heritage Lakes Master community			
HOA MANAGEMENT NAME 2:			
HOA MANAGEMENT NAME 3:			

LAND

LAND LEASE?: No	LAND LEASE AMOUNT:	UTILITIES:	TAX LOT: 62
PARCEL #: 333731002	LAND LEASE AMT FREQ:	ELECTRIC:	TAX BLOCK:
ADDITIONAL APN(s): No	LAND LEASE PURCH?:	WATER SOURCE: Public	TAX TRACT #: 34406-5
	LAND LEASE RENEW:	LOT SIZE DIM:	ZONING:
		ASSESSMENTS: Special Assessments	TAX OTHER ASSESSMENT: \$4,484
			TAX OTHER ASSESS SOURCE: Estimated

SCHOOL

HIGH SCHOOL DISTRICT: Perris Union High	ELEMENTARY:	MIDDLE/JR HIGH:	HIGH SCHOOL:
	ELEMENTARY OTHER:	MIDDLE/JR HIGH OTHER:	HIGH SCHOOL OTHER:

LISTING

DATES

BAC: 3%	TERMS: Relocation Property	LIST CONTRACT DATE: 04/19/22
BAC RMRKS:	LIST AGRMT: Exclusive Right To Sell	START SHOWING DATE:
DUAL/VARI COMP?: No	LIST SERVICE: Full Service	ON MARKET DATE: 04/19/22
LEASE CONSIDERED?: No	AD NUMBER:	PRICE CHG TIMESTAMP: 04/19/22
CURRENT FINANCING:	DISCLOSURES: CC And R's, Homeowners Association	STATUS CHG TIMESTAMP: 06/16/22
POSSESSION:	INTERNET, AVM?/COMM?: Yes/Yes	MOD TIMESTAMP: 06/16/22
SIGN ON PROPERTY?: Yes	INTERNET?/ADDRESS?: Yes/Yes	EXPIRED DATE: 06/20/22
CONTINGENCY LIST: Standard Contract	NEIGHBORHOOD MARKET REPORT YN?: Yes	PURCH CONTRACT DATE: 04/20/22
Contingencies		CLOSE DATE: 06/15/22
CONTINGENCY: None		
PRIVATE REMARKS: This is a corporate relocation sale and if you are writing an offer contact listing agent prior to receive seller addendum.		

SHOWING INFORMATION

SHOW CONTACT TYPE: Agent	LOCK BOX LOCATION: gas meter	OCCUPANT TYPE: Owner
SHOW CONTACT NAME: Colleen	LOCK BOX TYPE: Supra	OWNER'S NAME:
SHOW CONTACT PH: 951.529.4066		
SHOW INSTRUCTIONS: Please provide 2 hour notice for all requests, text your desired date and time along with your Real Estate info including your Brokerage name. Once confirmed you will be provided the CBS code and access info. Sunday's Open House has been canceled		
DIRECTIONS: Heritage Lake Dr-Grand -Mead-Berryessa-Trinity		

AGENT / OFFICE

CONTACT PRIORITY

LA: (IHORGCOL) COLLEEN HORGAN	LA State License: 01744762	1.LA CELL: 951-529-4066
CoLA:	CoLA State License:	2.LA CELL: 951-529-4066
LO: (ISAM) COLDWELL BANKER REALTY	LO State License: 00616212	3.LA CELL: 951-529-4066
LO PHONE: 951-682-1133	LO FAX: 951-682-5258	4.LA EMAIL: sold@colleenhorgan.com
CoLO:	CoLO State License:	5.LA EMAIL: sold@colleenhorgan.com
CoLO PHONE:	CoLO FAX:	6.LA EMAIL: sold@colleenhorgan.com
	Offers Email: sold@colleenhorgan.com	

COMPARABLE INFORMATION

CLOSE PRICE: \$685,000	BA: (SWELDIRAN) Rania El-Dissi Fullerton	CoBA: ()	BUYER FINANCING: Cash
LIST PRICE: \$684,900	BO: Allison James Estates & Homes	CoBO:	CONCESSIONS \$: \$0
LIST \$ ORIGINAL: \$684,900	BA State License: 01979875	CoBA State License:	CONCESSION CMTS: none
PURCH CONTRACT DATE: 04/20/22	BO State License: 01885684	CoBO State License:	COE DATE: 06/15/22
DOM/CDOM: 1/1			

AGENT FULL: Residential LISTING ID: IV22079094

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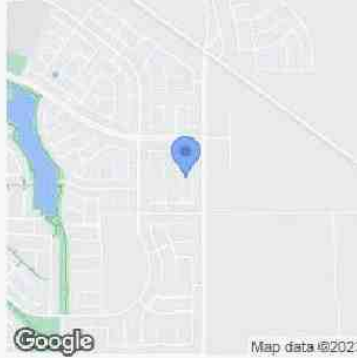
Comparable MLS - Page 7

27906 Seneca Ct, Menifee 92585

STATUS: **Closed**

LIST/CLOSE:
\$639,900 / \$635,000 ↓

Bridge and Grand



BED / BATH: **4/2,0,1,0**
 SQFT(src): **2,785 (A)**
 PRICE PER SQFT: **\$228.01**
 LOT(src): **9,583/0.22 (A)**
 LEVELS: **One**
 GARAGE: **3/Attached**
 YEAR BUILT(src): **2016 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **78/78**
 SLC: **Standard**
 PARCEL #: **333731018**
 LISTING ID: **IG22217565**

Submit Offer

DESCRIPTION

Beautifully Upgraded Single Story Home located in the Prestigious Heritage Lake Community. This Spacious Home Boasts 2,785 sqft of Living Space on a Large 9,583 sqft Lot with 4 Bedrooms, 2.5 Bathrooms, and a 3 Car Tandem Garage. Great Curb Appeal with a Well Manicured Yard, and Private Courtyard Entry with Pavers. Upon entering the home you will find Inviting Open Floor Plan with 9 Foot Ceilings, Custom Tile and Wood Flooring, Crown Molding, Tall Doors, Recessed LED Lighting, and Custom Baseboards Throughout. The Kitchen has a Large Center Island, Granite Counters, White Cabinets, Stainless Appliances, Large Pantry, Ample Cabinet Space, Pendant Lighting and Tile Flooring. The Master Suite has Wood Flooring, Tall Ceilings, Exterior Door, Ceiling Fan, Window Shutters, and 2 Walk in closets. The Master Bath has a Upgraded Counters, Dual Vanities Large Shower with Bench, and Separate Oversized Tub. The other Bedrooms are Spacious, offering Window Coverings, Crown Molding and Bedroom 2 has a Walk in Closet. The Laundry Room Has Floor to Ceiling Cabinets. The Guest Bath has Shower, Bath, and Quartz Counters. The Living Room Boasts Window Coverings, Ceiling Fan, Large TV Niche, Surround Sound, Wood Flooring and Several Large Windows, that Look out to the Private Entertainers Backyard, Featuring a California Room, Ceiling Fans, Speakers, 2 additional Alumawood Covers, Stacked Stone Retaining Wall, Concrete Walking Paths, BBQ and Sitting Areas. Solar. Situated Close to Recreation, Parks, Shopping, Entertainment, Restaurants, Schools. Must See this Turnkey Home Before Its Gone!

EXCLUSIONS:

INCLUSIONS:

AREA: **SRCAR - Southwest**
 Riverside County
 SUBDIVISION: /
 COUNTY: **Riverside**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$654,990**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING: **Garage**
 HORSE:
 PROBATE AUTHORITY:

ROOM TYPE: **Family Room, Kitchen, Laundry, Living Room, Master Bathroom, Master Bedroom**
 EATING AREA:

COOLING: **Central Air**
 HEATING: **Central**
 VIEW: **Neighborhood**
 WATERFRONT:
 LAUNDRY: **Individual Room**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

INTERIOR

INTERIOR: **Ceiling Fan(s), Crown Molding, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting**
 MAIN LEVEL BEDROOMS: **4**
 MAIN LEVEL BATHROOMS: **3**

ACCESSIBILITY:
 APPLIANCES:
 KITCHEN FEATURES: **Granite Counters, Kitchen Island**
 BATHROOM FEATURES: **Shower, Granite Counters**

FLOORING:
 ENTRY LOC/ENTRY LVL: /
 FIREPLACE: **None**

EXTERIOR

EXTERIOR:
 FENCING:
 DIRECTION FACES:

SECURITY:
 SEWER: **Public Sewer**

LOT: **Back Yard, Front Yard, Sprinkler System**
 POOL: **Association**

PATIO/PORCH: **Concrete, Covered, Patio**
 SPA: **None**

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE:
 DOOR:
 WINDOW:

ROOF:
 FOUNDATION DTLS:
 PROP COND: **Turnkey**

CONSTR MTLs:
 OTHER STRUCT:
 NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

ATTACHED GARAGE?: **Attached**
 UNCOVERED SPACES: **4**

PARKING TOTAL: **7**
 # REMOTES:

GARAGE SPACES: **3**
 RV PARK DIM:

CARPORT SPACES:

GREEN

GREEN ENERGY GEN:
 WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

Comparable MLS - Page 8

POWER PRODUCTION: **Yes** GREEN VERIFICATION: **No**
POWER PROD TYPE: **Photovoltaics** POWER PROD SIZE: POWER PROD YR INSTALL: POWER PROD ANNUAL:
POWER PROD ANNUAL STATUS:

COMMUNITY

HOA FEE: **\$70/Monthly** HOA NAME: **Heritage Lake** HOA PHONE: **951-246-7678** # OF UNITS: **1**
HOA FEE 2: HOA NAME 2: HOA PHONE 2: # UNITS IN COMMUNITY:
HOA FEE 3: HOA NAME 3: HOA PHONE 3: STORIES TOTAL: **1**
COMMUNITY: **Curbs, Sidewalks** HOA AMENITIES: **Pool, Barbecue, Picnic Area, Tennis Court(s), Clubhouse**
HOA MANAGEMENT NAME: **Heritage Lakes Master community**
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: **No** LAND LEASE AMOUNT: UTILITIES: TAX LOT: **78**
PARCEL #: **333731018** LAND LEASE AMT FREQ: ELECTRIC: TAX BLOCK:
ADDITIONAL APN(s): **No** LAND LEASE PURCH?: WATER SOURCE: **Public** TAX TRACT #: **34406-5**
LAND LEASE RENEW: LOT SIZE DIM: ZONING:
ASSESSMENTS: **Special** TAX OTHER ASSESSMENT: **\$4,084**
Assessments TAX OTHER ASSESS SOURCE: **Estimated**

SCHOOL

HIGH SCHOOL DISTRICT: **Perris Union High** ELEMENTARY: MIDDLE/JR HIGH: HIGH SCHOOL:
ELEMENTARY OTHER: MIDDLE/JR HIGH OTHER: HIGH SCHOOL OTHER:

LISTING

BAC: **2%**
BAC RMRKS:
DUAL/VARI COMP?: **No**
LEASE CONSIDERED?: **No**
CURRENT FINANCING:
POSSESSION: **Close Plus 3 Days**
SIGN ON PROPERTY?:
CONTINGENCY LIST:

TERMS: **Submit**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

DATES

LIST CONTRACT DATE: **10/13/22**
START SHOWING DATE:
ON MARKET DATE: **10/13/22**
PRICE CHG TIMESTAMP: **12/14/22**
STATUS CHG TIMESTAMP: **02/22/23**
MOD TIMESTAMP: **02/22/23**
EXPIRED DATE: **03/31/23**
PURCH CONTRACT DATE: **01/10/23**
CLOSE DATE: **02/22/23**

CONTINGENCY: **None**

PRIVATE REMARKS: Buyer and buyers agent to verify accuracy of information provided in this listing. Please call agent at (714)423-7433 with any questions. Send offers to RPetersonRE@gmail.com. Buyer to take over Solar Lease (Power Purchase Agreement)

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent** LOCK BOX LOCATION: **Gas Meter** OCCUPANT TYPE: **Owner**
SHOW CONTACT NAME: **Ryan** LOCK BOX TYPE: **Supra** OWNER'S NAME:
SHOW CONTACT PH: **714-423-7433**
SHOW INSTRUCTIONS: **Please do not go without an appointment. Please use Showingtime to schedule. Once Confirmed I will send CBS Code.**
DIRECTIONS: **Bridge and Grand**

AGENT / OFFICE

LA: **(KPETERYA) Ryan Peterson**
CoLA:
LO: **(IGRPB01) Gold Coast Realty**
LO PHONE: **714-423-7433**
CoLO:
CoLO PHONE:

LA State License: **01784708**
CoLA State License:
LO State License: **02203995**
LO FAX:
CoLO State License:
CoLO FAX:
Offers Email: **RPetersonRE@gmail.com**

CONTACT PRIORITY

1.LA CELL: **714-423-7433**
2.LA EMAIL: **RPetersonRE@gmail.com**
3.LA TEXT: **714-423-7433**
4.LA FAX: **714-509-1150**

COMPARABLE INFORMATION

CLOSE PRICE: **\$635,000**
LIST PRICE: **\$639,900**
LIST \$ ORIGINAL: **\$654,990**
PURCH CONTRACT DATE: **01/10/23**
DOM/CDOM: **78/78**

BA: **(TCORYBLA) Blake Cory**
BO: **eXp Realty of California, Inc.**
BA State License: **01781649**
BO State License: **01878277**

CoBA: **()**
CoBO:
CoBA State License:
CoBO State License:

BUYER FINANCING: **VA**
CONCESSIONS \$: **\$4,653**
CONCESSION CMTS: **CC**
COE DATE: **02/22/23**

AGENT FULL: Residential LISTING ID: IG22217565

Printed by Anthony Porter, State Lic: AR034120 on 04/24/2023 5:10:56 PM

Comparable MLS - Page 9

28240 Rustling Wind Cir, Menifee 92585

STATUS: **Closed**

LIST/CLOSE: **\$680,000/\$675,000 ↓**

Simpson to Briggs rd left on Grand left on Heritage Lake left on Loy right on Rustling Wind



BED / BATH: **4/3,0,0,0**
 SQFT(src): **2,981 (A)**
 PRICE PER SQFT: **\$226.43**
 LOT(src): **7,841/0.18 (A)**
 LEVELS: **Two**
 GARAGE: **3/Attached**
 YEAR BUILT(src): **2016 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **10/10**
 SLC: **Standard**
 PARCEL #: **333601001**
 LISTING ID: **SW23011946**

Submit Offer

DESCRIPTION

*****PAID SOLAR*** You'll find this 2981sqft home is perfectly placed at the end of a cul-de-sac for outside playing! Home features 4 bedroom 3bath rooms plus a loft that can be converted if a 5th bedroom is needed. There is a bedroom and bathroom located downstairs. Home is fully landscaped and was just built in 2016 and is fully upgraded with granite counters, backsplash, upgraded flooring, finished garage and the list goes on! Walking distance to schools and just mins from the 215fwy and shopping! After a hard day at work you'll enjoy the free standing spa under your covered patio!**

EXCLUSIONS: **Refrigerators (both), Washer & Dryer and mounted T.V.s** INCLUSIONS: **SPA**

AREA: **SRCAR - Southwest Riverside County**
 SUBDIVISION: /
 COUNTY: **Riverside**
 SENIOR COMMUNITY?: **No**
 CERTIFIED 433A?:

LIST \$ ORIGINAL: **\$680,000**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING: **Direct Garage Access, Driveway**
 HORSE:
 PROBATE AUTHORITY:

ROOM TYPE: **See Remarks**
 EATING AREA:

COOLING: **Central Air, Dual**
 HEATING: **Central**
 VIEW: **Mountain(s)**
 WATERFRONT:
 LAUNDRY: **Gas & Electric Dryer Hookup, Upper Level**

PROP SUB TYPE: **Single Family Residence (Detached)**

STRUCTURE TYPE: **House**

COMMON INTEREST: **Planned Development**

INTERIOR

INTERIOR:
 MAIN LEVEL BEDROOMS: **1**
 MAIN LEVEL BATHROOMS: **1**

ACCESSIBILITY:
 APPLIANCES: **Dishwasher, Double Oven**
 KITCHEN FEATURES:
 BATHROOM FEATURES:

FLOORING:
 ENTRY LOC/ENTRY LVL: /
 FIREPLACE: **None, Fire Pit**

EXTERIOR

EXTERIOR:
 FENCING:
 DIRECTION FACES:

SECURITY:
 SEWER: **Public Sewer**

LOT: **Cul-De-Sac**
 POOL: **Community**

PATIO/PORCH:
 SPA: **Above Ground**

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE:
 DOOR:
 WINDOW:

ROOF:
 FOUNDATION DTLS:
 PROP COND:

CONSTR MTLs:
 OTHER STRUCT:
 NEW CONSTRUCTION YN: **No**

GARAGE AND PARKING

ATTACHED GARAGE?: **Attached**
 UNCOVERED SPACES:

PARKING TOTAL: **3**
 # REMOTES:

GARAGE SPACES: **3**
 RV PARK DIM:

CARPORIT SPACES:

GREEN

GREEN ENERGY GEN: **Solar**
 WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: **Yes**
 POWER PROD TYPE: **Photovoltaics**
 POWER PROD ANNUAL STATUS:

GREEN VERIFICATION: **No**
 POWER PROD SIZE:

POWER PROD YR INSTALL: POWER PROD ANNUAL:

COMMUNITY

HOA FEE: **\$70/Monthly**
 HOA FEE 2:
 HOA FEE 3:

HOA NAME: **Heritage Lake HOA**
 HOA NAME 2:
 HOA NAME 3:

HOA PHONE: **951-246-7678**
 HOA PHONE 2:
 HOA PHONE 3:

OF UNITS: **1**
 # UNITS IN COMMUNITY:
 STORIES TOTAL: **2**

Comparable MLS - Page 10

COMMUNITY: **Curbs, Hiking , Lake, Park, Watersports, Sidewalks, Street Lights** HOA AMENITIES: **Pool, Spa/Hot Tub, Barbecue, Outdoor Cooking Area, Picnic Area, Playground, Dog Park**

HOA MANAGEMENT NAME: **Heritage Lake**
HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: **No**
PARCEL #: **333601001**
ADDITIONAL APN(s): **No**

LAND LEASE AMOUNT:
LAND LEASE AMT FREQ:
LAND LEASE PURCH?:
LAND LEASE RENEW:

UTILITIES:
ELECTRIC:
WATER SOURCE: **Public**
LOT SIZE DIM:
ASSESSMENTS: **Special Assessments**

TAX LOT: **97**
TAX BLOCK:
TAX TRACT #: **34180**
ZONING: **SP ZONE**
TAX OTHER ASSESSMENT: **\$4,694**
TAX OTHER ASSESS SOURCE: **Estimated**

SCHOOL

HIGH SCHOOL DISTRICT: **Menifee Union**

ELEMENTARY:

MIDDLE/JR HIGH:

HIGH SCHOOL:

ELEMENTARY OTHER:

MIDDLE/JR HIGH OTHER:

HIGH SCHOOL OTHER:

LISTING

BAC: **2%**
BAC RMRKS:
DUAL/VARI COMP?: **No**
LEASE CONSIDERED?: **No**
CURRENT FINANCING:
POSSESSION:
SIGN ON PROPERTY?: **Yes**
CONTINGENCY LIST:

TERMS: **Cash, Cash to New Loan, Conventional, FHA, VA Loan**
LIST AGRMT: **Exclusive Right To Sell**
LIST SERVICE: **Full Service**
AD NUMBER:
DISCLOSURES:
INTERNET, AVM?/COMM?: **Yes/Yes**
INTERNET?/ADDRESS?: **Yes/Yes**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

LIST CONTRACT DATE: **01/23/23**
START SHOWING DATE:
ON MARKET DATE: **01/23/23**
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: **03/08/23**
MOD TIMESTAMP: **03/08/23**
EXPIRED DATE: **07/18/23**
PURCH CONTRACT DATE: **02/02/23**
CLOSE DATE: **03/08/23**

CONTINGENCY:

PRIVATE REMARKS: Info deemed reliable. But Listing Agent and Seller advise you do your own research. Please do not just show up. There is a day sleeper and small dogs!

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME: **Rodney**
SHOW CONTACT PH: **951-282-6466**

LOCK BOX LOCATION: **Faucet north side**
LOCK BOX TYPE: **Combo**

OCCUPANT TYPE: **Owner**
OWNER'S NAME:

SHOW INSTRUCTIONS: **Call Listing Agent. For showings send proof of Funds to Therodster@live.com Please do not just show up. There is a day sleeper and small dogs!**

DIRECTIONS: **Simpson to Briggs rd left on Grand left on Heritage Lake left on Loy right on Rustling Wind**

AGENT / OFFICE

LA: **(TPHENROD) Rodney Phenicé**
CoLA:
LO: **(SWEAR) Exit Alliance Realty**
LO PHONE: **951-639-8777**
CoLO:
CoLO PHONE:

LA State License: **01892000**

CoLA State License:

LO State License: **01924483**

LO FAX: **951-639-8778**

CoLO State License:

CoLO FAX:

Offers Email: therodster@live.com

CONTACT PRIORITY

1.LA CELL: **951-282-6466**
2.LA DIRECT:
3.LA PAGER:
4.LA FAX:
5.LA VOICEMAIL:
6.LA EMAIL: therodster@live.com

COMPARABLE INFORMATION

CLOSE PRICE: **\$675,000**
LIST PRICE: **\$680,000**
LIST \$ ORIGINAL: **\$680,000**
PURCH CONTRACT DATE: **02/02/23**
DOM/CDOM: **10/10**

BA: **(SAND-655332) Jason Fogelman**
BO: **Coldwell Banker West**
BA State License: **01374456**
BO State License:

CoBA: **()**
CoBO:
CoBA State License:
CoBO State License:

BUYER FINANCING: **Other**
CONCESSIONS \$: **\$0**
CONCESSION CMTS: **None**
COE DATE: **03/08/23**

AGENT FULL: Residential LISTING ID: SW23011946

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Comparable MLS - Page 11

28398 Pacific Ct, Menifee 92585

STATUS: **Closed**

LIST/CLOSE:
\$715,000 / \$700,000 ↓

Newport to Menifee Rd (N). Turn right on Coastline Ave then Left on Pacific Ct.



Listing has Supplements

BED / BATH: 4/2,0,1,0
SQFT(src): 3,134 (A)
PRICE PER SQFT: \$223.36
LOT(src): 13,504/0.31 (A)
LEVELS: One
GARAGE: 3/Attached
YEAR BUILT(src): 2013 (ASR)
PROP SUB TYPE: SFR/D
DOM / CDOM: 6/6
SLC: Standard
PARCEL #: 333510009
LISTING ID: SW23027811

Submit Offer

DESCRIPTION

Single Story | 13,500 sf of Panoramic View Back Yard | Beautiful Home! Highly sought floor plan, 4 bedrooms and 2.5 bathrooms, with over 3,100 sf of amazing living space on one of the largest lots in the community. Enter this home with infinity mountain views in the open living space. The lux-rich upgraded Kitchen had granite counters, a backsplash up to the cabinets, a double oven, built-in microwave with plenty of storage and counter space. The kitchen island looks out to this Great room with a dining area and family room all together around the fireplace and those views! There is access to the alfresco/California room dining area with beautiful ceiling fans where you can enjoy the evenings gazing at the city lights and Mountain tops. Throughout the home, is recessed lighting, stunning wood laminate floors, a small bathroom for guests, and upgraded tile hallways. This is a split floor plan for entertainment and privacy, so on the other side of the home is a hallway with the master suite that offers breathtaking views and mountains, two walk-in closets, and a separate tub and shower and vanity areas for those who find it easier to have their own space in the morning. The bedrooms are nice-sized, and the hall bath has dual sinks. The water-wise backyard has a fire feature to gaze at the views the covered patio has lighting for entertaining after dinner! Three car garage, large laundry room with a sink and storage, and two AC units to keep the home cool. The Heritage Lake HOA offers the beautiful lake, with walking paths, a spectacular pool area with a splash park for kids, an elementary and middle school inside the tract and multiple parks. Don't miss this dreamy floor plan

EXCLUSIONS:

INCLUSIONS: Refrigerator, Washer and Dryer

AREA: SRCAR - Southwest
Riverside County
SUBDIVISION: /
COUNTY: Riverside
SENIOR COMMUNITY?: No
CERTIFIED 433A?: No

LIST \$ ORIGINAL: \$715,000
BASEMENT SQFT:
COMMON WALLS: No Common Walls
PARKING: Direct Garage Access, Driveway, Garage - Single Door, Garage - Two Door, Off Street
HORSE:
PROBATE AUTHORITY:

ROOM TYPE: All Bedrooms Down, Entry, Family Room, Kitchen, Laundry, Living Room, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom
EATING AREA: Breakfast Counter / Bar, Family Kitchen, Dining Room

COOLING: Central Air
HEATING: Forced Air
VIEW: City Lights, Mountain(s), Neighborhood, Panoramic, Valley
WATERFRONT:
LAUNDRY: Gas & Electric Dryer Hookup, Individual Room, Inside, Washer Hookup

PROP SUB TYPE: Single Family Residence (Detached)

STRUCTURE TYPE: House

COMMON INTEREST: None

INTERIOR

INTERIOR: Ceiling Fan(s), Granite Counters, Recessed Lighting, Unfurnished
MAIN LEVEL BEDROOMS: 4
MAIN LEVEL BATHROOMS: 3

ACCESSIBILITY: No Interior Steps
APPLIANCES: Dishwasher, Double Oven, Disposal, Gas Cooktop, Microwave, Refrigerator, Water Heater
KITCHEN FEATURES: Granite Counters, Kitchen Island, Kitchen Open to Family Room, Utility sink
BATHROOM FEATURES: Bathtub, Double Sinks In Master Bath, Separate tub and shower, Soaking Tub

FLOORING: Laminate
ENTRY LOC/ENTRY LVL: /
FIREPLACE: Family Room, Gas

EXTERIOR

EXTERIOR: Lighting
FENCING: Wood, Wrought Iron
DIRECTION FACES:

SECURITY: Carbon Monoxide Detector(s)
SEWER: Public Sewer

LOT: Cul-De-Sac, Landscaped, Lawn, Sprinkler System, Sprinklers In Front
POOL: Association, In Ground

PATIO/PORCH: Covered, Patio
SPA: Association, In Ground

BUILDING

BUILDER NAME: Standard Pacific
MAKE:
BUILD MODEL:
TAX MODEL:

ARCH STYLE: Contemporary
DOOR:
WINDOW: Blinds

ROOF: Flat Tile
FOUNDATION DTLS: Slab
PROP COND: Turnkey

CONSTR MTLs: Stone, Stucco
OTHER STRUCT:
NEW CONSTRUCTION YN: No

GARAGE AND PARKING

Comparable MLS - Page 13

AGENT FULL: Residential LISTING ID: SW23027811

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Comparable Summary - Page 1

Residential Agent 1 Line

Listing ID	St # St Name	City	Area	SLC	L/C Price	\$/Sqft	Br/Ba	Sqft	YrBuilt	LSqft/Ac	DOM/CDOM	V PP BAC	Date	MLS
1	OC22072821	29122 Offshore Ct	SRCAR	STD	\$585,000	\$265.79	3/2,0.1.0	2201/A	2006/ASR	6,098/0.14	47/17	Y N 2%	07/07/22	CRMLS
2	SW22043065	29556 Pleasant Paseo Cove	SRCAR	STD	\$585,000	\$264.23	3/2,0.1.0	2214/A	2009/PUB	6,098/0.14	0/0	Y N 2%	05/02/22	CRMLS
3	SW22127607	27726 Tall Ship Dr	SRCAR	STD	\$585,000	\$259.42	4/3,0.0.0	2255/A	2017/ASR	11,326/0.26	89/131	Y N 2%	12/12/22	CRMLS
4	SW22108714	27834 Tall Ship Dr	SRCAR	STD	\$600,000	\$266.08	4/3,0.0.0	2255/A	2017/ASR	7,405/0.17	30/30	Y N 2.25%	07/25/22	CRMLS
5	SW22164791	26968 N Bay Ln	SRCAR	STD	\$600,000	\$260.20	4/3,0.0.0	2255/A	2006/PUB	7,841/0.18	3/3	Y N 2%	10/07/22	CRMLS
6	SW22154686	27974 Shady Point Dr	SRCAR	STD	\$615,000	\$267.62	4/3,0.0.0	2298/A	2011/PUB	6,534/0.15	30/30	N 2.5%	09/28/22	CRMLS
7	Z300058275D	29747 Nantime Way	SRCAR	STD	\$625,000	\$270.10	4/2,0.0.0	2311/A	2012	7,840/0.18	3/3	N 2.5%	04/04/23	SAND
8	SW22136877	27539 Goodhope Dr	SRCAR	STD	\$655,000	\$252.05	4/2,0.0.0	2321/A	2020/ASR	5,266/0.1209	170/170	N 2%	04/21/23	CRMLS
9	SW22129115	27563 Kobuk Valley Dr	SRCAR	STD	\$640,978	\$232.88	3/3,0.0.0	2323/B	2022/BLD	9,368/0.2151	92/92	Y N 5%	11/30/22	CRMLS
10	SW22138295	28012 Windjammer Ct	SRCAR	STD	\$604,500	\$260.00	3/3,0.0.0	2325/A	2005/ASR	10,454/0.24	68/68	Y N 2%	10/08/22	CRMLS
11	SW22044507	27509 Grand Teton Ct	SRCAR	STD	\$600,000	\$240.65	4/2,0.1.0	2327/A	2020/ASR	6,534/0.15	10/10	N 2.5%	12/21/22	CRMLS
12	SW22015243	27548 Arches Dr	SRCAR	STD	\$660,000	\$283.63	4/2,0.1.0	2327/A	2019/ASR	6,534/0.15	13/13	Y N 2%	05/17/22	CRMLS
13	SW22051705	27165 Back Bay Dr	SRCAR	STD	\$690,000	\$242.24	4/3,0.0.0	2353/A	2007/ASR	5,663/0.13	11/11	Y N 2.5%	04/25/22	CRMLS
14	SW22117447	26992 Back Bay Dr	SRCAR	STD	\$590,000	\$250.74	4/3,0.0.0	2353/A	2008/PUB	6,098/0.14	2/2	Y N 2%	07/01/22	CRMLS
15	Z300040415D	29109 Rumbling Brook Dr	SRCAR	STD	\$569,000	\$236.39	4/2,0.1.0	2407/A	2005	5,662/0.13	40/40	N 2.5%	04/21/23	SAND
16	OC22053164	29043 Lakeshore Ct	SRCAR	STD	\$590,000	\$245.12	4/2,0.1.0	2407/A	2006/PUB	7,405/0.17	26/26	Y N 2%	05/12/22	CRMLS
17	SW22039664	29522 Greenbelt Cir	SRCAR	STD	\$561,999	\$236.82	4/2,0.1.0	2428/A	2010/PUB	6,098/0.14	13/13	Y N 2%	03/09/23	CRMLS
18	CV22130033	29579 Wind Runner Ct	SRCAR	STD	\$590,000	\$243.00	4/2,0.1.0	2428/A	2010/ASR	6,970/0.16	65/65	N 2.5%	09/16/22	CRMLS
19	SW22006795	29211 Twin Harbor Dr	SRCAR	STD	\$582,200	\$236.90	5/3,0.0.0	2437/A	2007/ASR	6,098/0.14	6/10	N 2.25%	02/07/23	CRMLS
20	CV22046058	27045 N Bay Ln	SRCAR	STD	\$600,000	\$246.20	5/3,0.0.0	2437/A	2006/ASR	6,534/0.15	44/44	Y N 2.5%	06/17/22	CRMLS
21	W221251619	29310 Falling Water Dr	SRCAR	STD	\$592,000	\$240.06	3/2,0.0.0	2466/A	2020/PUB	8,276/0.19	59/59	Y N 2%	05/05/22	CRMLS
22	W22043432	29812 Olympic	SRCAR	STD	\$642,000	\$258.25	4/3,0.0.0	2486/P	2020/PUB	6,534/0.15	39/39	Y N 2%	03/15/23	CRMLS
23	SW22200252	29904 Glacier Bay Dr	SRCAR	STD	\$590,000	\$237.33	4/3,0.0.0	2486/A	2019/ASR	6,098/0.14	21/21	Y N 2.5%	11/22/22	CRMLS
24	W22070155	29929 Great Basin Ct	SRCAR	STD	\$650,000	\$261.46	4/3,0.0.0	2486/A	2020/PUB	6,098/0.14	2/2	Y N 2%	05/24/22	CRMLS
25	OC23062731	27753 Sunrise Shore Dr	SRCAR	STD	\$599,900	\$238.06	4/3,0.0.0	2520/A	2015/BLD	7,405/0.17	5/5	Y N 2.5%	04/18/23	CRMLS
26	OC22033652	29491 Moorings Ct St	SRCAR	STD	\$675,000	\$267.86	4/3,0.0.0	2520/A	2015/BLD	7,405/0.17	10/10	N 2%	05/06/22	CRMLS
27	OC22211807	29217 Walker Point Ln	SRCAR	STD	\$520,000	\$208.45	3/2,0.1.0	2533/A	2006/PUB	7,405/0.17	52/52	Y N 2.5%	12/16/22	CRMLS
28	W22251547	27114 Half Moon Bay Dr	SRCAR	STD	\$528,000	\$205.28	4/2,0.1.0	2533/A	2007/ASR	7,841/0.18	29/133	Y N 2.5%	02/14/23	CRMLS
29	W22150317	29212 Walker Point Ln	SRCAR	STD	\$530,000	\$209.24	3/2,0.1.0	2533/A	2006/ASR	7,405/0.17	144/144	N 2%	01/17/23	CRMLS
30	W22051327	27057 Half Moon Bay Dr	SRCAR	STD	\$610,000	\$240.82	4/2,0.1.0	2533/A	2007/ASR	8,712/0.2	109/109	N 2%	08/11/22	CRMLS
31	OC23062747	29461 Wooden Boat Dr	SRCAR	STD	\$589,900	\$231.97	4/3,0.0.0	2543/A	2015/BLD	6,534/0.15	5/5	Y N 2.5%	04/18/23	CRMLS
32	CV22181800	29621 Caravel Dr	SRCAR	NOD	\$526,000	\$206.76	4/2,0.1.0	2544/A	2019/ASR	7,405/0.17	109/109	Y N 2.5%	12/28/22	CRMLS
33	SW22168630	27655 Collier Dr	SRCAR	STD	\$650,000	\$223.66	4/2,0.1.0	2544/A	2018/ASR	6,534/0.15	34/34	N 2%	10/14/22	CRMLS
34	PT2202152	29927 Loy Dr	SRCAR	STD	\$526,62	\$202.62	4/3,0.1.0	2573/A	2015/ASR	7,405/0.17	8/8	N 2%	05/12/22	CRMLSP
35	IG22064583	29983 Loy Dr	SRCAR	STD	\$444,85	\$244.85	4/3,0.1.0	2573/A	2015/ASR	9,583/0.22	9/9	N 2%	05/13/22	CRMLS
36	SW22047855	28194 Spouting Creek Way	SRCAR	STD	\$660,000	\$256.51	4/3,0.1.0	2573/A	2016/ASR	7,841/0.18	28/28	Y N 2%	05/09/22	CRMLS
37	SW22030985	29943 Maritime Way	SRCAR	STD	\$598,000	\$230.44	4/2,0.1.0	2595/A	2010/ASR	7,405/0.17	12/12	Y N 2%	04/07/23	CRMLS
38	SW22062842	29285 Caravel Dr	SRCAR	STD	\$495,900	\$218.51	5/3,0.0.0	2604/A	2021/ASR	4,966/0.114	4/4	Y N 2.5%	04/12/23	CRMLS
39	SW22067653	28090 Dawns Pass Dr	SRCAR	STD	\$615,000	\$234.73	4/3,0.0.0	2620/A	2006/APP	6,534/0.15	3/3	Y Y 2.5%	05/16/22	CRMLS
40	W22242397	27062 Moss Landing Dr	RWLD	SRCAR	\$550,000	\$208.18	5/3,0.0.0	2642/P	2008/PUB	8,276/0.19	1/2	N 2%	12/22/22	CRMLS
41	W22205323	26935 N Bay Ln	SRCAR	STD	\$610,000	\$230.89	5/3,0.0.0	2642/P	2006/PUB	6,098/0.14	4/4	N 2.75%	04/29/22	CRMLS
42	SW22079466	29139 Twin Harbor Dr	SRCAR	STD	\$610,000	\$230.89	5/3,0.0.0	2642/A	2007/ASR	6,534/0.15	8/8	Y N 2%	06/16/22	CRMLS
43	SW22164409	29605 Acadia Ct	SRCAR	STD	\$629,000	\$234.35	4/2,0.1.0	2684/A	2017/PUB	9,148/0.21	45/45	N 2%	10/17/22	CRMLS
44	IG22114440	29716 Olympic Dr	SRCAR	STD	\$650,000	\$242.18	4/2,0.1.0	2684/A	2018/PUB	8,276/0.19	28/28	Y N 2.5%	08/03/22	CRMLS
45	W222045513	28428 Fox Ridge	SRCAR	STD	\$625,000	\$230.71	5/3,0.0.0	2709/A	2012/ASR	7,405/0.17	29/29	Y N 2.25%	04/29/22	CRMLS
46	W22122273	28187 Rustling Wind Cir	SRCAR	STD	\$670,000	\$247.14	5/3,0.0.0	2711/A	2016/ASR	7,405/0.17	1/1	Y N 2%	06/30/22	CRMLS
47	W22002497	29133 Steamboat Dr	RWLD	SRCAR	\$595,000	\$218.51	4/3,0.0.0	2723/A	2007/ASR	7,841/0.18	22/22	Y N 2%	02/28/23	CRMLS
48	W22093465	29085 Steamboat Dr	SRCAR	STD	\$638,71	\$238.71	4/3,0.0.0	2723/A	2007/ASR	7,405/0.17	3/3	N 2%	06/08/22	CRMLS
49	W221094133	29132 Walker Point Ln	SRCAR	STD	\$660,000	\$242.38	4/3,0.0.0	2723/A	2008/ASR	7,405/0.17	0/0	Y N 2.5%	06/21/22	CRMLS
50	PT2201026	29742 Engendering Dr	SRCAR	STD	\$623,000	\$228.37	5/3,0.0.0	2728/A	2017/ASR	7,405/0.17	53/179	Y N 2%	02/20/23	CRMLSP
51	CV22161869	29778 Engendering Dr	SRCAR	STD	\$639,900	\$234.57	5/3,0.0.0	2728/A	2017/ASR	7,841/0.18	19/19	N 2.5%	09/09/22	CRMLS
52	SW22060664	29813 Fair Shore Dr	SRCAR	STD	\$685,000	\$251.10	5/3,0.0.0	2728/A	2017/ASR	10,019/0.23	2/2	N 2.5%	05/18/22	CRMLS
53	SW22102114	29409 Lake Hills Dr	SRCAR	STD	\$640,000	\$234.43	4/2,0.1.0	2730/A	2005/ASR	7,405/0.17	4/4	Y N 2%	06/24/22	CRMLS
54	OC22121663	29437 Wooden Boat St	SRCAR	STD	\$640,000	\$232.39	5/3,0.0.0	2754/A	2016/BLD	6,970/0.16	41/41	N 2.5%	08/22/22	CRMLS
55	IG22217565	27906 Seneca Ct	SRCAR	STD	\$635,000	\$228.01	4/2,0.1.0	2785/A	2016/ASR	9,583/0.22	78/78	Y N 2%	02/22/23	CRMLS
56	W222251613	29326 Falling Water Dr	SRCAR	STD	\$755,000	\$269.93	5/3,0.0.0	2797/A	2007/ASR	13,939/0.32	11/11	Y N 2.5%	02/01/23	CRMLS
57	W22128425	28380 Serenity Falls Way	SRCAR	STD	\$631,000	\$221.87	4/3,0.0.0	2844/A	2011/ASR	8,712/0.2	298/305	N 3.25%	06/14/22	CRMLS
58	W22046335	28299 Serenity Falls Way	SRCAR	STD	\$636,000	\$223.63	4/3,0.0.0	2844/A	2008/ASR	8,276/0.19	34/34	N 2%	03/21/23	CRMLS
59	SB22150254	28264 Spring Creek Way	SRCAR	STD	\$629,000	\$221.52	4/3,0.0.0	2844/P	2009/BLD	8,276/0.19	37/37	Y N 2.5%	09/23/22	CRMLS
60	SW22030931	27972 River Shore Ct	SRCAR	STD	\$629,000	\$220.39	4/3,0.0.0	2854/A	2006/ASR	8,712/0.2	57/57	Y N 2.25%	02/21/23	CRMLS
61	SW22164959	29331 Anquifer Ln	SRCAR	STD	\$539,900	\$187.86	4/2,0.1.0	2874/A	2006/ASR	8,276/0.19	104/104	Y N 2.5%	11/21/22	CRMLS
62	W22067133	29863 Bankside Dr	SRCAR	STD	\$599,900	\$207.51	4/2,0.1.0	2891/A	2010/ASR	9,583/0.22	3/3	N 2%	04/21/23	CRMLS
63	SW22041226	27448 Big Bend Dr	SRCAR	STD	\$635,000	\$218.44	4/3,0.0.0	2907/A	2021/ASR	5,240/0.1203	42/42	Y N 2%	03/12/23	CRMLS
64	PT2203348	29357 Caravel Dr	SRCAR	STD	\$622,000	\$213.97	4/3,0.0.0	2907/A	2021/SR	5,331/0.12	26/26	Y N 2%	07/12/22	CRMLSP
65	W222121377	28480 Ripple Brook Ln	RWLD	SRCAR	\$630,000	\$216.64	4/2,0.1.0	2908/P	2008/PUB	12,197/0.28	306/306	Y N 2.5%	04/13/23	CRMLS
66	SW22161838	28475 Snowwater Ct	SRCAR	STD	\$750,000	\$257.91	4/2,0.1.0	2908/A	2008/ASR	10,890/0.25	4/4	Y N 2%	09/29/22	CRMLS
67	OC22082775	29175 Black Meadow St	SRCAR	STD	\$690,000	\$235.90	5/2,0.1							

Comparable Summary - Page 2

Listing ID	S	Sub Type	St# St Name	City	Area	S/LC	L/C Price	\$/Sqft	Br/Ba	Sqft	YrBuilt	LSqft/Ac	DOM/CDOM	V	PP BAC	Date	MLS
77	DW22056036	S SFR/D	29235 Falling Water DR	MENF	SRCAR	STD	\$700,000	\$231.10	5/3,0,0,0	3029/A	2007/PUB	7,841/0.18	5/6	N	2%	05/06/22	CRMLS
78	1V22143959	S SFR/D	28393 Spring Creek WAY	MENF	SRCAR	STD	\$615,000	\$202.04	4/3,0,0,0	3044/A	2010/ASR	7,841/0.18	199/199	N	3.25%	03/17/23	CRMLS
79	1V22126205	S SFR/D	29900 Twin Lakes RD	MENF	SRCAR	STD	\$620,000	\$203.68	4/3,0,1,0	3044/A	2008/ASR	8,276/0.19	205/205	N	3.25%	03/21/23	CRMLS
80	SW22050374	S SFR/D	29905 Bankside DR	MENF	SRCAR	STD	\$655,000	\$213.01	4/3,0,1,0	3075/A	2009/ASR	9,148/0.21	10/10	Y	2.5%	05/23/22	CRMLS
81	SW22109303	S SFR/D	29957 Maritime WAY	MENF	SRCAR	STD	\$715,000	\$232.52	4/3,0,1,0	3075/A	2010/ASR	8,712/0.2	47/47	Y	2.5%	08/17/22	CRMLS
82	CV22059733	S SFR/D	28376 Spring Creek WAY	MENF	SRCAR	STD	\$730,000	\$235.64	4/3,0,0,0	3098/A	2010/ASR	7,405/0.17	24/24	Y	2%	05/03/22	CRMLS
83	SW22241912	S SFR/D	29877 Olympic DR	MENF	SRCAR	STD	\$680,000	\$218.93	5/3,0,0,0	3106/A	2019/PUB	6,098/0.14	66/66	Y	2%	02/28/23	CRMLS
84	SW22151319	S SFR/D	29877 Olympic DR	MENF	SRCAR	STD	\$750,000	\$241.47	5/3,0,0,0	3106/A	2019/PUB	6,098/0.14	7/7	Y	2%	08/26/22	CRMLS
85	SW22146317	S SFR/D	29005 GoldenLake CIR	MENF	SRCAR	STD	\$680,000	\$216.98	4/2,0,1,0	3134/P	2013/ASR	22,651/0.52	20/20	N	2.25%	08/24/22	CRMLS
86	SW22027811	S SFR/D	28398 Pacific CT	MENF	SRCAR	STD	\$700,000	\$223.36	4/2,0,1,0	3134/P	2013/ASR	13,504/0.31	5/6	Y	2%	04/07/23	CRMLS
87	SW22053583	S SFR/D	28460 Nautical Point CIR	MENF	SRCAR	STD	\$750,000	\$239.31	4/2,0,1,0	3134/P	2009/PUB	8,712/0.2	12/12	Y	2.5%	05/11/22	CRMLS
88	1V22079094	S SFR/D	27965 Trinity CT	MENF	699	STD	\$685,000	\$201.00	4/3,0,1,0	3408/A	2017/ASR	6,970/0.16	1/1	Y	3%	06/15/22	CRMLS
89	SW22159700	S SFR/D	27678 Collier DR	MENF	SRCAR	STD	\$705,000	\$204.11	5/3,0,1,0	3454/A	2018/ASR	6,970/0.16	15/15	Y	2%	08/31/22	CRMLS
90	EV22082547	S SFR/D	29203 Longship DR	MENF	SRCAR	STD	\$750,000	\$217.14	4/2,1,1,0	3454/A	2018/ASR	6,098/0.14	17/17	Y	2%	06/14/22	CRMLS
91	PW23042678	A SFR/D	29203 Falling Water DR	MENF	SRCAR	STD	\$689,000	\$198.62	5/3,0,0,0	3469/A	2007/ASR	7,405/0.17	41/41	N	2.25%	03/14/23	CRMLS
92	SW22074044	S SFR/D	29230 Falling Water DR	MENF	699	STD	\$760,000	\$219.08	5/3,0,0,0	3469/A	2007/ASR	8,712/0.2	6/6	Y	2%	05/20/22	CRMLS
93	SW22105680	S SFR/D	29305 Falling Water DR	MENF	SRCAR	STD	\$740,000	\$201.42	5/3,0,0,0	3674/A	2007/BLD	13,068/0.3	5/5	Y	2%	07/08/22	CRMLS
94	IG22063008	S SFR/D	28483 Sagewater CT	MENF	SRCAR	STD	\$690,000	\$187.14	4/3,0,1,0	3687/A	2008/ASR	12,197/0.28	11/11	Y	2.5%	05/06/22	CRMLS
95	SW22165262	S SFR/D	29703 Canyonlands DR	MENF	SRCAR	STD	\$739,000	\$198.92	5/3,0,1,0	3715/A	2018/ASR	15,682/0.36	11/11	N	2.25%	08/29/22	CRMLS

Search Criteria

Property Type is 'Residential'
 Standard Status is one of 'Active', 'Act Under Contract', 'Pending'
 Contract Status is 'Closed'
 Contract Status Change Date is 04/24/2023 to 04/24/2022
 Property Sub Type is 'Single Family Residence'
 Latitude, Longitude is around 33.72, -117.15
 Living Area is 2200+

Selected 95 of 95 results.

License



Business, Consumer Services & Housing Agency
BUREAU OF REAL ESTATE APPRAISERS
REAL ESTATE APPRAISER LICENSE

Anthony D. Porter

has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

“Certified Residential Real Estate Appraiser”

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER:

AR 034120

Effective Date:

May 21, 2022

Date Expires:

May 20, 2024


Loretta Dillon, Deputy Bureau Chief, BREA

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"

Insurance



PROFESSIONAL LIABILITY POLICY DECLARATIONS (CLAIMS-MADE AND REPORTED FORM)

Carrier: Admiral Insurance Company

Policy No.: EO000056476-02

Renewal/Rewrite of: EO000056476-01

Named Insured and Mailing Address

VELOX VALUATIONS LLC
10 INNISBROOKE TRL.
GREENWOOD, IN 46142

NO FLAT CANCELLATIONS

POLICY PERIOD: From 04/01/2023 to 04/01/2024 At 12:01 A.M. Standard Time at the address of the Named Insured as stated herein

In consideration of the payment of premium, in reliance upon the statements herein or attached hereto, and subject to all of the terms of this policy, the Company agrees with the Named Insured as follows:

- Item I: Named Insured's Business: Real Estate Appraisal Services
Item II: Limits of Liability: \$1,000,000 Each Claim, \$3,000,000 Aggregate
Item III: Deductible: \$5,000 Per Claim (including claim expenses)
Item IV: Retroactive Date: 04/01/2020, 05/01/2020
Item V: Premium: \$10,418.00 Not Subject to Audit
Item VI: Forms attached at inception: See Schedule of Forms AI 00 18 03 98

This policy is not binding unless countersigned by Admiral Insurance Company or its authorized representative.

Countersigned On: 03/10/2023
At: Mount Laurel, NJ

By: [Signature]
Authorized Representative

Table with 2 columns: Amount and Description. Rows include Premium (\$10,418.00), Policy Fee (250.00), Surplus Lines Tax (266.70), and Total (\$10,934.70).

The Insurance Company in which this coverage is placed is authorized, but not licensed, to transact business in Indiana. This policy is not protected by the Indiana Insurance Guaranty Association in the event of insolvency of the Company. This policy and the premium thereon has been properly declared as a Surplus Lines Risk to the Indiana Department of Insurance and the surplus lines tax paid accordingly. Arlington/Roe & Co., Inc.