

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

<b>Address</b>	1171 De Anza Drive, San Jacinto, CA 92582	<b>Order ID</b>	8723839	<b>Property ID</b>	34155986
<b>Inspection Date</b>	05/04/2023	<b>Date of Report</b>	05/05/2023		
<b>Loan Number</b>	53491	<b>APN</b>	434030012		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Riverside		

**Tracking IDs**

<b>Order Tracking ID</b>	05.03.23 BPO Request	<b>Tracking ID 1</b>	05.03.23 BPO Request
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	WILLIAM F SHINKLE	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$4,082	The view of the subject is mostly blocked by a huge group of palm trees growing in the front/side yard. Subject is on the corner of a little easement road.	
<b>Assessed Value</b>	\$344,015		
<b>Zoning Classification</b>	Residential A1		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Partially Visible		
<b>Road Type</b>	Public		

**Neighborhood & Market Data**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Improving	Subject is located close to much newer housing tracts just now the street. This area of San Jacinto has much newer housing tracts surrounding small pockets of older, smaller homes. There is a school close by. The subject is very hard to view from the street. There are alot of palm trees at the front of the house that block a majority of the view.	
<b>Sales Prices in this Neighborhood</b>	Low: \$220,000 High: \$549,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	1171 De Anza Drive	860 De Anza Dr	40094 Sunset Ln	921 W Esplanade Ave
<b>City, State</b>	San Jacinto, CA	San Jacinto, CA	San Jacinto, CA	San Jacinto, CA
<b>Zip Code</b>	92582	92582	92583	92582
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.48 <sup>1</sup>	1.13 <sup>1</sup>	1.66 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$345,000	\$450,000	\$477,359
<b>List Price \$</b>	--	\$345,000	\$450,000	\$435,000
<b>Original List Date</b>		03/22/2023	04/12/2023	05/05/2022
<b>DOM · Cumulative DOM</b>	-- · --	40 · 44	21 · 23	329 · 365
<b>Age (# of years)</b>	51	63	86	93
<b>Condition</b>	Average	Average	Good	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story traditional	1 Story traditional	1 Story traditional	1 Story traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	936	1,120	936	1,096
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 2	2 · 1	3 · 1
<b>Total Room #</b>	4	5	4	5
<b>Garage (Style/Stalls)</b>	Attached 1 Car	None	None	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	1.20 acres	0.25 acres	0.91 acres	1.09 acres
<b>Other</b>	--	--	--	--

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Current Listings - Cont.

**Listing Comments** Why the comparable listing is superior or inferior to the subject.

- Listing 1** Shows pending sale in MLS. MLS notes: NEW ROOF! NEW PAINT INSIDE!, NEW KITCHEN CABINETS! This property is nestled in a highly sought out area In the city of San Jacinto, CA. This home sits on a lot size of a little over 10,000sqft. With a detached 3 car garage in the back. This property has plenty of space in the front and back yard for all types of landscaping projects and decorations. Come bring your imagination, for this home has all the potential to be your oasis paradise! Great for investors or a great starter home for your family!
- Listing 2** MLS notes: RENTAL INVESTOR OPPORTUNITY! Convenient to ramona express way, restaurants, schools and shopping. This upgraded horse property sits on a large lot which features several upgrades such as new paint both internally and externally, interior upgrades, new landscaping, new irrigation system, new swamp cooler, a new patio roof, and plenty of more to offer. The property is prepared for horses and includes corral, hay storage, tack room hitching post, horse stalls, 3-sided shelter and a horse arena.
- Listing 3** MLS shows pending sale. MLS notes: SLIGHTLY OVER AN ACRE, EXCELLENT INVESTMENT OPPORTUNITY CORNER LOT PROPERTY ON ESPLANADE AND PALM!! BUILD YOUR OWN MINI RANCH IN THE CITY, AND HAVE THE BEST OF BOTH WORLDS! THREE BEDROOMS WITH AN EXTRA BONUS ROOM CURRENTLY BEING USED AS A FOURTH BEDROOM....VERY CLOSE TO SHOPPING CENTERS... EASY ACCESS TO MAIN ROADS TO EXIT TOWN, PERFECT FOR COMMUTERS....

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	1171 De Anza Drive	1648 Cottonwood Ave	320 De Anza Dr	575 De Anza Dr
<b>City, State</b>	San Jacinto, CA	San Jacinto, CA	San Jacinto, CA	San Jacinto, CA
<b>Zip Code</b>	92582	92582	92583	92583
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.99 <sup>1</sup>	1.05 <sup>1</sup>	0.86 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$690,000	\$415,000	\$435,000
<b>List Price \$</b>	--	\$549,000	\$415,000	\$435,000
<b>Sale Price \$</b>	--	\$549,000	\$415,000	\$435,000
<b>Type of Financing</b>	--	Owner Carry	Fha	Fha
<b>Date of Sale</b>	--	03/29/2023	04/20/2023	04/19/2023
<b>DOM · Cumulative DOM</b>	-- · --	276 · 341	25 · 70	5 · 48
<b>Age (# of years)</b>	51	47	45	93
<b>Condition</b>	Average	Average	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story traditional	1 Story traditional	1 Story traditional	1 Story traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	936	1,776	1,535	1,476
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	4 · 2	3 · 2	2 · 1 · 1
<b>Total Room #</b>	4	8	7	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	None	Attached 2 Car(s)	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	1.20 acres	4.56 acres	0.28 acres	0.62 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$114,400	+\$21,035	+\$14,600
<b>Adjusted Price</b>	--	\$434,600	\$436,035	\$449,600

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Recent Sales - Cont.

**Reasons for Adjustments** Why the comparable sale is superior or inferior to the subject.

- Sold 1** Sold with seller carry financing, no seller paid concessions. MLS notes: \*\*Property is now available for showing\*\* Beautiful 4.5 acre lot located in the growing city of San Jacinto. Land is flat and usable, ready to live or build on. Livestock welcome! All utilities are established. Property is completely fenced. (Brick wall on the rear side of the land.) This property also comes with a 4 bed/2 bath, 1776 sq. ft. manufactured home with a large covered cement patio. Great fixer upper! You could have potential income or live in it. Gorgeous mountain views! Located close to schools, shopping, freeways and Soboba Casino. (Owner will consider financing with a reasonable down payment.) TONS OF POSSIBILITIES!! Please call for more details.
- Sold 2** Sold with FHA financing, seller paid \$10,000 in concessions. MLS notes: Beautiful Home in Prime Area of San Jacinto. Spacious 3 bedroom 2 bath with a 2 car garage. Huge front yard with fence and RV parking. The home has newer windows and newer roof. Warm Fireplace in the family room. Outside property has a enclosed patio and a big back yard. Lots of parking!! Close to schools and freeways. Perfect for first time buyer or Investment.
- Sold 3** Sold with FHA financing, no seller paid concessions. MLS notes: Come marvel at this beautifully crafted, timeless vintage Spanish hacienda-style home. Charming and well cared for circa 1930, with many original architectural features such as large custom corbels, recessed windows outside, door bell niche and arched doorway. Enchant your senses at its vintage glass door knobs and hardware, 2 fireplaces, soaring cathedral ceiling in living room with huge hand-hewn beams. Appreciate the great features such as, walk-in closets, formal dining room, den, living room and a large kitchen with plenty of cabinet space. Take note of the beautiful decorative tile work in both bathrooms and the pedestal sinks that complement the vintage style of the home. Maintaining the architectural era of the home, the tile roof has been removed and replaced with all true handmade circa 1930's tiles. Also enjoy the modern updates that include, central AC and heat with attic insulation. Take advantage of the large 3 car garage with custom wood automatic doors that bring together the original and modern elements of the home. So many great features outside that include a workbench, laundry area and plenty of space for your RV and toys. You will also enjoy the convenience of several outbuildings that include a large workshop equipped with a work bench and power. You wont fall short on space as this home is situated on a huge 0.6+ acre fenced lot with fruit trees, soaring shade trees and plenty more space to make it your own. Come and envision your new beginning while it's available.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				none			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$439,000	\$439,000
<b>Sales Price</b>	\$435,000	\$435,000
<b>30 Day Price</b>	\$399,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>I am assuming the property is in financeable condition as most of the recent sales in the area have been FHA financing. All comparables selected are larger lot size. I have had to adjust for the square footage as the comps available are much larger or much smaller. I selected higher square footage comps as they tended to have a larger lot size.</p>		

### Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The price is based on the subject being in average condition. Comps are similar in characteristics, located within 1.66 miles and the sold comps  
**Notes** closed within the last month. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

## Subject Photos



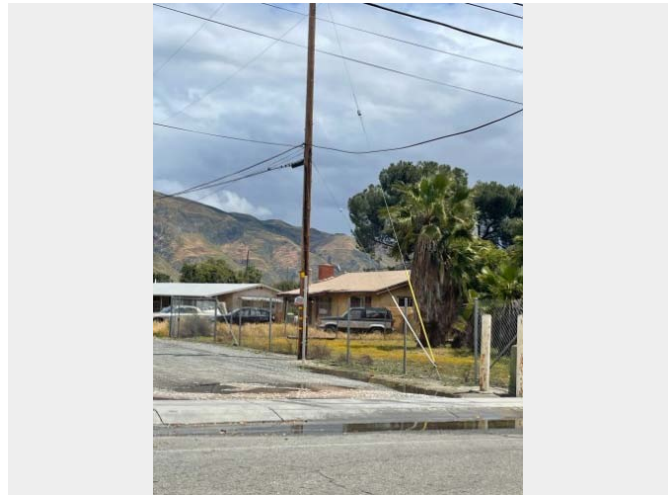
Front



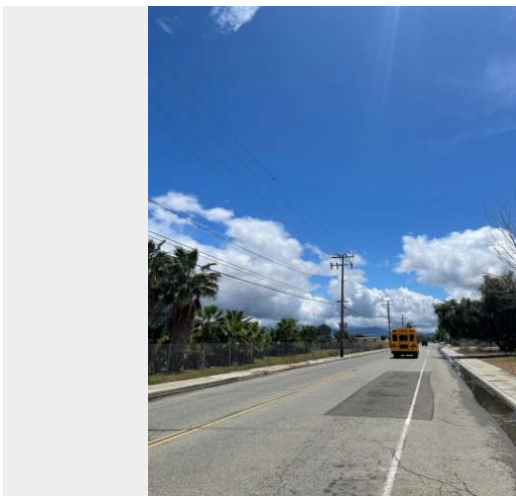
Address Verification



Side



Side



Street



## Listing Photos

**L1** 860 De Anza Dr  
San Jacinto, CA 92582



Front

**L2** 40094 Sunset Ln  
San Jacinto, CA 92583



Front

**L3** 921 W Esplanade Ave  
San Jacinto, CA 92582



Front

## Sales Photos

**S1** 1648 Cottonwood Ave  
San Jacinto, CA 92582



Front

**S2** 320 De Anza Dr  
San Jacinto, CA 92583



Front

**S3** 575 De Anza Dr  
San Jacinto, CA 92583



Front

### ClearMaps Addendum

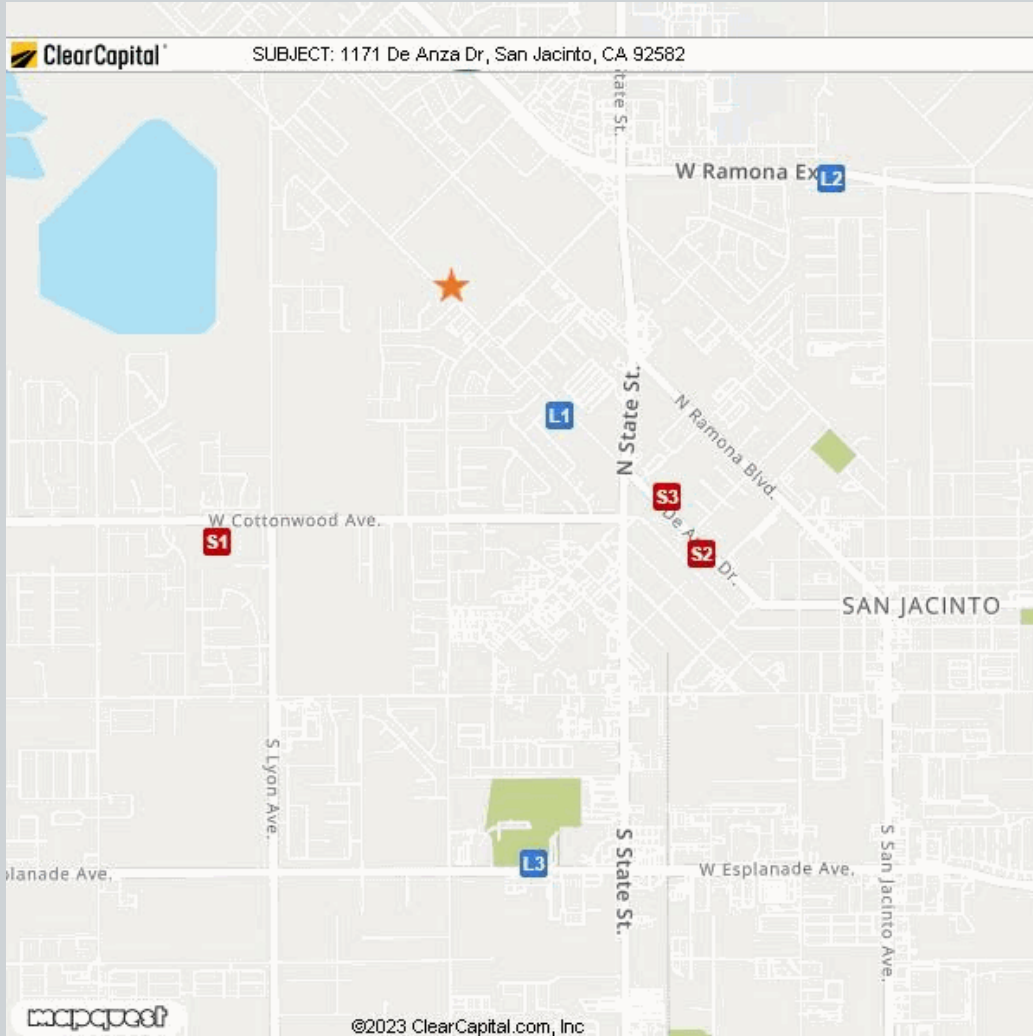
**Address** ★ 1171 De Anza Drive, San Jacinto, CA 92582

**Loan Number** 53491

**Suggested List** \$439,000

**Suggested Repaired** \$439,000

**Sale** \$435,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1171 De Anza Drive, San Jacinto, CA 92582	--	Parcel Match
L1 Listing 1	860 De Anza Dr, San Jacinto, CA 92582	0.48 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	40094 Sunset Ln, San Jacinto, CA 92583	1.13 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	921 W Esplanade Ave, San Jacinto, CA 92582	1.66 Miles <sup>1</sup>	Street Centerline Match
S1 Sold 1	1648 Cottonwood Ave, San Jacinto, CA 92582	0.99 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	320 De Anza Dr, San Jacinto, CA 92583	1.05 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	575 De Anza Dr, San Jacinto, CA 92583	0.86 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

## Addendum: Report Purpose

### Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

## Addendum: Report Purpose - cont.

**Report Instructions**

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

\*\*\* Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! \*\*\*

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

\*\*If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible\*\*

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.

## Report Instructions - cont.

9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

## Broker Information

<b>Broker Name</b>	Lauren Espey	<b>Company/Brokerage</b>	Century 21 Masters
<b>License No</b>	01887066	<b>Address</b>	2433 E Florida Ave Hemet CA 92544
<b>License Expiration</b>	10/18/2026	<b>License State</b>	CA
<b>Phone</b>	9516236955	<b>Email</b>	realtorlaurenespey@gmail.com
<b>Broker Distance to Subject</b>	3.59 miles	<b>Date Signed</b>	05/04/2023

*By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.*

## Disclaimer

**This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.**

### **Unless otherwise specifically agreed to in writing:**

**The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.**