

Borrower	Catamount Properties 2018 LLC	File No.	34153508
Property Address	43175 Camino Caruna		
City	Temecula	County	Riverside
		State	CA
		Zip Code	92592
Lender/Client	Wedgewood Inc		

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Exterior-Only Inspection Residential Appraisal Report

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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 43175 Camino Caruna City Temecula State CA Zip Code 92592
 Borrower Catamount Properties 2018 LLC Owner of Public Record Schweitzer Melanie County Riverside
 Legal Description LOT 16 MB 248/078 TR 24131-2
 Assessor's Parcel # 955-342-016 Tax Year 2022 R.E. Taxes \$ 8,110
 Neighborhood Name Temecula Map Reference 40140 Census Tract 0432.64
 Occupant Owner Tenant Vacant Special Assessments \$ 5,576 PUD HOA \$ 117 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe) Asset Valuation
 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? Yes No
 Report data source(s) used, offering price(s), and date(s). DOM 6; Subject was listed on 04/14/2023 for \$574,900. It sold on 04/28/2023 for \$525,000; CRMLS#230006863SD; DOM 1; Subject was listed on 04/13/2023 for \$574,900. It was withdrawn on 04/14/2023; CRMLS#SW23062003;

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	500	Low 25	Multi-Family	0 %
Neighborhood Boundaries	Pauba Road to the north, Meadows Parkway to the east, De Portola Road to the south, Margarita Road to the west.						835	High 32	Commercial	10 %	
								646	Pred. 28	Other	0 %

Neighborhood Description The subject is located in a community of average quality detached homes ranging in size from 1,000-2,800 square feet of Mediterranean design. The 15 Freeway is within 3 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 43.59'x9.06'x94.89'x50.02'x91.01' Area 4791 sf Shape Irregular View N;Res;
 Specific Zoning Classification SP-4 Zoning Description Specific Plan-4 (Paseo del Sol/Paloma del Sol)
 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 Water Street Asphalt
 Gas Sanitary Sewer Alley None
 FEMA Special Flood Hazard Area Yes No FEMA Flood Zone X FEMA Map # 06065C3305G FEMA Map Date 08/28/2008
 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
 The subject backs to Montenegro Way (a connector street). This does not appear to have any impact on value or marketability due to minimal traffic noise. Comparables 4 and 5 have similar external influence.

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 checked="" type="checkbox"/> Fireplace(s) # 1	<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 Driveway
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Exterior Walls Stucco	Fuel Natural Gas	<input type="checkbox"/> Porch None	<input checked="" type="checkbox"/> Garage # of Cars 2
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 1995	Gutters & Downspouts None	<input type="checkbox"/> Individual	<input checked="" type="checkbox"/> Fence Wood	<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached
Effective Age (Yrs) 28	Window Type VSG	<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: 6 Rooms 3 Bedrooms 2.0 Bath(s) 1,572 Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.) The solar power is financed through a HERO (PACE) loan that is collected with annual property taxes. 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.). C4; The subject is of average quality construction and reflects average overall condition. Physical depreciation is normal. It is assumed that the interior of the subject is the same as the observed exterior condition along with the information from the MLS regarding the subject's recent listing (attached). 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 4 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 565,000 to \$ 679,900					
There are 52 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 500,000 to \$ 820,000					
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3	
Address	43175 Camino Caruna Temecula, CA 92592	31965 Corte Avalina Temecula, CA 92592	32008 Corte Avalina Temecula, CA 92592	43350 Corte Almeria Temecula, CA 92592	
Proximity to Subject		0.29 miles NW	0.24 miles NW	0.17 miles SW	
Sale Price	\$	\$ 615,000	\$ 610,000	\$ 565,000	
Sale Price/Gross Liv. Area	\$ 333.97 sq.ft.	\$ 425.90 sq.ft.	\$ 404.51 sq.ft.	\$ 400.43 sq.ft.	
Data Source(s)		CRMLS#SW23037543;DOM 1	CRMLS#SW23010562;DOM 70	CRMLS#SW22214554;DOM 92	
Verification Source(s)		Doc#2023-0116551	No Doc Selected	Doc#2023-0049621	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth		ArmLth	
Concessions		VA;18450	-18,450	Cash;4500	-4,500
Date of Sale/Time		s04/23;c03/23	0	s04/23;c03/23	0
Location	N;Res;	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	
Site	4791 sf	5227 sf	0	6098 sf	0
View	N;Res;	N;Res;		N;Res;	
Design (Style)	DT1;Mediter.	DT2;Mediter.	0	DT2;Mediter.	0
Quality of Construction	Q4	Q4		Q4	
Actual Age	28	30	0	30	0
Condition	C4	C4		C3	-25,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	0	Total Bdrms. Baths	0
Room Count	6 3 2.0	6 3 2.1	-5,000	6 3 2.1	-5,000
Gross Living Area	1,572 sq.ft.	1,444 sq.ft.	+6,400	1,508 sq.ft.	0
Basement & Finished Rooms Below Grade	Osf	Osf		Osf	
Functional Utility	Average	Average		Average	
Heating/Cooling	FWA, C/A	FWA, C/A		FWA, C/A	
Energy Efficient Items	None	None		None	
Garage/Carport	2qa2dw	2gbi2dw	0	2gbi2dw	0
Porch/Patio/Deck	Cov. Patio	Cov. Patio		Cov. Patio	
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -17,050	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -34,500	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -27,550	
Adjusted Sale Price of Comparables		Net Adj. 2.8 % Gross Adj. 4.9 % \$ 597,950	Net Adj. 5.7 % Gross Adj. 5.7 % \$ 575,500	Net Adj. 4.9 % Gross Adj. 7.7 % \$ 537,450	

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	04/28/2023			
Price of Prior Sale/Transfer	\$525,000			
Data Source(s)	Black Knight	Black Knight	Black Knight	Black Knight
Effective Date of Data Source(s)	05/03/2023	05/03/2023	05/03/2023	05/03/2023

Analysis of prior sale or transfer history of the subject property and comparable sales The subject was purchased by an investor at a below market price. Due to this, its current value exceeds its prior sale price. Comparables 1-3 have no prior sales within 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 \$ **575,000**

Indicated Value by: Sales Comparison Approach \$ 575,000 Cost Approach (if developed) \$ 575,586 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 \$ 575,000 , as of 05/03/2023 , 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 @ \$15,000. Based on a paired sale analysis of the comparables in this report.
 Condition @ \$25,000. 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. The subject has a HERO (PACE) loan that is collected with the property taxes annually, resulting in atypically high assessments. The comparables have lower assessments but some comparables have solar leases (of similir cost) that would offset this and also provide market data indicating that the HERO loan is not impacting value or marketability.

I have not performed any services of any kind on the subject within the last 36 months immediately preceding acceptance of this assignment. This value assumes a reasonable exposure time of 30-120 days.

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	=\$	322,000
Source of cost data Dwelling Cost	DWELLING 1,572 Sq.Ft. @ \$ 194.44	=\$	305,660
Quality rating from cost service 4 Effective date of cost data 5/2/2023	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. @ \$ 65.87	=\$	39,456
	Total Estimate of Cost-New	=\$	345,116
	Less Physical Functional External		
	Depreciation 138,046	= \$(138,046)
	Depreciated Cost of Improvements	=\$	207,070
	"As-is" Value of Site Improvements	=\$	12,004
	Entrepreneurial Profit @ 10% of Cost-New	=\$	34,512
Estimated Remaining Economic Life (HUD and VA only) 42 Years	INDICATED VALUE BY COST APPROACH	=\$	575,586

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 05/03/2023
 Effective Date of Appraisal 05/03/2023
 State Certification # AR034120
 or State License # _____
 or Other (describe) _____ State # _____
 State CA
 Expiration Date of Certification or License 05/20/2024

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 _____

ADDRESS OF PROPERTY APPRAISED

43175 Camino Caruna
Temecula, CA 92592
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 575,000

LENDER/CLIENT

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

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: 43175 Camino Caruna
Temecula, CA 92592

Dwelling/Component Summary - Replacement Cost New:

Site-Built Dwelling Cost per Square Foot :	\$194.44
Manufactured Dwelling Cost per Square Foot :	\$0.00
Attached Garage Cost per Square Foot :	\$65.87
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

Additional Items - Replacement Cost New:

Covered Patio / Gazebo Cost - 400 SF @ \$30.01/SF \$12,004.00

Site-Built Dwelling Detail:

Number of Units :	1.00
Gross Living Area :	1,572
# Full Baths :	2
# Half Baths :	0
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: 1572 sq.ft. @ \$194.44	\$305,660.00
Quality Rating from cost service: 4.00 Effective Date of Cost Data: 5/3/2023	GARAGE: 500 sq.ft. @ \$65.87	\$32,935.00
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

Cost Approach Summary - Page 2

Data Description

Last Data Update:	5/2/2023
Effective Date of Cost Estimate:	5/3/2023
Replacement Cost Report Date:	5/3/2023
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

53356
File No. 34153508

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 **43175 Camino Caruna** City **Temecula** State **CA** ZIP Code **92592**

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)	34	7	11	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	5.67	2.33	3.67	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	3	4	4	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.53	1.71	1.09	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input 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	\$585,000	\$628,000	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Median Comparable Sales Days on Market	16	8	36	<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Increasing
Median Comparable List Price	\$599,999	\$620,450	\$617,000	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Median Comparable Listings Days on Market	116	66	4	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	100.48	100	100	<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 52 closed sales during the past 12 months and 18 of those sales contained seller concessions which is 35% of the total transactions in this market area. Prior Months 7-12: 34 Sales; 9 with concessions; 26% of sales for this period. 4-6: 7 Sales; 2 with concessions; 29% of sales for this period. 0-3: 11 Sales; 7 with concessions; 64% of sales for this period. The concessions ranged between \$1 and \$25,000. The median concession amount is \$8,500.**

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).

The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

Cite data sources for above information. **CRMLS was the data source used to complete the Market Conditions Addendum. 5/3/2023**

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**

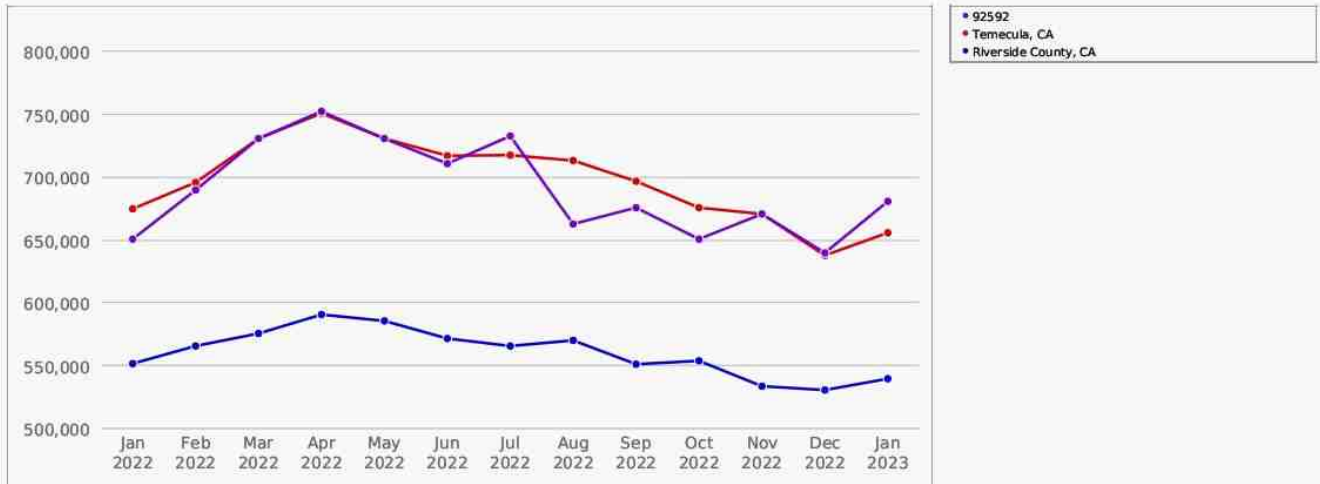
Signature
Supervisory Appraiser Name
Company Name
Company Address
State License/Certification #
State

Market Trend Analysis - Page 1

Market Overview - 92592, Temecula, CA



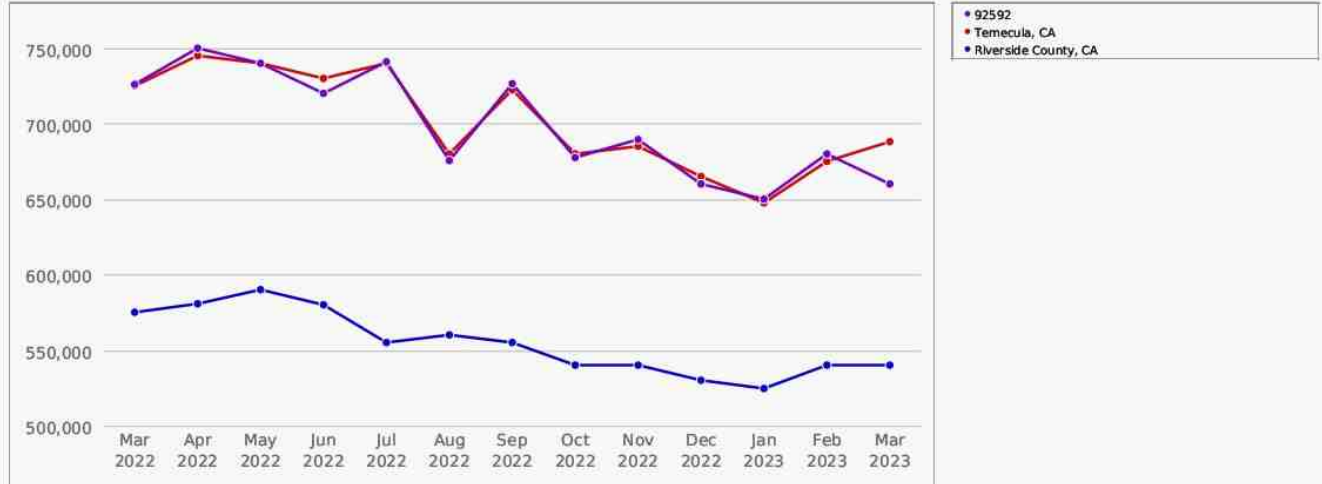
Median Sale Price (Tax)



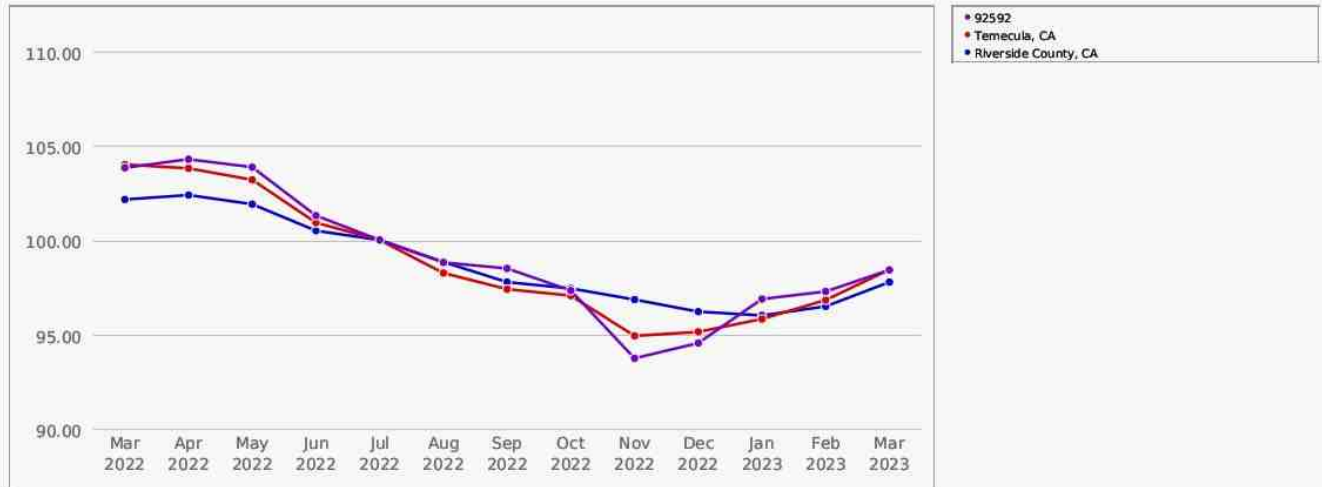
Information is deemed reliable but not guaranteed. The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Market Trend Analysis - Page 2

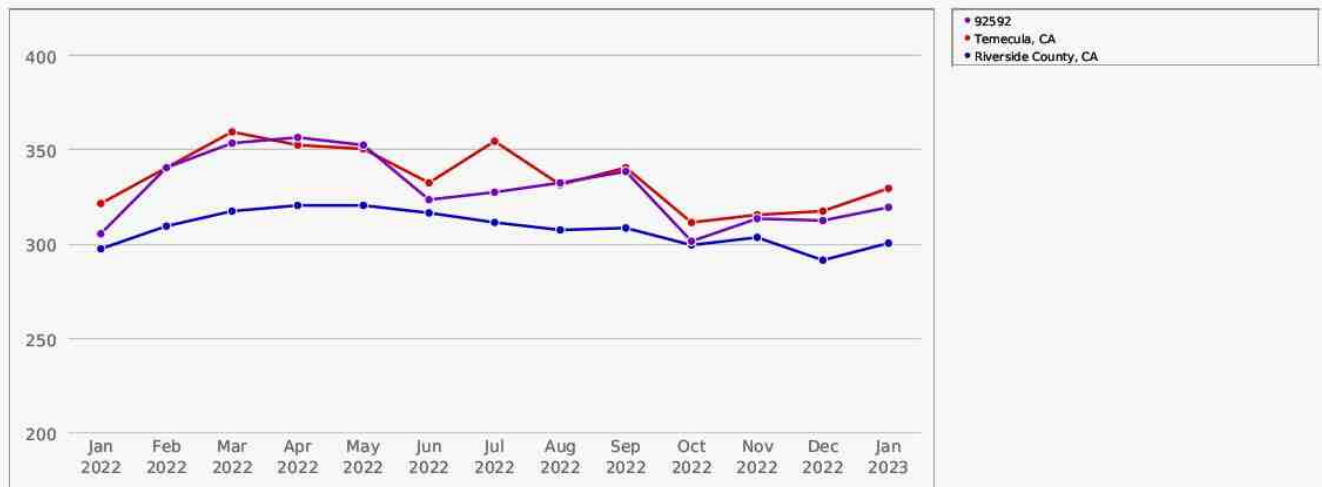
Median Sale Price (MLS)



Median Sale to Original List Price Ratio (MLS)



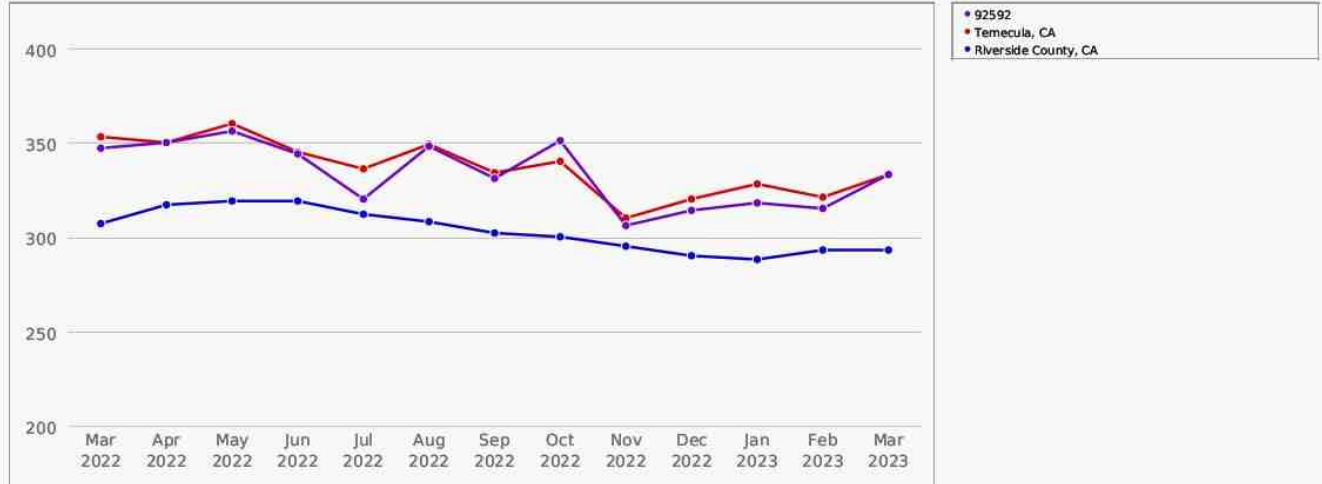
Median Price per Square Foot (Tax)



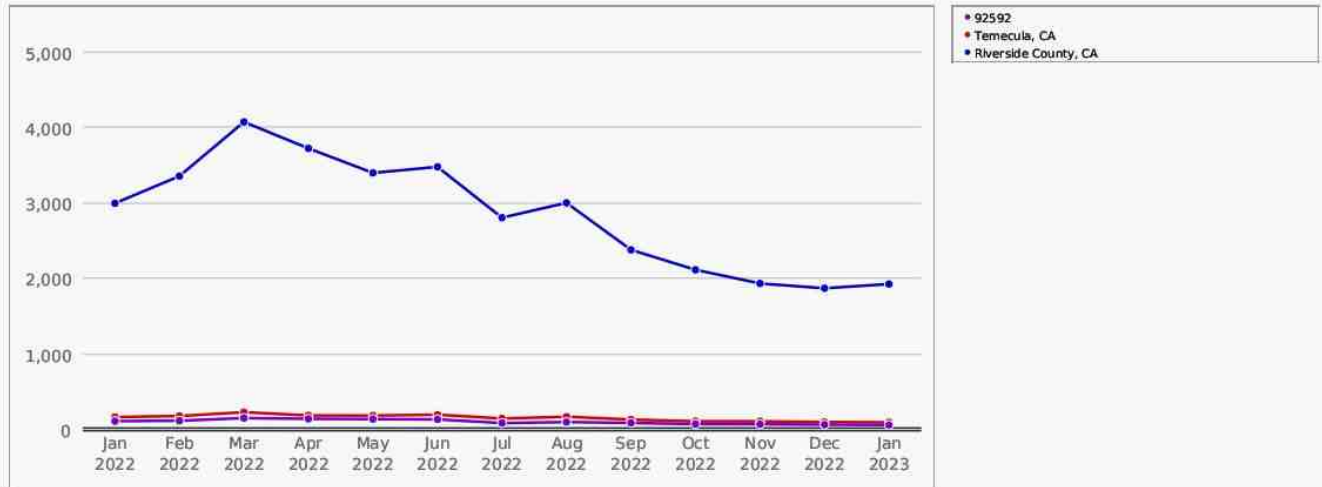
Information is deemed reliable but not guaranteed. The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Market Trend Analysis - Page 3

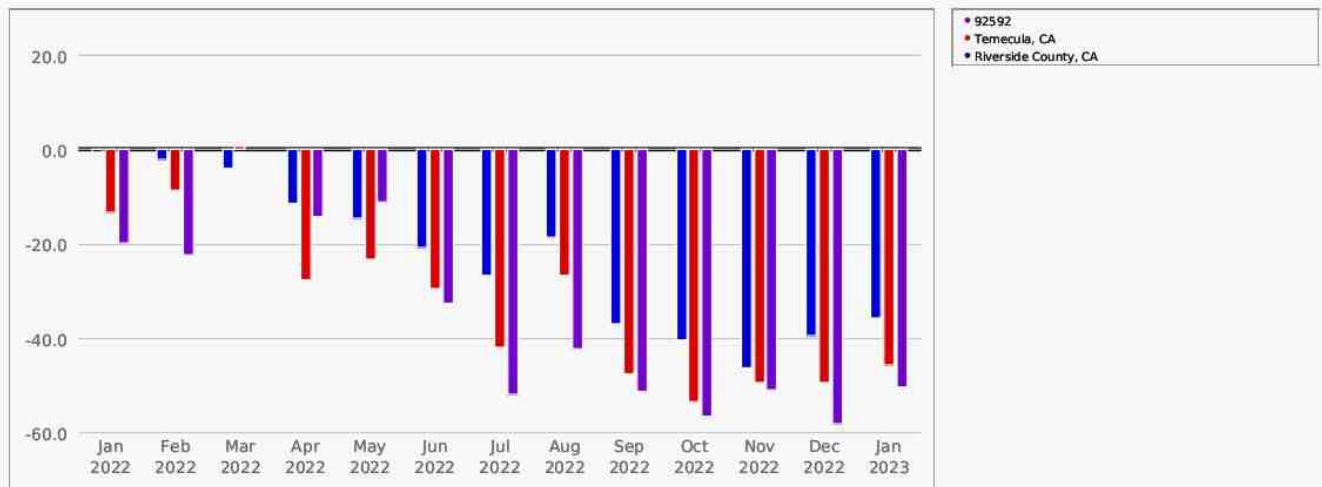
Median Price per Square Foot (MLS)



Number of Sales (Tax)



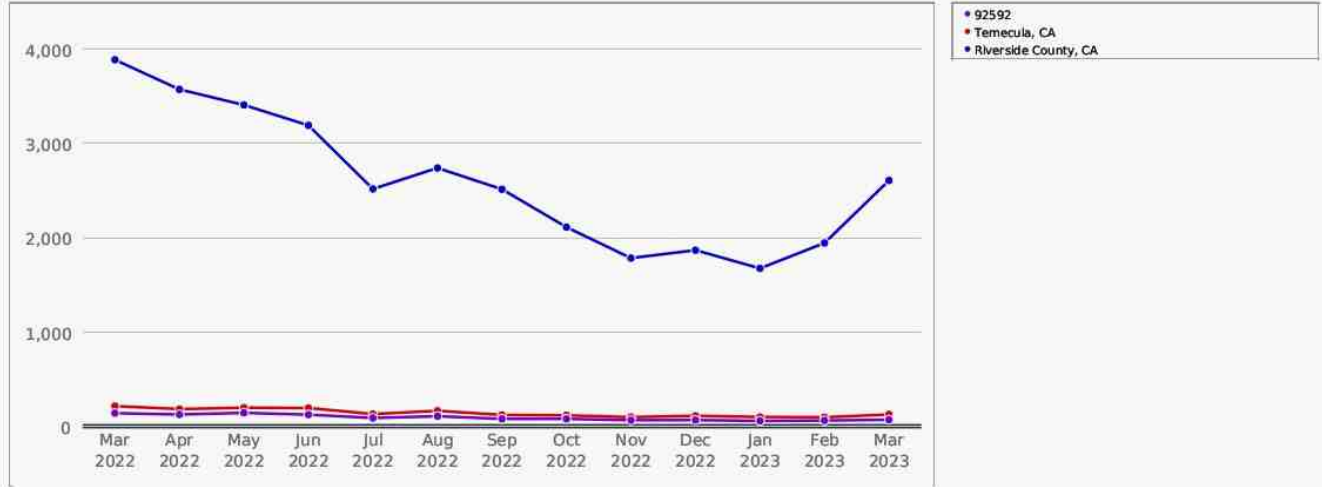
Change in Sales Activity (Tax)



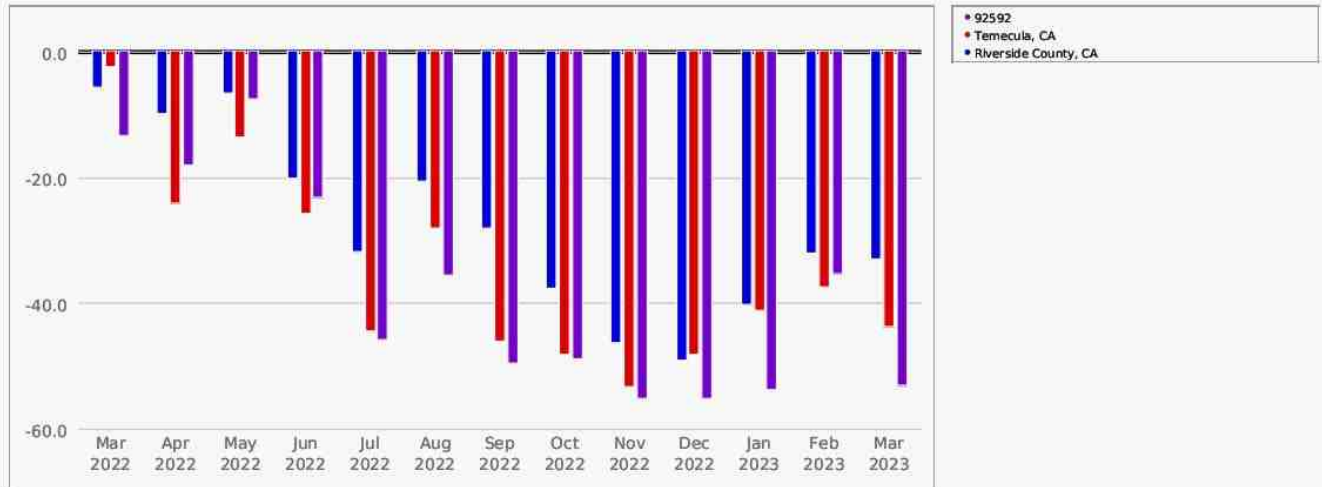
Information is deemed reliable but not guaranteed. The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

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. 34153508

Borrower	Catamount Properties 2018 LLC						
Property Address	43175 Camino Caruna						
City	Temecula	County	Riverside	State	CA	Zip Code	92592
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 # 53356
File # 34153508

Borrower	Catamount Properties 2018 LLC		
Property Address	43175 Camino Caruna		
City	Temecula	County	Riverside
		State	CA
		Zip Code	92592
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: AN EXTERIOR-ONLY INSPECTION WAS PERFORMED.

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>05/03/2023</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>05/03/2023</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.

Subject Photos

Borrower	Catamount Properties 2018 LLC				
Property Address	43175 Camino Caruna				
City	Temecula	County	Riverside	State	CA Zip Code 92592
Lender/Client	Wedgewood Inc				



Subject Front

43175 Camino Caruna
Sales Price
Gross Living Area 1,572
Total Rooms 6
Total Bedrooms 3
Total Bathrooms 2.0
Location N;Res;
View N;Res;
Site 4791 sf
Quality Q4
Age 28



Subject Street



Subject Street

Comparable Photos 1-3

Borrower	Catamount Properties 2018 LLC			
Property Address	43175 Camino Caruna			
City	Temecula	County Riverside	State CA	Zip Code 92592
Lender/Client	Wedgewood Inc			



Comparable 1

31965 Corte Avalina
 Prox. to Subject 0.29 miles NW
 Sales Price 615,000
 Gross Living Area 1,444
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 5227 sf
 Quality Q4
 Age 30



Comparable 2

32008 Corte Avalina
 Prox. to Subject 0.24 miles NW
 Sales Price 610,000
 Gross Living Area 1,508
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 6098 sf
 Quality Q4
 Age 30



Comparable 3

43350 Corte Almeria
 Prox. to Subject 0.17 miles SW
 Sales Price 565,000
 Gross Living Area 1,411
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 4791 sf
 Quality Q4
 Age 28

Comparable Photos 4-6

Borrower	Catamount Properties 2018 LLC			
Property Address	43175 Camino Caruna			
City	Temecula	County Riverside	State CA	Zip Code 92592
Lender/Client	Wedgewood Inc			



Comparable 4

31968 Camino Molnar
 Prox. to Subject 0.45 miles NW
 Sales Price 575,000
 Gross Living Area 2,000
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View B;Res;
 Site 7840 sf
 Quality Q4
 Age 27



Comparable 5

43259 Camino Caruna
 Prox. to Subject 0.07 miles S
 Sales Price 635,000
 Gross Living Area 1,572
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 5227 sf
 Quality Q4
 Age 28

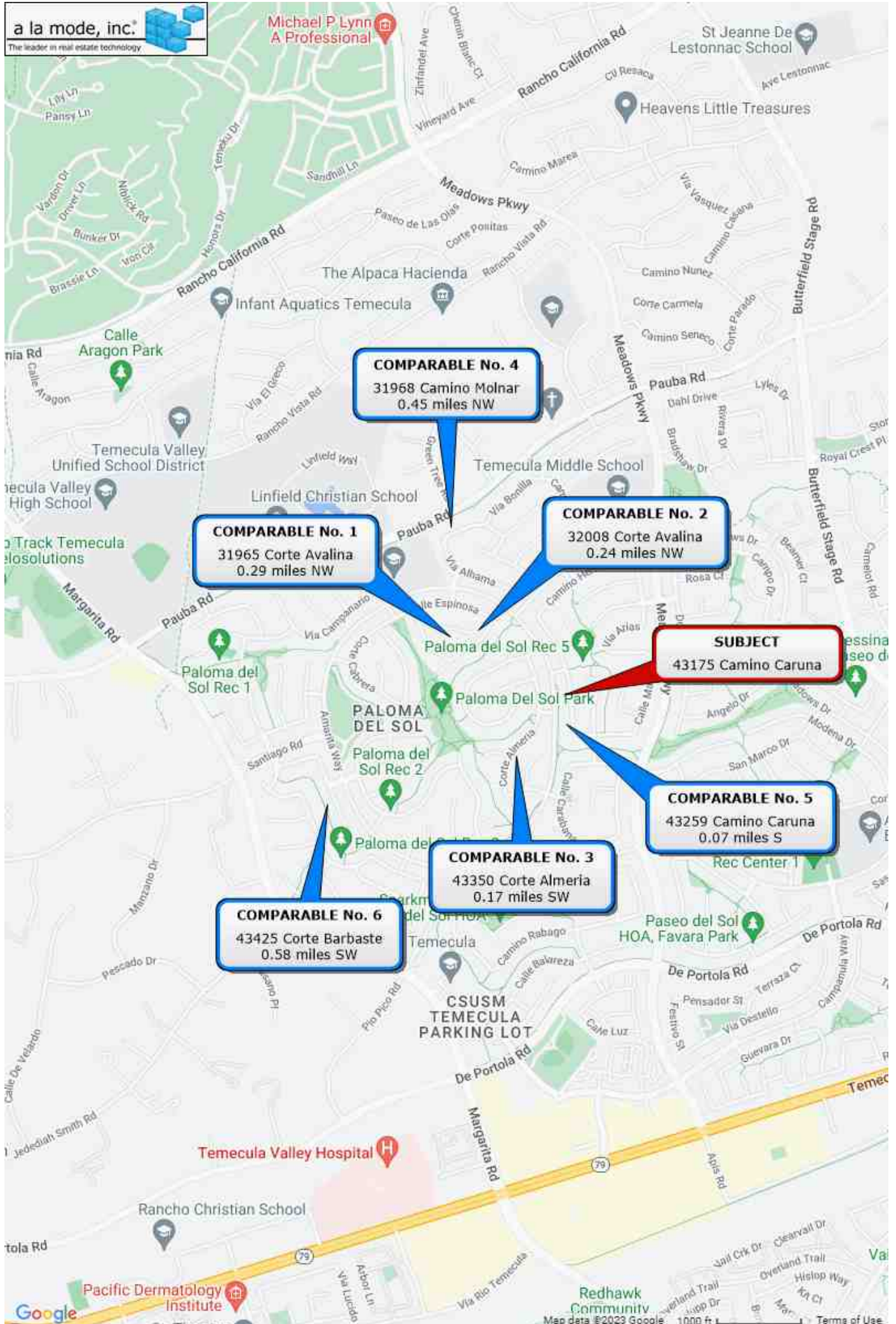


Comparable 6

43425 Corte Barbaste
 Prox. to Subject 0.58 miles SW
 Sales Price 565,000
 Gross Living Area 1,360
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 5227 sf
 Quality Q4
 Age 29

Location Map

Borrower	Catamount Properties 2018 LLC			
Property Address	43175 Camino Caruna			
City	Temecula	County Riverside	State CA	Zip Code 92592
Lender/Client	Wedgewood Inc			



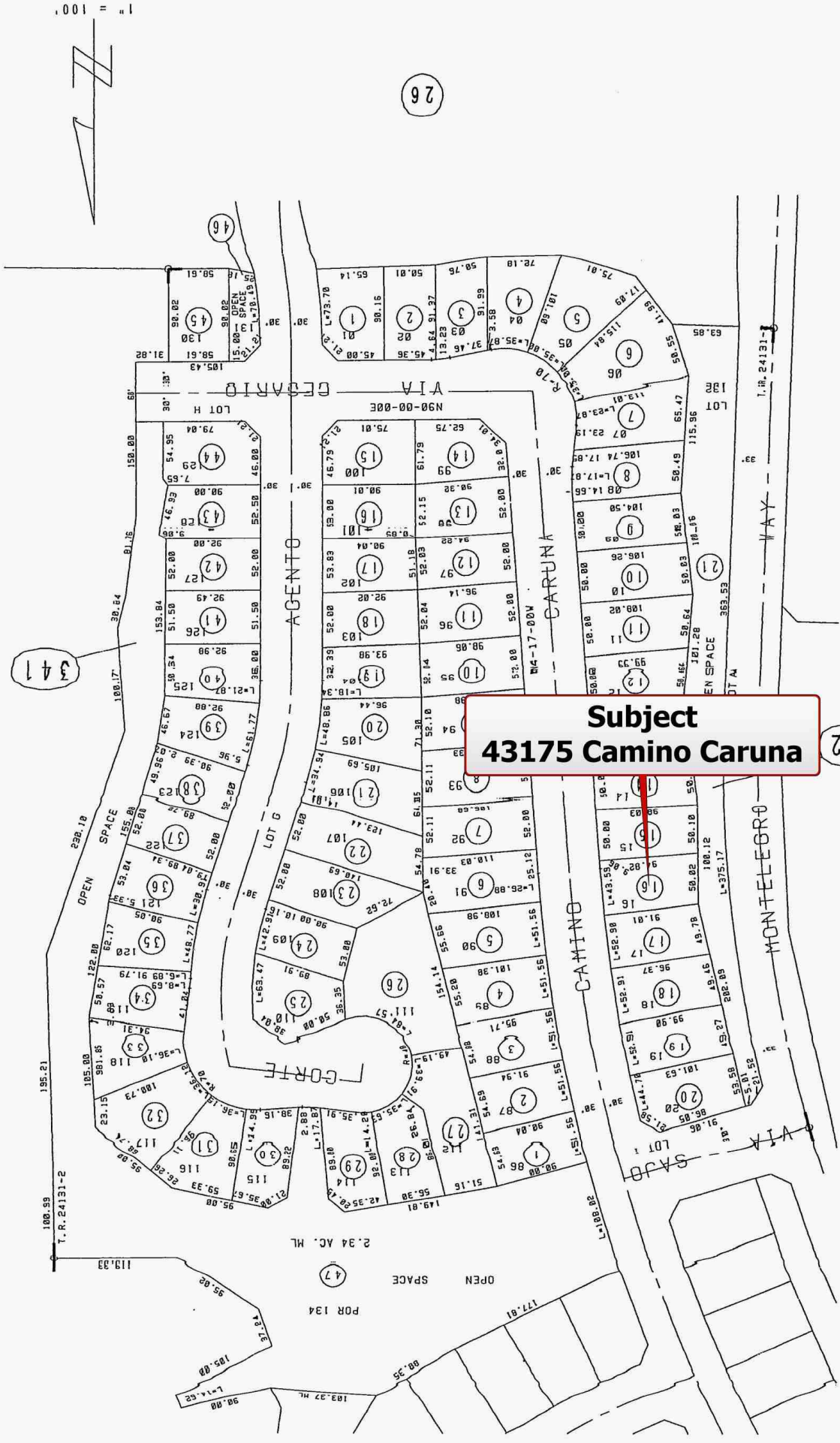
Plat Map

955-34
955-03

T.R.A. 013-039

POR. PROTRACTED SEC. 9 T.8S., R.2W
CITY OF TEMECULA
POR. TRACT OF TEMECULA RANCHO

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



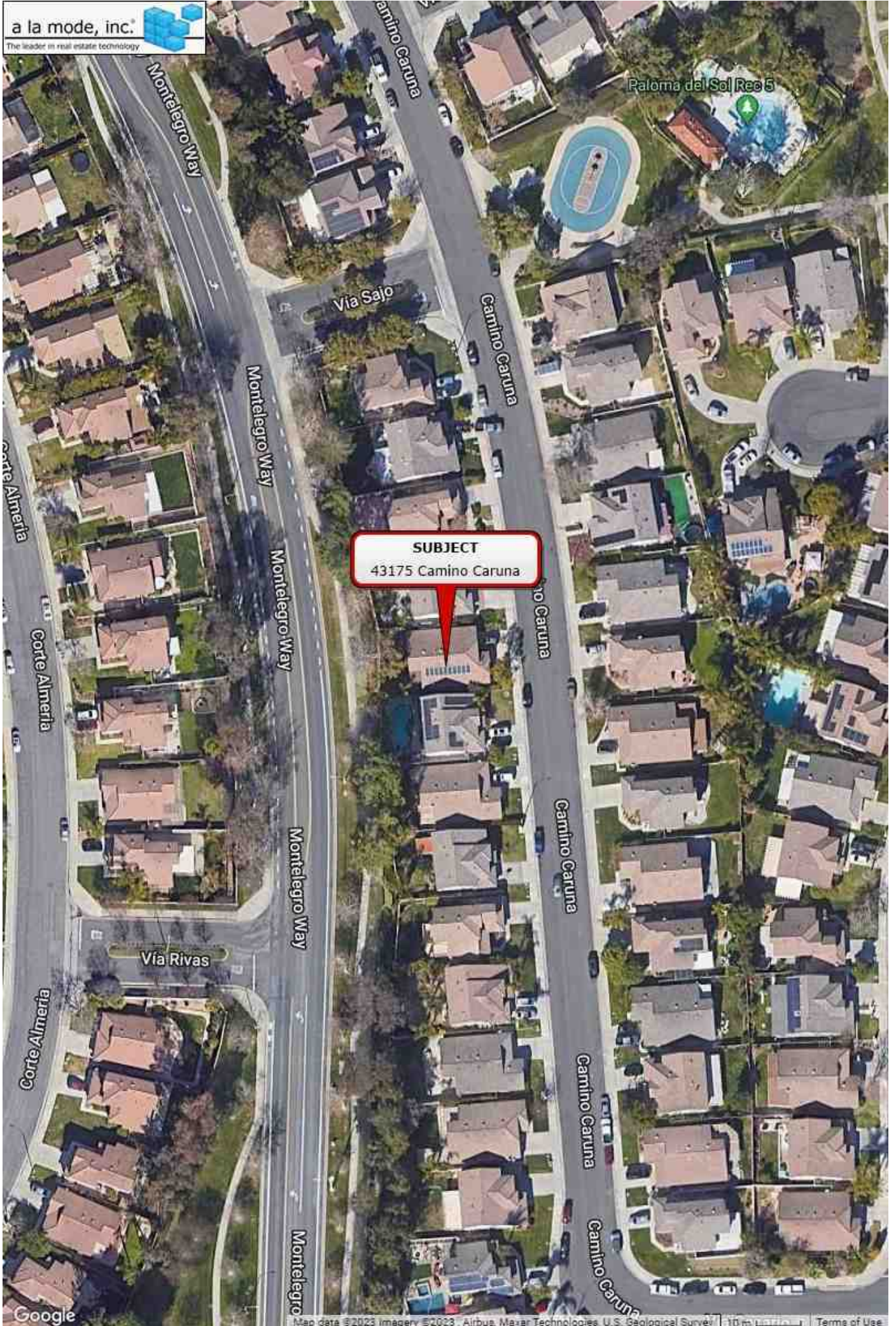
JUL 6 2000

M.B. 248/78-89 T.R. NO. 24131-Z
Nov 1994

ASSessor'S MAP BK. 955 PG. 34
Riverside County, Calif. JRB

Aerial Map

Borrower	Catamount Properties 2018 LLC						
Property Address	43175 Camino Caruna						
City	Temecula	County	Riverside	State	CA	Zip Code	92592
Lender/Client	Wedgewood Inc						



Subject MLS - Page 1

43175 Camino Caruna, Temecula 92592

STATUS: **Closed**

LIST/CLOSE:
\$574,900/\$525,000 ↓

Cross Street: Montelegro Way.



Recent: **04/28/2023 : SOLD : P->S**

[Listing has Supplements](#)

BED / BATH: **3/2,0,0**
 SQFT(src): **1,572 (A)**
 PRICE PER SQFT: **\$333.97**
 LOT(src): **4,791/0.11 (A)**
 LEVELS: **One**
 GARAGE: **2**
 YEAR BUILT(src): **1995 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **6/7**
 SLC:
 PARCEL #: **955342016**
 LISTING ID: **230006863SD**

Submit Offer

DESCRIPTION

Look no further! This Temecula Single Story Home offers 3 Bed 2 bath & 2 car Garage the property also has a backyard, perfect for outdoor activities and gatherings. Solar is paid in full--YOU have the potential to make your own with little TLC. It offers plenty of space and an excellent location The house features a living room with lots of natural light, providing an ideal space for entertaining guests or relaxing with family. The kitchen is also large and offers plenty of counter space, perfect for preparing meals. Located in the Paloma Del Sol community, it has something for everyone. SELLER never resided in the property.

EXCLUSIONS:

INCLUSIONS:

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

LIST \$ ORIGINAL: **\$574,900**
 BASEMENT SQFT:
 COMMON WALLS:
 PARKING: **Driveway, Garage**
 HORSE:
 PROBATE AUTHORITY:

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

COOLING: **Central Air**
 HEATING: **Natural Gas, Forced Air**
 VIEW:
 WATERFRONT:
 LAUNDRY: **Gas Dryer Hookup, In Garage**

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

STRUCTURE TYPE:

COMMON INTEREST:

INTERIOR

INTERIOR: **Ceiling Fan(s), Cathedral Ceiling(s)**
 MAIN LEVEL BEDROOMS:
 MAIN LEVEL BATHROOMS:

ACCESSIBILITY:
 APPLIANCES:
 KITCHEN FEATURES:
 BATHROOM FEATURES:

FLOORING:
 ENTRY LOC/ENTRY LVL: **/1**
 FIREPLACE: **Family Room**

EXTERIOR

EXTERIOR:
 FENCING:
 DIRECTION FACES:

SECURITY:
 SEWER:

LOT:
 POOL: **Community**

PATIO/PORCH:
 SPA:

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE:
 DOOR:
 WINDOW:

ROOF:
 FOUNDATION DTLS:
 PROP COND:

CONSTR MTLs: **Stucco**
 OTHER STRUCT:
 NEW CONSTRUCTION YN:

GARAGE AND PARKING

ATTACHED GARAGE?:
 UNCOVERED SPACES: **2**

PARKING TOTAL: **4**
 # 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:

GREEN VERIFICATION:

COMMUNITY

HOA FEE: **\$117/Monthly**
 HOA FEE 2:
 HOA FEE 3:
 COMMUNITY:

HOA NAME: **Paloma Del Sol Associatio**
 HOA NAME 2:
 HOA NAME 3:

HOA PHONE: **951-699-2709**
 HOA PHONE 2:
 HOA PHONE 3:

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

Subject MLS - Page 2

HOA AMENITIES: **Golf Course,
Maintenance Grounds**

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

LAND

LAND LEASE?: **No**
PARCEL #: **955342016**
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:

TAX LOT:
TAX BLOCK:
TAX TRACT #:
ZONING:
TAX OTHER ASSESSMENT:
TAX OTHER ASSESS SOURCE:

SCHOOL

HIGH SCHOOL DISTRICT:

ELEMENTARY:
ELEMENTARY OTHER:

MIDDLE/JR HIGH:
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
HIGH SCHOOL OTHER:

LISTING

BAC: **2.25%**
BAC RMRKS:
DUAL/VARI COMP?: **No**
LEASE CONSIDERED?:
CURRENT FINANCING:
POSSESSION:
SIGN ON PROPERTY?: **No**
CONTINGENCY LIST:

TERMS: **Cash, 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?:

DATES

LIST CONTRACT DATE: **04/14/23**
START SHOWING DATE:
ON MARKET DATE: **04/14/23**
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: **04/28/23**
MOD TIMESTAMP: **04/28/23**
EXPIRED DATE: **10/31/23**
PURCH CONTRACT DATE: **04/20/23**
CLOSE DATE: **04/28/23**

CONTINGENCY:

**PRIVATE REMARKS: Buyer to verify all information in MLS. See docs for termite report. DO NOT EMAIL OFFERS, submit to site:
<https://bit.ly/43175offers> *** Mandatory Remarks:None Known. Bed 2 Dimension: 11X10 Bed 3 Dimension: 13X10 Dining Room Dimen: 0 Family
Room Dim: 19X17 Kitchen Dim: 12X9 Living Room Dim: 20X12 Master Bedroom Dim: 14X13 Optional Bedroom: 0 Sewer: Public Sewer Topography:
LL**

SHOWING INFORMATION

SHOW CONTACT TYPE:
SHOW CONTACT NAME:
SHOW CONTACT PH:

LOCK BOX LOCATION:
LOCK BOX TYPE:

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

SHOW INSTRUCTIONS: **Showings start on Saturday, 04/15 at 12-4pm OPEN HOUSE: Saturday, 04/15/2023 and Sunday, 04/16/2023 from 12-4pm.
Please text Listing agent for combo code and to request your appointment.,,**
DIRECTIONS: **Cross Street: Montelegró Way.**

AGENT / OFFICE

LA: (**SAND-681440**) **Helena Espinoza**
CoLA:
LO: (**SAND-62775**) **eXp Realty of California,
Inc.**
LO PHONE: **619-618-7997**
CoLO:
CoLO PHONE:

LA State License: **02032921**
CoLA State License:
LO State License: **01878277**
LO FAX: **858-244-7252**
CoLO State License:
CoLO FAX:
Offers Email:

CONTACT PRIORITY

3.LA FAX: **619-592-5180**
5.LA HOME: **619-592-5180**

COMPARABLE INFORMATION

CLOSE PRICE: **\$525,000**
LIST PRICE: **\$574,900**
LIST \$ ORIGINAL: **\$574,900**
PURCH CONTRACT DATE: **04/20/23**
DOM/CDOM: **6/7**

BA: (**WS84086**) **KALYNN
BROWN**
BO: **Rose King Realty**
BA State License: **01745755**
BO State License:

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

BUYER FINANCING: **Cash**
CONCESSIONS \$:
CONCESSION CMTS:
COE DATE: **04/28/23**

AGENT FULL: Residential LISTING ID: 230006863SD

Printed by Anthony Porter, State Lic: AR034120 on 05/03/2023 4:37:14 PM

Property Profile - Page 1

43175 Camino Caruna, Temecula, CA 92592-3811, Riverside County

APN: 955-342-016 CLIP: 2711181742



MLS Beds 3	MLS Full Baths 2	Half Baths N/A	MLS Sale Price \$525,000	MLS Sale Date 04/28/2023
MLS Sq Ft 1,572	Lot Sq Ft 4,792	Yr Built 1995	Type SFR	

OWNER INFORMATION

Owner Name	Schweitzer Melanie	Tax Billing Zip	92592
Owner Name 2		Tax Billing Zip+4	3811
Mail Owner Name	Melanie Schweitzer	Owner Vesting	Widow
Tax Billing Address	43175 Camino Caruna	Owner Occupied	Yes
Tax Billing City & State	Temecula, CA	No Mail Flag	

LOCATION INFORMATION

Zip Code	92592	Location Influence	
Carrier Route	R059	TGNO	
Zoning		Census Tract	432.64
Tract Number	24131-2	Topography	
School District	Temecula Vly	Township Range Sect	
Comm College District Code	Mt Jacinto	Neighborhood Code	

TAX INFORMATION

APN	955-342-016	Tax Appraisal Area	
Alternate APN	955-342-016	Lot	16
Exemption(s)		Block	
% Improved	70%	Water Tax Dist	Rancho Calif Div Ran
Tax Area	013039	Fire Dept Tax Dist	
Legal Description	LOT 16 MB 248/078 TR 24131-2		

ASSESSMENT & TAX

Assessment Year	2022	2021	2020
Assessed Value - Total	\$243,259	\$238,491	\$236,047
Assessed Value - Land	\$72,973	\$71,543	\$70,810
Assessed Value - Improved	\$170,286	\$166,948	\$165,237
YOY Assessed Change (\$)	\$4,768	\$2,444	
YOY Assessed Change (%)	2%	1.04%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$7,863		
2021	\$8,039	\$176	2.24%
2022	\$8,110	\$72	0.89%

Special Assessment	Tax Amount
Rancho Water Rancho Division	\$218.92
Wrcog Residential 2 Andrea Roe	\$3,282.64
Wrcog Residential 1 Andrea Roe	\$1,620.70
Fld Cntl Stormwater/Cleanwater	\$4.00
Temecula Pks/Ltg Svcs	\$74.44
Temecula Residential St Lights	\$25.68
Temecula Trash/Recycling	\$330.58
Mwd Standby East	\$6.94
Emwd Stdby-Combined Charge	\$11.60
Total Of Special Assessments	\$5,575.50

CHARACTERISTICS

County Land Use	Single Family Dwelling	Cooling Type	Central
Universal Land Use	SFR	Patio Type	

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

Generated on: 05/03/23

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Property Profile - Page 2

Lot Frontage		Garage Type	Attached Garage
Lot Depth		Garage Sq Ft	500
Lot Acres	0.11	Parking Type	Attached Garage
Lot Area	4,792	Parking Spaces	Tax: 3 MLS: 2
Lot Shape		Roof Type	
Style		Roof Material	Slate
Building Sq Ft	1,572	Roof Frame	
Gross Area	2,072	Roof Shape	
2nd Floor Area		Construction Type	Frame
Basement Sq Feet		Interior Wall	
Stories	1	Exterior	
Total Units		Floor Cover	
Total Rooms		Flooring Material	
Bedrooms	3	Foundation	
Total Baths	2	Pool	
MLS Total Baths	2	Year Built	1995
Full Baths	2	Effective Year Built	1995
Half Baths		Other Impvs	Yes
Dining Rooms		Equipment	
Family Rooms		Porch	
Other Rooms		Patio/Deck 1 Area	
Fireplaces	1	Patio/Deck 2 Area	
Condo Amenities		Porch 1 Area	
Condition		Porch Type	
Quality	Average	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	2023-04-30 04:32:48
Sell Score	661		

ESTIMATED VALUE			
RealAVM™	\$589,100	Confidence Score	96
RealAVM™ Range	\$553,000 - \$625,300	Forecast Standard Deviation	6
Value As Of	04/24/2023		

(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	230006863SD	Pending Date	
MLS Status	Closed	Closing Date	04/28/2023
MLS Area	SRCAR - SOUTHWEST RIVERSIDE COUNTY	MLS Sale Price	\$525,000
MLS Status Change Date	04/27/2023	MLS Listing Agent	Sand-681440-Helena Espinoza
MLS Current List Price	\$574,900	MLS Listing Broker	EXP REALTY OF CALIFORNIA, INC.
MLS Original List Price	\$574,900	MLS Source	SAND

MLS Listing #	Sw23062003	T09090233	T09076642	T227917
MLS Status	Canceled	Closed	Expired	Closed
MLS Listing Date	04/13/2023	08/19/2009	07/15/2009	03/16/2002
MLS Listing Price	\$574,900	\$199,000	\$210,000	\$219,900
MLS Orig Listing Price	\$574,900	\$199,000	\$210,000	
MLS Close Date		10/30/2009		05/03/2002
MLS Listing Close Price		\$215,000		\$220,000
MLS Listing Cancellation Date	04/14/2023			
MLS Source	SAND			

LAST MARKET SALE & SALES HISTORY			
Recording Date	10/30/2009	Sale Type	Full
Sale Date	Tax: 09/10/2009 MLS: 04/28/2023	Deed Type	Grant Deed
Sale Price	\$200,000	Owner Name	Schweitzer Melanie

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

Generated on: 05/03/23

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Property Profile - Page 3

Price Per Square Feet	\$127.23		Owner Name 2	Harborview 2006-14	
Multi/Split Sale			Seller		
Document Number	564468				
Recording Date	10/30/2009	09/15/2009	08/04/2009	12/06/2005	11/08/2005
Sale Date	09/10/2009	07/28/2009	07/28/2009	11/01/2005	10/14/2005
Sale Price	\$200,000	\$175,500	\$175,500		
Nominal				Y	Y
Buyer Name	Schweitzer Melanie	Harborview 2006-14	Onewest Bk Fsb	Lapierre Jeffrey C & Susan M	Lapierre Susan
Seller Name	Harborview 2006-14	Quality Loan Service Corp	Quality Loan Service Corp	Lapierre Susan	Oroni A T
Document Number	564468	479454	405793	1006122	926318
Document Type	Grant Deed	Correction Deed	Trustee's Deed (Foreclosure)	Grant Deed	Grant Deed

Recording Date	10/05/2004				
Sale Date	09/28/2004				
Sale Price					
Nominal	Y				
Buyer Name	Oroni A T				
Seller Name	Oroni A T				
Document Number	787714				
Document Type	Grant Deed				

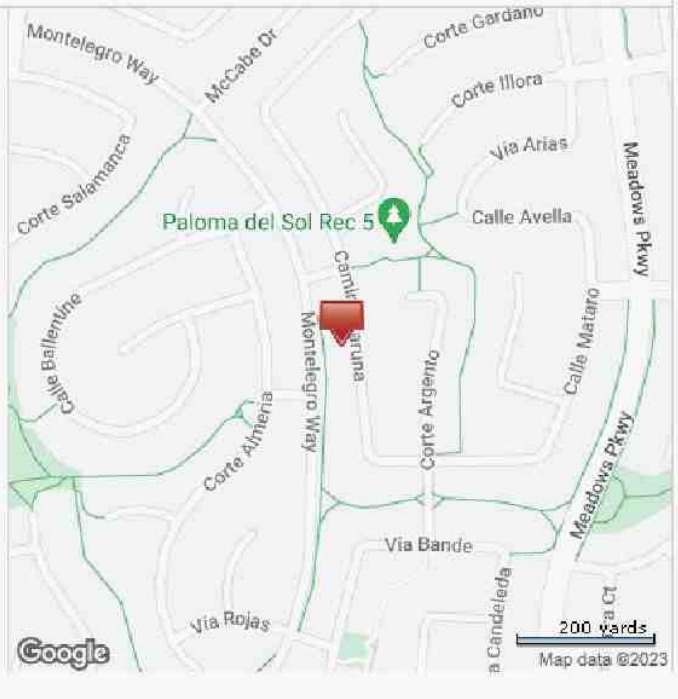
MORTGAGE HISTORY					
Mortgage Date	10/30/2009	11/09/2006	11/09/2006	11/08/2005	06/03/2004
Mortgage Amount	\$100,000	\$57,500	\$325,000	\$320,000	\$255,000
Mortgage Lender	Schoolsfirst Fcu	Indymac Bk Fsb	Indymac Bk Fsb	First Nat'l Bk/Az	Scme Mtg Bankers Inc
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional

Mortgage Date	05/03/2002	10/14/1999	07/18/1997
Mortgage Amount	\$176,000	\$152,550	\$106,350
Mortgage Lender	Sib Mtg Corp	Express Cap Lending	Homeamerican Mtg Corp
Mortgage Code	Conventional	Conventional	Conventional

FORECLOSURE HISTORY		
Document Type	Notice Of Trustee's Sale	Notice Of Default
Default Date		04/02/2009
Foreclosure Filing Date	06/16/2009	04/02/2009
Recording Date	07/09/2009	04/02/2009
Document Number	354076	162344
Book Number		
Page Number		
Default Amount		\$6,007
Final Judgment Amount	\$367,432	
Original Doc Date	11/09/2006	11/09/2006
Original Document Number	834350	834350
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: 05/03/23

Page 4/4

Comparable MLS - Page 1

43425 Corte Barbaste, Temecula 92592

STATUS: **Active**

LIST PRICE: **\$565,000**

Margarita to Santiago to Via Accorisa to Calle Cataldo to Corte Barbaste



BED / BATH: **3/2,0,0,0**
 SQFT(src): **1,360 (A)**
 PRICE PER SQFT: **\$415.44**
 LOT(src): **5,227/0.12 (A)**
 LEVELS: **One**
 GARAGE: **2/Attached**
 YEAR BUILT(src): **1994 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **0/0**
 SLC: **Trust**
 PARCEL #: **955312012**
 LISTING ID: **SW23075549**

Recent: **05/03/2023 : NEW**

[Submit Offer](#)

DESCRIPTION

This Single Story Home is priced to sell!! Located in the master planned community of Paloma del Sol, this home features three large bedrooms and 2 bathrooms. As you enter the home the formal living and dining room are joined to the family room by a double sided fireplace. The kitchen is open to the family room and includes a breakfast bar, ample room for a kitchen table and plenty of cabinets. The primary bedroom is oversized with a vaulted ceiling and access to the back yard. The primary bathroom includes a double sink vanity, step in shower, water closet and walk in closet. The secondary bedrooms are on the opposite side of the home and share the secondary bathroom. The backyard includes a covered patio, view of the community walking trail, and ample space on both sides of the home. This home is one of the best priced homes in Temecula! The community features a pool, spa, tennis courts, playgrounds, picnic & BBQ areas, sport courts, biking trails and the community is linked by the walking trail. Conveniently located to wineries, old town, restaurants, entertainment and shopping.

EXCLUSIONS:

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

LIST \$ ORIGINAL: **\$565,000**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING: **Direct Garage Access, Garage Faces Front, Garage - Single Door**
 HORSE:
 PROBATE AUTHORITY:

INCLUSIONS:

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

COOLING: **Central Air**
 HEATING: **Central**
 VIEW: **Park/Greenbelt**
 WATERFRONT:
 LAUNDRY: **In Garage**

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

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

INTERIOR

INTERIOR: **Cathedral Ceiling(s), Ceiling Fan(s), Open Floorplan, Tile Counters**
 MAIN LEVEL BEDROOMS: **3**
 MAIN LEVEL BATHROOMS: **2**

ACCESSIBILITY:
 APPLIANCES: **Dishwasher, Disposal, Gas Range, Gas Water Heater, Microwave**
 KITCHEN FEATURES: **Kitchen Island, Kitchen Open to Family Room, Tile Counters**
 BATHROOM FEATURES: **Bathtub, Shower, Shower in Tub, Closet in bathroom, Double Sinks In Master Bath, Main Floor Full Bath, Privacy toilet door, Walk-in shower**

FLOORING: **Carpet, Tile**
 ENTRY LOC/ENTRY LVL: **Ground Level/1**
 FIREPLACE: **Family Room, Living Room, Two Way**

EXTERIOR

EXTERIOR:
 FENCING: **Vinyl, Wrought Iron**
 DIRECTION FACES:

SECURITY:
 SEWER: **Public Sewer**

LOT: **Back Yard, Front Yard, Lawn, Level with Street, Level**
 POOL: **Association**

PATIO/PORCH: **Covered**
 SPA: **Association**

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE:
 DOOR:
 WINDOW: **Blinds**

ROOF:
 FOUNDATION DTLS: **Slab**
 PROP COND: **Repairs Cosmetic**

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

GARAGE AND PARKING

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

PARKING TOTAL: **2**
 # REMOTES: **2**

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

CARPORT SPACES:

GREEN

Comparable MLS - Page 2

GREEN ENERGY GEN: GREEN ENERGY EFF: GREEN SUSTAIN: GREEN WTR CONSERV:

WALK SCORE:

POWER PRODUCTION

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

COMMUNITY

HOA FEE: \$117/Monthly	HOA NAME: Paloma Del Sol	HOA PHONE: 951-699-2709	# 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, Gutters, Park, Sidewalks, Street Lights**

HOA AMENITIES: **Pool, Spa/Hot Tub, Barbecue, Outdoor Cooking Area, Picnic Area, Playground, Tennis Court(s), Sport Court, Biking Trails, Maintenance Grounds**

HOA MANAGEMENT NAME: **Packard**
 HOA MANAGEMENT NAME 2:
 HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: No	LAND LEASE AMOUNT:	UTILITIES:	TAX LOT: 26
PARCEL #: 955312012	LAND LEASE AMT FREQ:	ELECTRIC:	TAX BLOCK:
ADDITIONAL APN(s): No	LAND LEASE PURCH?:	WATER SOURCE: Public	TAX TRACT #: 24135
	LAND LEASE RENEW:	LOT SIZE DIM:	ZONING:
		ASSESSMENTS: Unknown	TAX OTHER ASSESSMENT: \$1,677
			TAX OTHER ASSESS SOURCE: Estimated

SCHOOL

HIGH SCHOOL DISTRICT: Temecula Unified	ELEMENTARY:	MIDDLE/JR HIGH: Temecula	HIGH SCHOOL: Temecula Valley
	ELEMENTARY OTHER:	MIDDLE/JR HIGH OTHER:	HIGH SCHOOL OTHER:

LISTING

DATES

BAC: 2%	TERMS: Submit	LIST CONTRACT DATE: 05/03/23
BAC RMRKS:	LIST AGRMT: Exclusive Right To Sell	START SHOWING DATE:
DUAL/VARI COMP?: Yes	LIST SERVICE: Full Service	ON MARKET DATE: 05/03/23
LEASE CONSIDERED?: No	AD NUMBER:	PRICE CHG TIMESTAMP:
CURRENT FINANCING:	DISCLOSURES: CC And R's, Homeowners Association	STATUS CHG TIMESTAMP: 05/03/23
POSSESSION: Close Of Escrow	INTERNET, AVM?/COMM?: Yes/Yes	MOD TIMESTAMP: 05/03/23
SIGN ON PROPERTY?: No	INTERNET?/ADDRESS?: Yes/Yes	EXPIRED DATE:
CONTINGENCY LIST:	NEIGHBORHOOD MARKET REPORT YN?: Yes	PURCH CONTRACT DATE:
		ENDING DATE:

CONTINGENCY:

PRIVATE REMARKS: Trust Sale. Home is being cleaned out so please just look at the floorpan. Priced to reflect that it needs cosmetic repairs. Short escrow preferred. Escrow to be Generations Escrow- Peggy Pinto, title to be Fidelity Title-Robert Hernandez and home warranty to be Old Republic Home Protection- Lansford Team. Please contact Carol with any questions about the home.

SHOWING INFORMATION

SHOW CONTACT TYPE: Agent	LOCK BOX LOCATION: See Remarks	OCCUPANT TYPE: Owner
SHOW CONTACT NAME: Carol	LOCK BOX TYPE: See Remarks	OWNER'S NAME:
SHOW CONTACT PH: 909-615-0791		

SHOW INSTRUCTIONS: **Text Carol at 909-615-0791 with date and time of showing and business card. Do not use showing time. Access instructions will be provided at that time.**

DIRECTIONS: **Margarita to Santiago to Via Accorisa to Calle Cataldo to Corte Barbaste**

AGENT / OFFICE

CONTACT PRIORITY

LA: (TOLIVCAR) Carol Olivares	LA State License: 01414773	1.LA TEXT: 909-615-0791
CoLA:	CoLA State License:	2.LA CELL: 909-615-0791
LO: (GDB301) ERA Donahoe Realty	LO State License: 02192487	3.LA EMAIL: olivaresteam@gmail.com
LO PHONE: 951-676-9988	LO FAX: 951-676-9977	
CoLO:	CoLO State License:	
CoLO PHONE:	CoLO FAX:	
	Offers Email: olivaresteam@gmail.com	

AGENT FULL: Residential LISTING ID: SW23075549

Printed by Anthony Porter, State Lic: AR034120 on 05/03/2023 4:58:22 PM

Comparable MLS - Page 3

43259 Camino Caruna, Temecula 92592

STATUS: **Active Under Contract**

LIST PRICE: **\$635,000** ↓

Meadows Parkway , turn on Via Jasso, Left on Ct Madera, follow around to Caino Caruna GPS it!



BED / BATH: **3/2,0,0,0**
 SQFT(src): **1,572 (A)**
 PRICE PER SQFT: **\$403.94**
 LOT(src): **5,227/0.12 (A)**
 LEVELS: **One**
 GARAGE: **2/Attached**
 YEAR BUILT(src): **1995 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **47/47**
 SLC: **Standard**
 PARCEL #: **955342009**
 LISTING ID: **SW23036774**

Recent: **04/28/2023 : ACT UC : A->U**

Submit Offer

DESCRIPTION

Back on Market Buyer Could not qualify. Temecula Single Story turnkey home awaits you! Located in the heart of the Paloma Del Sol community, this home is loaded with many recent upgrades: Newer HVAC system, newer garage door system, and energy efficient toilets. Extensive ceramic floors throughout, keep the home cool throughout the summer months. The kitchen/family room area is very open and spacious, with white cabinets and newer appliances. A beautiful fireplace in the family room adds to the coziness making this a house a home. The Paloma Del Sol community has something for everyone. The completely finished backyard feature 2 covered patio areas, plenty of yard for children or pets. Very quiet private location. Enjoy the tranquil and tree-lined walking-jogging trails that span throughout the entire community. You'll find parks and play areas, BBQ picnic spots, Basketball hoops, 5 swimming pools, and even a Frisbee Disc course. The location of this home provides easy access to the freeways, shopping, and the excellent Temecula Valley school system. You will also be minutes away from Temecula Valley wine country, Golf courses, the charming Old Town Temecula district, and the Pechanga Resort & Casino. Hurry, this beautiful home will not last - a true turnkey gem! Low Taxes No Mello Roos ! Recently Reduced for a quick sale!

EXCLUSIONS:

INCLUSIONS:

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

LIST \$ ORIGINAL: **\$659,000**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING: **Driveway Level, Street**
 HORSE:
 PROBATE AUTHORITY:

ROOM TYPE: **All Bedrooms Down, Main Floor Bedroom, Main Floor Master Bedroom**
 EATING AREA:

COOLING: **Central Air**
 HEATING: **Central**
 VIEW: **Hills, Peek-A-Boo**
 WATERFRONT:
 LAUNDRY: **In Garage**

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

STRUCTURE TYPE: **House**

COMMON INTEREST: **Planned Development**

INTERIOR

INTERIOR: **Granite Counters, High Ceilings**
 MAIN LEVEL BEDROOMS: **3**
 MAIN LEVEL BATHROOMS: **2**

ACCESSIBILITY:
 APPLIANCES: **Disposal, Microwave**
 KITCHEN FEATURES: **Granite Counters**
 BATHROOM FEATURES: **Shower, Granite Counters, Walk-in shower**

FLOORING: **See Remarks, Tile**
 ENTRY LOC/ENTRY LVL: /
 FIREPLACE: **Family Room**

EXTERIOR

EXTERIOR:
 FENCING: **Wood**
 DIRECTION FACES:

SECURITY: **Smoke Detector(s)**
 SEWER: **Public Sewer**

LOT: **Sprinklers Manual**
 POOL: **Association**

PATIO/PORCH: **Cabana, Rear Porch**
 SPA: **Association**

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE: **Bungalow**
 DOOR:
 WINDOW: **Insulated Windows**

ROOF: **Concrete**
 FOUNDATION DTLs: **Slab**
 PROP COND: **Turnkey**

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

GARAGE AND PARKING

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

PARKING TOTAL: **2**
 # REMOTES: **1**

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

Comparable MLS - Page 4

HOA FEE: \$117/Monthly	HOA NAME: Paloma Del Sol	HOA PHONE: 951-699-2709
HOA FEE 2:	HOA NAME 2:	HOA PHONE 2:
HOA FEE 3:	HOA NAME 3:	HOA PHONE 3:
COMMUNITY: Biking , Curbs, Dog Park, Hiking , Sidewalks	HOA AMENITIES: Pool, Barbecue, Picnic Area, Playground, Dog Park, Sport Court, Biking Trails, Hiking Trails, Clubhouse, Pet Rules, Pets Permitted	

HOA MANAGEMENT NAME: **Packford Mgmt**
 HOA MANAGEMENT NAME 2:
 HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: No	LAND LEASE AMOUNT:	UTILITIES: Electricity Connected, Natural Gas Connected, Water Connected
PARCEL #: 955342009	LAND LEASE AMT FREQ:	ELECTRIC: Electricity - On Property
ADDITIONAL APN(S): No	LAND LEASE PURCH?:	WATER SOURCE: Public
	LAND LEASE RENEW:	LOT SIZE DIM:
		ASSESSMENTS: Unknown

TAX LOT: **9**
 TAX BLOCK:
 TAX TRACT #: **24131-2**
 ZONING:
 TAX OTHER ASSESSMENT: **\$917**
 TAX OTHER ASSESS SOURCE: **Estimated**

SCHOOL

HIGH SCHOOL DISTRICT: Temecula Unified	ELEMENTARY:	MIDDLE/JR HIGH:
	ELEMENTARY OTHER:	MIDDLE/JR HIGH OTHER:
		HIGH SCHOOL:
		HIGH SCHOOL OTHER:

LISTING

BAC: **2.5%**
 BAC RMRKS:
 DUAL/VARI COMP?: **Yes**
 LEASE CONSIDERED?: **No**
 CURRENT FINANCING:
 POSSESSION:
 SIGN ON PROPERTY?: **Yes**
 CONTINGENCY LIST: **Standard Contract Contingencies**
 CONTINGENCY:
PRIVATE REMARKS:

TERMS: **Cash, Cash to New 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: **03/05/23**
 START SHOWING DATE:
 ON MARKET DATE: **03/06/23**
 PRICE CHG TIMESTAMP: **03/26/23**
 STATUS CHG TIMESTAMP: **04/28/23**
 MOD TIMESTAMP: **04/28/23**
 EXPIRED DATE:
 PURCH CONTRACT DATE: **04/28/23**
 ENDING DATE:

DATES

SHOWING INFORMATION

SHOW CONTACT TYPE: Agent, See Remarks	LOCK BOX LOCATION: front door	OCCUPANT TYPE: Vacant
SHOW CONTACT NAME:	LOCK BOX TYPE: Supra	OWNER'S NAME: on file
SHOW CONTACT PH:		
SHOW INSTRUCTIONS: GO DIRECT !!EASY TO SHOW!!! Supra on front door now vacant.		
DIRECTIONS: Meadows Parkway , turn on Via Jasso, Left on Ct Madera, follow around to Caino Caruna GPS it!		

AGENT / OFFICE

LA: **(TROTHRAN) Randy Roth**
 CoLA:
 LO: **(FAIR01) Fairway and Ranch Realty**
 LO PHONE: **951-676-2944**
 CoLO:
 CoLO PHONE:
 Photographer ID: **(PHALEXANDER) Alexander Tuong**

LA State License: **00893936**
 CoLA State License:
 LO State License: **00893936**
 LO FAX: **951-676-9227**
 CoLO State License:
 CoLO FAX:
 Offers Email: **r2d2roth@msn.com**

CONTACT PRIORITY

- 1.LA CELL: **951-970-7071**
- 2.LA PAGER:
- 3.LA HOME:
- 4.LO FAX: **951-676-9227**
- 5.LA VOICEMAIL:
- 6.LA EMAIL: **r2d2roth@msn.com**

COMPARABLE INFORMATION

CLOSE PRICE:	BA: ()	CoBA: ()
LIST PRICE: \$635,000	BO:	CoBO:
LIST \$ ORIGINAL:	BA State License:	CoBA State License:
PURCH CONTRACT DATE: 04/28/23	BO State License:	CoBO State License:
DOM/CDOM: 47/47		BUYER FINANCING:
		CONCESSIONS \$:
		CONCESSION CMTS:
		END DATE:

AGENT FULL: Residential LISTING ID: SW23036774

Printed by Anthony Porter, State Lic: AR034120 on 05/03/2023 4:58:22 PM

Comparable MLS - Page 5

43350 Corte Almeria, Temecula 92592

STATUS: **Closed**

LIST/CLOSE:
\$564,900 / \$565,000 ↓

Margarita to Deportola



BED / BATH: **3/2,0,1,0**
 SQFT(src): **1,411 (A)**
 PRICE PER SQFT: **\$400.43**
 LOT(src): **4,792/0.11 (A)**
 LEVELS: **Two**
 GARAGE: **2/Attached**
 YEAR BUILT(src): **1995 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **92/92**
 SLC: **Standard**
 PARCEL #: **955352013**
 LISTING ID: **SW22214554**

Submit Offer

DESCRIPTION

Beautiful home in the highly sought out Paloma Del Sol Community. Gorgeous 3 bedroom, 3 bath home with lost of bells and whistles. Home has been completely remodeled. Brand new AC and water heater. Security screen door at the entrance. This adorable home offers an open floor plan with double sided fireplace between the living room and dining room. Large kitchen with Brazilian granite. Lots of natural light. SS appliances and lots of cabinets. Terra Cotta tile throughout the first floor and dark wood flooring throughout the 2nd floor and on staircase. Downstairs half bath has very nice pedestal sink and new toilet. upstairs all bedrooms have fans and closet organizers. Jack and Jill bathroom in between 2 bedrooms. New window blinds and fresh paint through out the home. Back yard is low maintenance with lots of hardscape. Paloma Del Sol community offers 5 community pools, 3 lighted tennis courts, parks, playground, basketball court, clubhouse with exercise equipment, walking trails, award winning wineries and schools. This home is a must see- It's been very well looked after.

EXCLUSIONS:

INCLUSIONS:

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

LIST \$ ORIGINAL: **\$594,900**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING:
 HORSE:
 PROBATE AUTHORITY:

ROOM TYPE: **All Bedrooms Up, Jack & Jill, Laundry, Living Room**
 EATING AREA:

COOLING: **Central Air**
 HEATING: **Central**
 VIEW: **None**
 WATERFRONT:
 LAUNDRY: **In Garage**

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

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

INTERIOR

INTERIOR:
 MAIN LEVEL BEDROOMS: **0**
 MAIN LEVEL BATHROOMS: **1**

ACCESSIBILITY:
 APPLIANCES:
 KITCHEN FEATURES:
 BATHROOM FEATURES:

FLOORING:
 ENTRY LOC/ENTRY LVL: /
 FIREPLACE: **Dining Room, Living Room, Gas, Two Way**

EXTERIOR

EXTERIOR:
 FENCING:
 DIRECTION FACES:

SECURITY:
 SEWER: **Public Sewer**

LOT: **0-1 Unit/Acre, Sprinklers In Front, Sprinklers In Rear**
 POOL: **Association**

PATIO/PORCH: **Patio**
 SPA: **Association**

BUILDING

BUILDER NAME:
 MAKE:
 BUILD MODEL:
 TAX MODEL:

ARCH STYLE: **Contemporary**
 DOOR:
 WINDOW:

ROOF: **Tile**
 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: **No**

GREEN VERIFICATION: **No**

COMMUNITY

HOA FEE: **\$110/Monthly**
 HOA FEE 2:
 HOA FEE 3:

HOA NAME: **Paloma Del Sol Association**
 HOA NAME 2:
 HOA NAME 3:

HOA PHONE: **8582774305**
 HOA PHONE 2:
 HOA PHONE 3:

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

Comparable MLS - Page 6

COMMUNITY: **Curbs, Park, Sidewalks, Street Lights** HOA NAME 3:

HOA AMENITIES: **Pool, Spa/Hot Tub, Barbecue, Picnic Area, Playground, Tennis Court(s), Other Courts, Hiking Trails, Clubhouse**

HOA MANAGEMENT NAME: **PACKARD MGT GROUP**
 HOA MANAGEMENT NAME 2:
 HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: **No**
 PARCEL #: **955352013**
 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: **13**
 TAX BLOCK:
 TAX TRACT #: **013039**
 ZONING:
 TAX OTHER ASSESSMENT: **\$599**
 TAX OTHER ASSESS SOURCE: **Assessor**

SCHOOL

HIGH SCHOOL DISTRICT: **Temecula Unified**

ELEMENTARY:
 ELEMENTARY OTHER:

MIDDLE/JR HIGH:
 MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
 HIGH SCHOOL OTHER:

LISTING

BAC: **2.25%**
 BAC RMRKS:
 DUAL/VARI COMP?: **No**
 LEASE CONSIDERED?: **No**
 CURRENT FINANCING:
 POSSESSION:
 SIGN ON PROPERTY?: **Yes**
 CONTINGENCY LIST:

TERMS: **Cash, 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: **10/21/22**
 START SHOWING DATE:
 ON MARKET DATE: **10/22/22**
 PRICE CHG TIMESTAMP: **01/06/23**
 STATUS CHG TIMESTAMP: **02/23/23**
 MOD TIMESTAMP: **02/23/23**
 EXPIRED DATE: **06/21/23**
 PURCH CONTRACT DATE: **01/22/23**
 CLOSE DATE: **02/22/23**

CONTINGENCY: **No Contingency. Seller moving out of state.**

PRIVATE REMARKS:

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
 SHOW CONTACT NAME:
 SHOW CONTACT PH:
 SHOW INSTRUCTIONS: **Back on the market - no fault of the home. Buyer never sent deposit. cancellation of escrow in progress. EZ to show Call/Text LA. Buyers to cross qualify with seller's preferred lender, Bill Provost at Vintage Mortgage, 425-241-1922 PRIOR to opening escrow.**
 DIRECTIONS: **Margarita to Deportola**

LOCK BOX LOCATION: **Gas pipe**
 LOCK BOX TYPE: **Combo**

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

AGENT / OFFICE

LA: **(TSPURLOR) Lori Spurgeon**
 CoLA:
 LO: **(SWLSB) Lori Spurgeon, Broker**
 LO PHONE: **951-235-6806**
 CoLO:
 CoLO PHONE:

LA State License: **01353942**
 CoLA State License:
 LO State License: **01353942**
 LO FAX:
 CoLO State License:
 CoLO FAX:
 Offers Email: **spurgeonrealty@gmail.com**

CONTACT PRIORITY

1. LA CELL: **951-235-6806**
 2. LA DIRECT:
 3. LA PAGER:
 4. LA FAX:
 5. LA VOICEMAIL:
 6. LA EMAIL: **spurgeonrealty@gmail.com**

COMPARABLE INFORMATION

CLOSE PRICE: **\$565,000**
 LIST PRICE: **\$564,900**
 LIST \$ ORIGINAL: **\$594,900**
 PURCH CONTRACT DATE: **01/22/23**
 DOM/CDOM: **92/92**

BA: **(SWRAMOALB) Alberto Ramos**
 BO: **Allison James Estates & Homes**
 BA State License: **02123288**
 BO State License:

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

BUYER FINANCING: **VA**
 CONCESSIONS \$: **\$0**
 CONCESSION CMTS: **N/A**
 COE DATE: **02/22/23**

AGENT FULL: Residential LISTING ID: SW22214554

Printed by Anthony Porter, State Lic: AR034120 on 05/03/2023 4:58:23 PM

Comparable MLS - Page 7

31968 Camino Molnar, Temecula 92592

STATUS: **Closed**

LIST/CLOSE: **\$665,000/\$575,000 ↓**

Use GPS



BED / BATH: **3/2,0,0,0**
 SQFT(src): **2,000 (A)**
 PRICE PER SQFT: **\$287.50**
 LOT(src): **7,841/0.18 (A)**
 LEVELS: **One**
 GARAGE: **3/Attached**
 YEAR BUILT(src): **1995 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **80/80**
 SLC: **Standard**
 PARCEL #: **955112010**
 LISTING ID: **PTP2205407**

Submit Offer

DESCRIPTION

Nice SINGLE LEVEL! home located in wonderful Paloma Del Sol neighborhood. **NEW INTERIOR PAINT JUST COMPLETED!** Former model home with long term owners. Features include beautiful hardwood 8" plank flooring, Astro Turf in front yard, with extended driveway parking. Back yard is great for entertaining, featuring an outdoor grill, coy pond, horse shoe and fire pit and garden area. Check out the ample storage space on the side yard for RV/boat, utility trailer parking, **SUBJECT TO HOA RULES.** 3rd garage space converted to shop/office, easily restored back for original use. **Nice home that needs some upgrading, SELLERS WILL CONSIDER INTERIOR ALLOWANCE!! SUBMIT ALL OFFERS.** Located in a beautifully maintained neighborhood, full of pride, and great neighbors. Very short walk around the corner to Paloma Elementary.

EXCLUSIONS:

INCLUSIONS:

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

LIST \$ ORIGINAL: **\$725,000**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING:
 HORSE:
 PROBATE AUTHORITY:

ROOM TYPE: **Den, Family Room, Kitchen, Laundry, Main Floor Bedroom, Main Floor Master Bedroom, Master Bathroom, Master Bedroom, Walk-In Closet**
 EATING AREA:

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

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

STRUCTURE TYPE:

COMMON INTEREST: **None**

INTERIOR

INTERIOR:
 MAIN LEVEL BEDROOMS:
 MAIN LEVEL BATHROOMS:

ACCESSIBILITY: **Grab Bars In Bathroom(s)**
 APPLIANCES:
 KITCHEN FEATURES:
 BATHROOM FEATURES:

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

EXTERIOR

EXTERIOR:
 FENCING:
 DIRECTION FACES:

SECURITY:
 SEWER: **Public Sewer**

LOT: **Front Yard**
 POOL: **Association**

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:

GARAGE AND PARKING

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

PARKING TOTAL: **3**
 # 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

POWER PRODUCTION:

GREEN VERIFICATION:

COMMUNITY

HOA FEE: **\$110/Monthly**
 HOA FEE 2:
 HOA FEE 3:

HOA NAME: **Paloma Del Sol**
 HOA NAME 2:
 HOA NAME 3:
 HOA AMENITIES: **Pool**

HOA PHONE: **858-277-4305**
 HOA PHONE 2:
 HOA PHONE 3:

OF UNITS:
 # UNITS IN COMMUNITY: **100**
 STORIES TOTAL: **1**

Comparable MLS - Page 8

COMMUNITY: **Curbs, Foothills, Gutters, Sidewalks, Storm Drains, Street Lights, Suburban, Biking**

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

LAND

LAND LEASE?: **No**
PARCEL #: **955112010**
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: **7840**
ASSESSMENTS: **Unknown**

TAX LOT:
TAX BLOCK:
TAX TRACT #: **955110**
ZONING: **R1**
TAX OTHER ASSESSMENT: **\$0**
TAX OTHER ASSESS SOURCE:

SCHOOL

HIGH SCHOOL DISTRICT: **Temecula Unified**

ELEMENTARY:
ELEMENTARY OTHER:

MIDDLE/JR HIGH:
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
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, Conventional, FHA**
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?: **No**

DATES

LIST CONTRACT DATE: **08/10/22**
START SHOWING DATE:
ON MARKET DATE: **08/10/22**
PRICE CHG TIMESTAMP: **10/23/22**
STATUS CHG TIMESTAMP: **11/22/22**
MOD TIMESTAMP: **11/22/22**
EXPIRED DATE: **12/31/22**
PURCH CONTRACT DATE: **10/29/22**
CLOSE DATE: **11/21/22**

CONTINGENCY:

PRIVATE REMARKS: Mr. Owner, passed peacefully in the home of natural causes in April.

SHOWING INFORMATION

SHOW CONTACT TYPE:
SHOW CONTACT NAME:
SHOW CONTACT PH:
SHOW INSTRUCTIONS: **House is on combo lockbox. Please contact agent for combo.**
DIRECTIONS: **Use GPS**

LOCK BOX LOCATION: **Front Door**
LOCK BOX TYPE:

OCCUPANT TYPE:
OWNER'S NAME:

AGENT / OFFICE

LA: **(241053) Bradley Bickel**
CoLA:
LO: **(87985) Coldwell Banker West**
LO PHONE: **619-303-3399**
CoLO:
CoLO PHONE:

LA State License: **00843508**
CoLA State License:
LO State License: **01481919**
LO FAX:
CoLO State License:
CoLO FAX:
Offers Email:

CONTACT PRIORITY

5. LA HOME: **619-985-2630**
6. LA EMAIL: **bradbickel88@gmail.com**

COMPARABLE INFORMATION

CLOSE PRICE: **\$575,000**
LIST PRICE: **\$665,000**
LIST \$ ORIGINAL: **\$725,000**
PURCH CONTRACT DATE: **10/29/22**
DOM/CDOM: **80/80**

BA: **(116195) Tammy Barbee**
BO: **The Lund Team, Inc**
BA State License: **01416007**
BO State License: **01394870**

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

BUYER FINANCING: **FHVA**
CONCESSIONS \$: **\$0**
CONCESSION CMTS: **None**
COE DATE: **11/21/22**

AGENT FULL: Residential LISTING ID: PTP2205407

Printed by Anthony Porter, State Lic: AR034120 on 05/03/2023 4:58:23 PM

Comparable MLS - Page 9

32008 Corte Avalina, Temecula 92592

STATUS: **Closed**

LIST/CLOSE:
\$612,900/\$610,000 ↓

Pauba/ Via Rami/ (L) Calle Espinoza/ Corte Salamanca/ (R) Corte Avalina



BED / BATH: **3/2,0,1,0**
 SQFT(src): **1,508 (A)**
 PRICE PER SQFT: **\$404.51**
 LOT(src): **6,098/0.14 (A)**
 LEVELS: **Two**
 GARAGE: **2/Attached**
 YEAR BUILT(src): **1993 (ASR)**
 PROP SUB TYPE: **SFR/D**
 DOM / CDOM: **70/70**
 SLC: **Standard**
 PARCEL #: **955194036**
 LISTING ID: **SW23010562**

Recent: **04/27/2023 : SOLD : P->S**

Submit Offer

DESCRIPTION

******* PRICE REDUCTION******* Welcome to the lovely family home in the Paseo Del Sol Community. In close proximity to award winning schools. Large lot for this Community. This home shows pride of ownership. Tiled Flooring throughout the house beautiful Back yard with lot of fruit trees and lots of shade with newer Patio Cover and a built in tool Shed for additional Storage. The back yard has amazing hardscape throughout the backyard. Thousands of dollars spent on this upgraded back yard Come take a look for yourself at this 3-bedroom home in Temecula. Great for Commuters **** Solar leased MUST take over lease 16 Panels produce more than used**** Owner Received over \$1500 back last year from Edison***

EXCLUSIONS:

INCLUSIONS:

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

LIST \$ ORIGINAL: **\$620,000**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING:
 HORSE:
 PROBATE AUTHORITY:

ROOM TYPE: **All Bedrooms Up, Family Room**
 EATING AREA:

COOLING: **Central Air**
 HEATING: **Central**
 VIEW: **None**
 WATERFRONT:
 LAUNDRY: **In Garage**

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

STRUCTURE TYPE: **House**

COMMON INTEREST: **Planned Development**

INTERIOR

INTERIOR:
 MAIN LEVEL BEDROOMS: **0**
 MAIN LEVEL BATHROOMS: **1**

ACCESSIBILITY:
 APPLIANCES: **Dishwasher, Free-Standing Range, Gas Oven, Gas Range, Gas Water Heater**
 KITCHEN FEATURES:
 BATHROOM FEATURES:

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

EXTERIOR

EXTERIOR:
 FENCING:
 DIRECTION FACES:

SECURITY:
 SEWER: **Public Sewer**

LOT: **Back Yard, Front Yard, Rectangular Lot**
 POOL: **Association**

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: **No**

GREEN VERIFICATION: **No**

COMMUNITY

HOA FEE: **\$110/Monthly**
 HOA FEE 2:
 HOA FEE 3:

HOA NAME: **Paloma Del Sol**
 HOA NAME 2:
 HOA NAME 3:

HOA PHONE: **(951)699-2709**
 HOA PHONE 2:
 HOA PHONE 3:

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

Comparable MLS - Page 10

COMMUNITY: **Sidewalks, Street Lights, Suburban**

HOA AMENITIES: **Pool, Spa/Hot Tub, Barbecue, Picnic Area, Playground, Tennis Court(s), Biking Trails, Clubhouse, Sewer**

HOA MANAGEMENT NAME: **Packard Management Group**
 HOA MANAGEMENT NAME 2:
 HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: **No**
 PARCEL #: **955194036**
 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: **100**
 TAX BLOCK:
 TAX TRACT #: **24133-4**
 ZONING:
 TAX OTHER ASSESSMENT: **\$708**
 TAX OTHER ASSESS SOURCE: **Estimated**

SCHOOL

HIGH SCHOOL DISTRICT: **Temecula Unified**

ELEMENTARY:
 ELEMENTARY OTHER:

MIDDLE/JR HIGH:
 MIDDLE/JR HIGH OTHER:

HIGH SCHOOL: **Temecula Valley**
 HIGH SCHOOL OTHER:

LISTING

BAC: **2.25%**
 BAC RMRKS:
 DUAL/VARI COMP?: **No**
 LEASE CONSIDERED?: **No**
 CURRENT FINANCING:
 POSSESSION:
 SIGN ON PROPERTY?:
 CONTINGENCY LIST:

TERMS: **Cash, 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: **01/18/23**
 START SHOWING DATE:
 ON MARKET DATE: **01/20/23**
 PRICE CHG TIMESTAMP: **03/20/23**
 STATUS CHG TIMESTAMP: **04/27/23**
 MOD TIMESTAMP: **04/27/23**
 EXPIRED DATE: **06/15/23**
 PURCH CONTRACT DATE: **03/31/23**
 CLOSE DATE: **04/25/23**

CONTINGENCY:

PRIVATE REMARKS:

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent, See Remarks**
 SHOW CONTACT NAME: **Robert Gonzalez**
 SHOW CONTACT PH: **9093224063**

LOCK BOX LOCATION: **Front Hose Bib**
 LOCK BOX TYPE: **Supra**

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

SHOW INSTRUCTIONS: **Please Text Agent with time Robert Gonzalez (909) 322-4063 so Seller is aware someone is coming.**
 DIRECTIONS: **Pauba/ Via Rami/ (L) Calle Espinoza/ Corte Salamanca/ (R) Corte Avalina**

AGENT / OFFICE

LA: **(TGONZARO) Robert Gonzalez**
 CoLA:
 LO: **(DOF301) Apex Platinum Realty**
 LO PHONE: **951-696-3800**
 CoLO:
 CoLO PHONE:

LA State License: **01299607**
 CoLA State License:
 LO State License: **01906159**
 LO FAX: **951-696-1225**
 CoLO State License:
 CoLO FAX:
 Offers Email: **Robert@Apexplatinumrealty.com**

CONTACT PRIORITY

1.LA CELL: **909-322-4063**
 2.LA TEXT: **909-322-4063**
 3.LA EMAIL:
robert@apexplatinumrealty.com

COMPARABLE INFORMATION

CLOSE PRICE: **\$610,000**
 LIST PRICE: **\$612,900**
 LIST \$ ORIGINAL: **\$620,000**
 PURCH CONTRACT DATE: **03/31/23**
 DOM/CDOM: **70/70**

BA: **(SWLIMODAV) David Limon**
 BO: **Your Home Sold Guaranteed Rity**
 BA State License: **00908480**
 BO State License: **01527254**

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

BUYER FINANCING: **Cash**
 CONCESSIONS \$: **\$4,500**
 CONCESSION CMTS: **Buyers Closing costs**
 COE DATE: **04/25/23**

AGENT FULL: Residential LISTING ID: SW23010562

Printed by Anthony Porter, State Lic: AR034120 on 05/03/2023 4:58:23 PM

Comparable MLS - Page 11

31965 Corte Avalina, Temecula 92592

STATUS: **Closed**

LIST/CLOSE: **\$595,000/\$615,000** †

Pauba rd, Left on Via Rami, Left on Calle Espinoza, Turn right on Corte Avalina and home is o the left.



BED / BATH: 3/2,0,1,0
SQFT(src): 1,444 (A)
PRICE PER SQFT: \$425.90
LOT(src): 5,227/0.12 (A)
LEVELS: Two
GARAGE: 2/Attached
YEAR BUILT(src): 1993 (PUB)
PROP SUB TYPE: SFR/D
DOM / CDOM: 1/1
SLC: Standard
PARCEL #: 955194022
LISTING ID: SW23037543

Recent: **04/25/2023 : SOLD : P->S**

Submit Offer

DESCRIPTION

Location, Location, Location. Welcome to this Turn Key, Quiet Cul-De-Sac Location with Pool Sized Yard in the Very Desirable Paloma Del Sol Community. As you enter the main entry you will see High ceilings and Plenty of Natural light with Plantation Shutters and a gas fireplace. Down the hallway you enter into a very Spacious Dining and Kitchen area. Plenty of room for a Large Family dining table. Kitchen window allows you too look out into your Pool sized backyard with a large Stamped Concrete Patio. All Bedrooms are upstairs with a Large Primary Suite, Walk in Closet, & Beautifully upgraded Bathroom with Walk in Shower. Come see it before its gone. Excellent schools with-in walking distance, Local parks and Shopping centers nearby.

EXCLUSIONS:

INCLUSIONS: **Fridge, Stove, Microwave, Dishwasher, Washer and Dryer.**

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

LIST \$ ORIGINAL: **\$595,000**
 BASEMENT SQFT:
 COMMON WALLS: **No Common Walls**
 PARKING:
 HORSE:
 PROBATE AUTHORITY:

ROOM TYPE: **All Bedrooms Up, Walk-In Closet**
 EATING AREA: **In Kitchen**

COOLING: **Central Air**
 HEATING: **Central**
 VIEW: **Neighborhood**
 WATERFRONT:
 LAUNDRY: **In Garage**

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

STRUCTURE TYPE: **House**

COMMON INTEREST: **None**

INTERIOR

INTERIOR: **Tile Counters**
 MAIN LEVEL BEDROOMS: **0**
 MAIN LEVEL BATHROOMS: **1**

ACCESSIBILITY:
 APPLIANCES: **Gas Range**
 KITCHEN FEATURES: **Tile Counters**
 BATHROOM FEATURES:

FLOORING:
 ENTRY LOC/ENTRY LVL: **Front/**
 FIREPLACE: **Living Room**

EXTERIOR

EXTERIOR:
 FENCING:
 DIRECTION FACES:

SECURITY:
 SEWER: **Public Sewer**

LOT: **Yard**
 POOL: **None**

PATIO/PORCH:
 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:

PARKING TOTAL: **2**
 # REMOTES:

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

CARPORIT 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: **\$101/Monthly**
 HOA FEE 2:
 HOA FEE 3:
 COMMUNITY: **Sidewalks, Street Lights**
 HOA MANAGEMENT NAME: **Paloma Del Sol**

HOA NAME: **Paloma Del Sol**
 HOA NAME 2:
 HOA NAME 3:
 HOA AMENITIES: **Call for Rules**

HOA PHONE: **9516992709**
 HOA PHONE 2:
 HOA PHONE 3:

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

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HOA MANAGEMENT NAME 2:
HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: **No**
PARCEL #: **955194022**
ADDITIONAL APN(s): **No**

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

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

TAX LOT: **86**
TAX BLOCK:
TAX TRACT #: **24133-4**
ZONING:
TAX OTHER ASSESSMENT: **\$687**
TAX OTHER ASSESS SOURCE: **Estimated**

SCHOOL

HIGH SCHOOL DISTRICT: **Temecula Unified**

ELEMENTARY:
ELEMENTARY OTHER:

MIDDLE/JR HIGH:
MIDDLE/JR HIGH OTHER:

HIGH SCHOOL:
HIGH SCHOOL OTHER:

LISTING

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

TERMS: **Cash, Conventional, 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: **03/04/23**
START SHOWING DATE: **03/30/23**
ON MARKET DATE: **03/30/23**
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: **04/25/23**
MOD TIMESTAMP: **04/25/23**
EXPIRED DATE: **09/03/23**
PURCH CONTRACT DATE: **03/31/23**
CLOSE DATE: **04/24/23**

CONTINGENCY: **None**

PRIVATE REMARKS: Please Email RPA, POF, Pre-approval to Michaelkjoe@gmail.com. Your buyer may be advised to cross qualify with our preferred lender Maurice2watkins@gmail.com Thank you and have a good showing. Buyer and Buyers agent to do their own due diligence in confirming listing details.

SHOWING INFORMATION

SHOW CONTACT TYPE: **Agent**
SHOW CONTACT NAME: **Michael Joe**
SHOW CONTACT PH: **760-990-3631**

LOCK BOX LOCATION: **None**
LOCK BOX TYPE: **See Remarks**

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

SHOW INSTRUCTIONS: **Please use Showing time to schedule your showings. Once showing is approved you will receive front entry lock code. Be sure to put in the code upon exiting and turn lock mechanism to lock. Please ensure light are off and thank you for showing.**

DIRECTIONS: **Pauba rd, Left on Via Rami, Left on Calle Espinoza, Turn right on Corte Avalina and home is o the left.**

AGENT / OFFICE

LA: **(SWJOEMICH) Michael Joe**
CoLA:
LO: **(KNM301) Allison James Estates & Homes**
LO PHONE: **888-446-5552**
CoLO:
CoLO PHONE:

LA State License: **02078635**
CoLA State License:
LO State License: **01885684**
LO FAX: **714-459-7266**
CoLO State License:
CoLO FAX:
Offers Email: **michaelkjoe@gmail.com**

CONTACT PRIORITY

1.LA CELL: **760-990-3631**
2.LA EMAIL: **michaelkjoe@gmail.com**
3.LA HOME: **760-990-3631**
4.OFFERS: **michaelkjoe@gmail.com**
5.LA FAX:

COMPARABLE INFORMATION

CLOSE PRICE: **\$615,000**
LIST PRICE: **\$595,000**
LIST \$ ORIGINAL: **\$595,000**
PURCH CONTRACT DATE: **03/31/23**
DOM/CDOM: **1/1**

BA: **(SWJOHNRAC) Rachel Johnson**
BO: **BHHS CA Properties**
BA State License: **01997208**
BO State License: **02043759**

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

BUYER FINANCING: **VA**
CONCESSIONS \$: **\$18,450**
CONCESSION CMTS: **closing costs & concessions**
COE DATE: **04/24/23**

AGENT FULL: Residential LISTING ID: SW23037543

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Comparable Summary

Residential Agent 1 Line

Listing ID	S	Sub Type	St# St Name	City	Area	SLC	L/C Price	\$/Sqft	Br/Ba	Sqft	YrBult	LSqft/Ac	DOM/CDOM	V	PP BAC	Date	MLS	
1	SW23075549	A	SFR/D	43425 Corte Barbaste	TEM	SRCAR	\$415.44	44	3/2,0.0,0	1360/A	1994/ASR	5,227/0.12	0/0	Y	N	2%	05/03/23	CRMLSM
2	SW23069434	A	SFR/D	43049 Corte Cabrera	TEM	SRCAR	\$447.35	35	3/2,0.1,0	1339/A	1991/ASR	6,534/0.15	1/1	Y	N	2%	04/26/23	CRMLSM
3	NDP2303178	A	SFR/D	43050 Camino Caruna	TEM	SRCAR	\$375.64	35	4/2,0.1,0	1810/P	1997	4,791/0.11	0/0	N	N	2.5%	05/01/23	CRMLSP
4	SW23036774	U	SFR/D	43259 Camino Caruna	TEM	SRCAR	\$635,000	40	3/2,0.0,0	1572/A	1995/ASR	5,227/0.12	47/42	Y	N	2.5%	04/28/23	CRMLSM
5	SW23070304	P	SFR/D	43226 Corte Cabrera	TEM	SRCAR	\$403.94	38	3/2,0.0,0	1300/A	1992/ASR	5,663/0.13	2/2	Y	N	2.5%	04/30/23	CRMLSM
6	SDCO0009151	S	SFR/D	31950 Via Tarfala	TEM	SRCAR	\$421.80	38	3/2,0.0,0	1541/A	1994	6,534/0.15	8/8	N	N	2.25%	05/17/22	SAND
7	SDCO0009151	S	SFR/D	43655 Corte Cabrera	TEM	SRCAR	\$426.25	38	3/2,0.1,0	1539/A	1994/ASR	5,662/0.13	18/18	N	N	2%	06/21/22	SAND
8	2220016144SD	S	SFR/D	31687 Corte Esparza	TEM	SRCAR	\$407.36	36	3/2,0.1,0	1630/A	1994	5,227/0.12	21/21	Y	N	2.5%	08/03/22	VCRDS
9	222001607	S	SFR/D	31914 Calle Ballentine	TEM	SRCAR	\$372.60	36	3/2,0.1,0	1664/P	1996/ASR	4,356/0.11	33/33	Y	N	2.5%	05/19/22	VCRDS
10	219080538DA	S	SFR/D	43375 Corte Benitez	TEM	SRCAR	\$409.84	36	3/2,0.0,0	1525/OTH	1995/ASR	5,227/0.12	28/28	N	N	2%	08/12/22	CDAR
11	SW2202805	S	SFR/D	32013 Calle Novelda	TEM	SRCAR	\$408.60	36	4/3,0.0,0	1395/A	1994/ASR	4,356/0.11	15/15	Y	N	2%	07/18/22	CRMLSM
12	SW22163859	S	SFR/D	31350 Calle Carrasco	TEM	SRCAR	\$285.39	39	4/2,0.1,0	1752/A	1994/ASR	7,405/0.17	99/99	Y	N	2%	11/21/22	CRMLSM
13	230006863SD	S	SFR/D	43175 Camino Caruna	TEM	SRCAR	\$333.97	37	3/2,0.0,0	1572/A	1995/ASR	4,791/0.11	6/7	Y	N	2.25%	04/28/23	SAND
14	SW22101103	S	SFR/D	43203 Corte Cabrera	TEM	SRCAR	\$423.08	38	3/2,0.0,0	1300/A	1992/ASR	4,792/0.11	14/14	Y	N	2.5%	06/29/22	CRMLSM
15	SW22214554	S	SFR/D	43350 Corte Almeria	TEM	SRCAR	\$400.43	37	3/2,0.1,0	1411/A	1995/ASR	4,792/0.11	92/92	N	N	2%	02/22/23	CRMLSM
16	1U220161443	S	SFR/D	31959 Corte Avallina	TEM	SRCAR	\$434.62	38	3/2,0.0,0	1300/A	1993/ASR	6,098/0.14	10/10	N	N	2%	05/06/22	CRMLSM
17	PTP22056407	S	SFR/D	31968 Camino Molinar	TEM	SRCAR	\$287.50	37	3/2,0.0,0	2000/A	1995/ASR	7,841/0.18	80/80	Y	N	2%	11/21/22	CRMLSP
18	SW22191548	S	SFR/D	31355 Corte Rimola	TEM	SRCAR	\$331.05	35	4/2,0.1,0	1752/A	1994/ASR	6,534/0.15	37/68	Y	N	2%	11/15/22	CRMLSM
19	SW22239048	S	SFR/D	31985 Corte Almetia	TEM	SRCAR	\$447.59	38	3/2,0.1,0	1307/A	1994/ASR	3,920/0.09	2/2	Y	N	2%	12/12/22	CRMLSM
20	NDP2205339	S	SFR/D	42985 Corte Cabrera	TEM	SRCAR	\$453.85	38	3/2,0.1,0	1300/P	1993	5,662/0.13	7/7	Y	N	2.5%	06/30/22	CRMLSP
21	1G22156946	S	SFR/D	43390 Corte Almeria	TEM	SRCAR	\$418.14	38	3/2,0.1,0	1411/A	1995/ASR	5,227/0.12	51/51	Y	N	2.5%	10/05/22	CRMLSM
22	NDP2205258	S	SFR/D	31350 Corte Rimola	TEM	SRCAR	\$305.76	37	4/2,0.1,0	1946/A	1994/ASR	6,969/0.16	63/63	Y	N	2.5%	08/17/22	CRMLSP
23	SW22187149	S	SFR/D	31985 Corte Saqunto	TEM	SRCAR	\$343.05	37	3/2,0.1,0	1749/A	1995/ASR	5,663/0.13	31/31	Y	N	2.5%	10/17/22	CRMLSM
24	SW22155298	S	SFR/D	31697 Corte Cardenas	TEM	SRCAR	\$448.46	38	3/2,0.0,0	1360/A	1994/ASR	5,663/0.13	56/56	Y	N	2%	10/11/22	CRMLSM
25	SW23010562	S	SFR/D	32008 Corte Avallina	TEM	SRCAR	\$404.51	37	3/2,0.1,0	1508/A	1993/ASR	6,098/0.14	70/70	N	N	2.25%	04/25/23	CRMLSM
26	SW23037543	S	SFR/D	31965 Corte Avallina	TEM	SRCAR	\$425.90	38	3/2,0.1,0	1444/A	1993/PUB	5,227/0.12	1/1	Y	N	2%	04/24/23	CRMLSM
27	SW22220643	S	SFR/D	43295 Corte Almeria	TEM	SRCAR	\$403.28	37	4/3,0.0,0	1525/A	1996/PUB	4,792/0.11	4/4	Y	N	2%	11/30/22	CRMLSM
28	1G22240694	S	SFR/D	43410 Via Barrozo	TEM	SRCAR	\$377.70	38	3/2,0.1,0	1630/A	1994/ASR	5,227/0.12	7/7	Y	N	2%	01/02/23	CRMLSM
29	SW22180313	S	SFR/D	43460 Via Barrozo	TEM	SRCAR	\$399.61	39	3/2,0.1,0	1539/A	1994/ASR	5,227/0.12	30/30	Y	N	2.25%	10/17/22	CRMLSM
30	SW22162839	S	SFR/D	43412 Via Candeleida	TEM	SRCAR	\$317.95	37	4/2,0.0,0	1950/A	1995/ASR	7,841/0.18	8/8	Y	N	2%	08/11/22	CRMLSM
31	SW22245201	S	SFR/D	32025 Corte Cardin	TEM	SRCAR	\$442.95	38	3/2,0.1,0	1411/A	1995/ASR	4,356/0.11	89/208	Y	N	2%	03/21/23	CRMLSM
32	SW22147983	S	SFR/D	43176 Corte Calanda	TEM	SRCAR	\$348.97	37	3/2,0.0,0	1791/A	1991/ASR	6,098/0.14	45/45	Y	N	2.5%	10/05/22	CRMLSM
33	W523004284	S	SFR/D	43100 Corte Salamanca	TEM	SRCAR	\$415.45	38	3/2,0.1,0	1508/A	1993/ASR	5,227/0.12	17/17	Y	N	2%	03/08/23	CRMLSM
34	SW22258292	S	SFR/D	43234 Corte Montilla	TEM	SRCAR	\$322.09	37	4/3,0.0,0	1956/A	1993/ASR	5,227/0.12	60/60	Y	N	2.5%	03/23/23	CRMLSM
35	SW22245007	S	SFR/D	32179 Corte Llamas	TEM	SRCAR	\$357.75	37	4/2,0.1,0	1761/A	1994/PUB	8,712/0.2	56/56	Y	N	2%	02/28/23	CRMLSM
36	SW222161327	S	SFR/D	31971 Calle Redondela	TEM	SRCAR	\$414.15	38	3/2,0.0,0	1541/A	1994/ASR	5,227/0.12	26/26	Y	N	2.125%	09/02/22	CRMLSM
37	SW23046763	S	SFR/D	42890 Via Jumilla	TEM	SRCAR	\$320.96	32	4/2,0.1,0	1994/A	1996/ASR	4,792/0.11	2/2	Y	N	2%	04/10/23	CRMLSM
38	SW22197024	S	SFR/D	42890 Via Jumilla	TEM	SRCAR	\$407.12	38	3/2,0.0,0	1572/A	1997/ASR	6,534/0.15	8/8	Y	N	2.5%	11/07/22	CRMLSM
39	SW22087090	S	SFR/D	43210 Corte Almeria	TEM	SRCAR	\$460.67	38	3/2,0.1,0	1411/A	1996/ASR	6,098/0.14	3/3	Y	N	2.5%	05/19/22	CRMLSM
40	SW22066616	S	SFR/D	43460 Corte Almeria	TEM	SRCAR	\$460.67	38	3/2,0.1,0	1411/A	1996/PUB	5,663/0.13	6/6	N	N	2%	05/09/22	CRMLSM
41	SW22090036	S	SFR/D	31900 Calle Viminazo	TEM	SRCAR	\$451.70	37	3/2,0.0,0	1439/A	1996/ASR	6,534/0.15	7/7	Y	N	2.5%	05/20/22	CRMLSM
42	SW22162469	S	SFR/A	31995 Calle Ballentine	TEM	SRCAR	\$390.62	37	3/2,0.1,0	1664/A	1996/OTH	5,663/0.13	22/22	Y	N	2.5%	09/23/22	CRMLSM
43	SW22035320	S	SFR/D	43480 Corte Almeria	TEM	SRCAR	\$464.92	38	3/2,0.1,0	1411/A	1996/ASR	4,792/0.11	4/4	Y	N	2%	05/19/22	CRMLSM
44	PTP22117151	S	SFR/D	31669 Corte Esparza	TEM	SRCAR	\$428.85	38	3/2,0.1,0	1539/A	1995/ASR	7,405/0.17	11/11	N	N	3%	07/07/22	CRMLSM
45	PTP2205825	S	SFR/D	31877 Calle Redondela	TEM	SRCAR	\$338.46	36	4/2,0.1,0	1950/A	1994/ASR	5,227/0.12	9/0	Y	N	2%	11/01/22	CRMLSP
46	NDP2207789	S	SFR/D	43463 Via Candeleida	TEM	SRCAR	\$396.63	37	3/2,0.0,0	1664/A	1994/ASR	8,276/0.19	21/21	Y	N	2.5%	08/23/22	CRMLSP
47	SW22117255	S	SFR/D	43215 Corte Cabrera	TEM	SRCAR	\$508.46	37	3/2,0.0,0	1300/P	1992/PUB	4,791/0.11	0/0	Y	N	2%	06/24/22	CRMLSM
48	SW22068263	S	SFR/D	43505 Corte Barbaste	TEM	SRCAR	\$490.44	37	3/2,0.0,0	1360/A	1995/ASR	6,098/0.14	7/7	N	N	2.5%	05/03/22	CRMLSM
49	SW23030237	S	SFR/D	32185 Corte Carmona	TEM	SRCAR	\$337.50	37	3/2,0.0,0	2000/A	1996/ASR	10,454/0.24	36/36	Y	N	2.5%	04/28/23	CRMLSM
50	SW22050876	S	SFR/D	42890 Via Gaudia	TEM	SRCAR	\$357.14	37	4/2,0.1,0	1946/A	1994/PUB	6,098/0.14	3/3	Y	N	2.5%	05/06/22	CRMLSM
51	SW23043756	S	SFR/D	32194 Corte Carmona	TEM	SRCAR	\$347.50	37	4/2,0.0,0	2000/A	1995/ASR	8,276/0.19	5/5	Y	N	2%	04/17/23	CRMLSM
52	SW22128934	S	SFR/D	31335 Calle Carrasco	TEM	SRCAR	\$429.81	38	4/2,0.0,0	1617/A	1994/ASR	6,970/0.16	0/0	Y	N	2%	07/01/22	CRMLSM
53	SW22103524	S	SFR/D	43053 Corte Tolosa	TEM	SRCAR	\$355.32	37	4/3,0.0,0	1956/A	1993/ASR	5,583/0.22	47/47	Y	N	2.5%	07/11/22	CRMLSM
54	1U22055214	S	SFR/D	31885 Calle Viminazo	TEM	SRCAR	\$361.76	36	3/2,0.0,0	1935/A	1996/ASR	6,534/0.15	50/50	N	N	2%	05/24/22	CRMLSM
55	SW22088416	S	SFR/D	32153 Via Almedo	TEM	SRCAR	\$389.50	37	4/2,1.0,0	1810/A	1997/ASR	5,227/0.12	7/7	N	N	2%	06/14/22	CRMLSM
56	SW22136369	S	SFR/D	32166 Calle Torrente	TEM	SRCAR	\$369.99	37	4/3,0.0,0	1946/A	1995/ASR	7,405/0.17	13/12	Y	N	2.5%	08/02/22	CRMLSM
57	SW22105589	S	SFR/D	32171 Calle Torrente	TEM	SRCAR	\$439.50	38	4/3,0.0,0	1752/A	1995/ASR	7,405/0.17	27/27	Y	Y	2.5%	08/22/22	CRMLSM
58	SW22077574	S	SFR/D	43463 Via Candeleida	TEM	SRCAR	\$492.79	38	3/2,0.0,0	1664/A	1994/ASR	8,276/0.19	17/17	N	N	2.25%	06/22/22	CRMLSM

Search Criteria

Property Type is 'Residential'
 Standard Status is one of 'Active', 'Act Under Contract', 'Pending'
 Standard Status is 'Closed'
 Contract Status Change Date is 05/03/2023 to 05/03/2022
 Property Sub Type is 'Single Family Residence'
 Latitude, Longitude is around 33.50, -117.11
 Living Area is 1200 to 2000
 Selected 58 of 58 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.