

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

Address	855 Brisbane Street, Hemet, CA 92545	Order ID	8748684	Property ID	34200727
Inspection Date	05/20/2023	Date of Report	05/21/2023		
Loan Number	53697	APN	444-112-023		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Riverside		

Tracking IDs

Order Tracking ID	05.19.23 BPO Request	Tracking ID 1	05.19.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Alfred Cromwell	Condition Comments Home appears maintained, front yard landscaping needs some TLC. Home appears vacant.
R. E. Taxes	\$7,925	
Assessed Value	\$392,088	
Zoning Classification	R1	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(No broken windows, locked front doors.)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$500	
Estimated Interior Repair Cost		
Total Estimated Repair	\$500	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Subject located in a neighborhood with single and two story homes, most homes in this community appears maintained. Close to shopping, schools and parks. Standard sales are dominating the market at this time.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$460,000 High: \$570,500	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	855 Brisbane Street	986 Saltbush Ln	3867 Anchorage St	1283 Spicestone
City, State	Hemet, CA	Hemet, CA	Hemet, CA	Hemet, CA
Zip Code	92545	92545	92545	92545
Datasource	Title Company	MLS	MLS	MLS
Miles to Subj.	--	0.18 ¹	0.57 ¹	1.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$499,000	\$485,000	\$535,000
List Price \$	--	\$499,000	\$485,000	\$535,000
Original List Date		05/05/2023	03/17/2023	04/14/2023
DOM · Cumulative DOM	-- · --	15 · 16	9 · 65	14 · 37
Age (# of years)	18	14	24	18
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Tract	1 Story Tract	2 Stories Tract	2 Stories Tract
# Units	1	1	1	1
Living Sq. Feet	2,663	2,446	2,797	2,794
Bdrm · Bths · ½ Bths	3 · 3	5 · 2 · 1	4 · 2 · 1	5 · 3
Total Room #	7	9	8	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.17 acres	0.19 acres	.15 acres	.21 acres
Other	--	--	--	--

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

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

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

Current Listings - Cont.

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

- Listing 1** Property is very spacious , has a living room and a family room. Formal dining room ,breakfast area dining room. Master bedroom , plus another bedroom for your teenager with private restroom. Spacious yard to enjoy those summer evenings. School are walking distance. Needs a little talc. Seller willing to give credit. Ample space , multiple common areas, and well-appointed backyard.
- Listing 2** Massive primary bedroom suite with walk in closet and dual sinks in the bathroom. Lovely kitchen overlooks the spacious yard, dining room and living room. Incredible sized pantry and laundry room off the kitchen. All 4 bedrooms upstairs plus an additional family/flex space upstairs. Opportunity to make it your own, blank slate with great lay out, and tons of space. The area has gorgeous views of snowy capped mountains and beautiful jasmine trees all around the neighborhood.
- Listing 3** 5 BEDROOMS, 3 BATHS, LIVING ROOM WITH FIREPLACE, SEPARATE DINING AREA WITH BEAUTIFUL MIRRORED TOUCHES, INCLUDING OPEN KITCHEN, GRANITE COUNTERS, TILE FLOORING AND CARPET THROUGHOUT, ADJACENT FAMILY ROOM WITH FIREPLACE, TWO MAIN FLOOR BEDROOMS AND BATH, INSIDE LAUNDRY, LOTS OF LIGHT ENTERING THE HOME - BRIGHT OPEN FLOOR PLAN TO BACKYARD AND QUAIN T SIDE YARD WITH PRIVATE ENTERTAINING / SITTING AREA, THREE CAR GARAGE, NO HOA

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	855 Brisbane Street	850 Provance St	846 Riesling St	508 Louisville St
City, State	Hemet, CA	Hemet, CA	Hemet, CA	Hemet, CA
Zip Code	92545	92545	92545	92545
Datasource	Title Company	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.02 ¹	0.45 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$520,000	\$520,000	\$535,000
List Price \$	--	\$485,000	\$520,000	\$524,900
Sale Price \$	--	\$470,000	\$515,000	\$545,000
Type of Financing	--	Fha	Conventional	Va
Date of Sale	--	12/20/2022	02/17/2023	04/28/2023
DOM · Cumulative DOM	-- · --	81 · 139	14 · 37	37 · 77
Age (# of years)	18	18	18	23
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Tract	2 Stories Tract	2 Stories Tract	2 Stories Tract
# Units	1	1	1	1
Living Sq. Feet	2,663	2,581	2,581	2,797
Bdrm · Bths · ½ Bths	3 · 3	4 · 3	4 · 3	4 · 2 · 1
Total Room #	7	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.17 acres	0.17 acres	0.17 acres	0.15 acres
Other	--	--	--	--
Net Adjustment	--	+\$1,500	+\$1,500	-\$7,000
Adjusted Price	--	\$471,500	\$516,500	\$538,000

* Sold 1 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

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

Recent Sales - Cont.

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

- Sold 1** As you enter the double door entryway you will notice captivating light and neutral colors throughout. The property features beautiful laminate wood & tile floors throughout the downstairs. There is a spacious kitchen with an island and the breakfast nook area leads to a nice size family room with a fireplace. The 1st floor has a full bath and bedroom and 3 bedrooms and 2 baths upstairs. The master bedroom features two walk in closets and a huge bathroom with a dual sink, separate shower and large tub. The 1st floor has wood shutters throughout. The laundry room leads to a 3 car garage. Adjusted -4,000 garage and +5,500 GLA
- Sold 2** This Beautiful two story well kept home features 4 bedrooms and 3 baths . Spacious living room and formal dining with newly updated laminate wood flooring throughout. Elegant plantation shutters, One bedroom with a full bath is downstairs ideal for mother-in-law quarters. The kitchen has granite counters with a deep stainless steel sink and Samsung appliances. Laundry room located downstairs next to the kitchen. Family room with a wood/ gas fireplace. A gorgeous stairway leading to the second level perfect for holiday decorations. Two large walk-in closets in the Primary bedroom. Low maintenance front and backyard with orange, lemon, peaches, pomegranate, and cherry trees. On one side the home has RV parking and a cement patio that leads to the dog run. There is an ample amount of parking for family and friends , great 3 car tandem garage with epoxy floors , water softener , security system. Adjusted -4,000 garage and +5,500 GLA.
- Sold 3** Open family room dining space and kitchen perfect for gathering. The family room is anchored by a tile framed fireplace and wood mantle. Tons of counter space in the kitchen with a large center island with bar seating, stainless steel appliances and views of the backyard from the kitchen window. The laundry room, walk in pantry and a powder room are off the kitchen. Four generously sized bedrooms upstairs and two bathrooms and a versatile loft space. The primary suite offers an ensuite bathroom with a walk in closet, soaking tub, dual sink vanity and separate stand up shower. Lounge, dine and entertain on the concrete backyard patio surrounded by lush grass and a planter box to garden. The side yard offers a chain link cross fence with gate perfect for a dog run. Adjusted +2,000 age and -9,000 GLA.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				According to MLS and county records subject has not been listed or sold in the last 12 months.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$480,000	\$481,000
Sales Price	\$479,000	\$480,000
30 Day Price	\$470,000	--
Comments Regarding Pricing Strategy		
I went back 6 months, out in distance 1 mile. The ones used are the best possible currently available comps. All comps are located in a neighborhood that compares to subject. The information used to complete this report was gathered from the local MLS and the current market condition was taken into consideration.		

Clear Capital Quality Assurance Comments Addendum

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



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 986 Saltbush Ln
Hemet, CA 92545



Front

L2 3867 Anchorage St
Hemet, CA 92545



Front

L3 1283 Spicestone
Hemet, CA 92545



Front

Sales Photos

S1 850 Provance St
Hemet, CA 92545



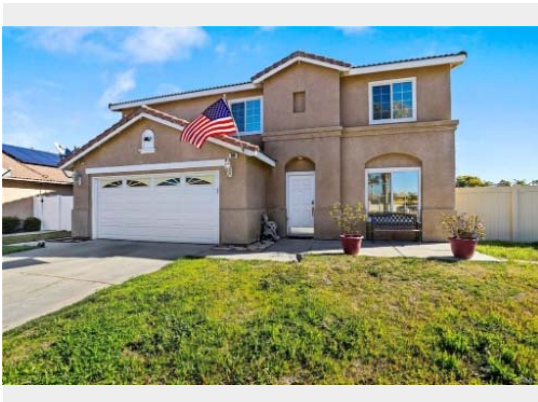
Front

S2 846 Riesling St
Hemet, CA 92545



Front

S3 508 Louisville St
Hemet, CA 92545



Front

ClearMaps Addendum

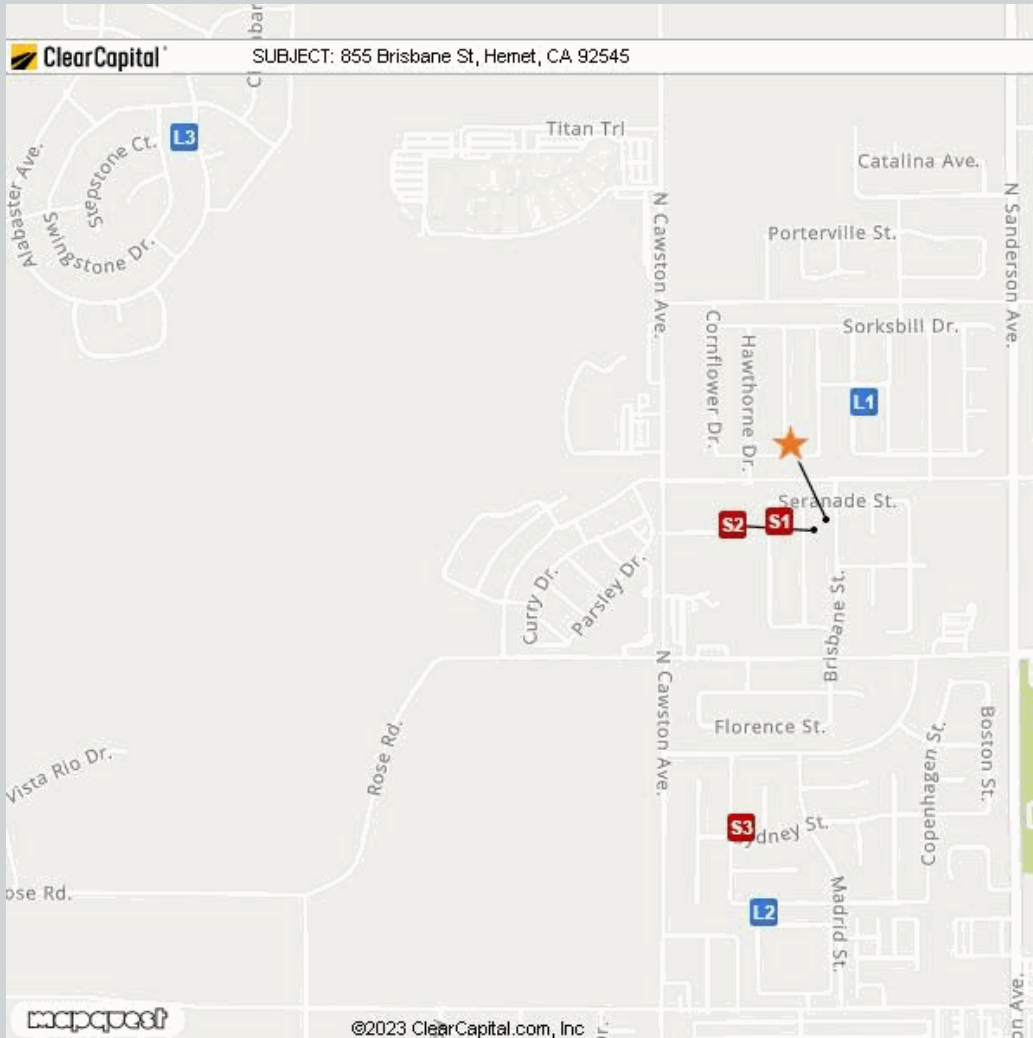
Address ★ 855 Brisbane Street, Hemet, CA 92545

Loan Number 53697

Suggested List \$480,000

Suggested Repaired \$481,000

Sale \$479,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	855 Brisbane Street, Hemet, CA 92545	--	Parcel Match
L1 Listing 1	986 Saltbush Ln, Hemet, CA 92545	0.18 Miles ¹	Parcel Match
L2 Listing 2	3867 Anchorage St, Hemet, CA 92545	0.57 Miles ¹	Parcel Match
L3 Listing 3	1283 Spicestone, Hemet, CA 92545	1.07 Miles ¹	Parcel Match
S1 Sold 1	850 Provance St, Hemet, CA 92545	0.07 Miles ¹	Parcel Match
S2 Sold 2	846 Riesling St, Hemet, CA 92545	0.02 Miles ¹	Parcel Match
S3 Sold 3	508 Louisville St, Hemet, CA 92545	0.45 Miles ¹	Parcel Match

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

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

Addendum: Report Purpose

Market Approach and Market Time

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

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

Definitions:

Fair Market Price

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

Distressed Price

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

Marketing Time

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

Typical for Local Market

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

Addendum: Report Purpose - cont.

Report Instructions

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

Instructions last updated: 7/17/2017

Purpose:

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

Customer Specific Requests:

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

Form Help:

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

Comparable Requirements:

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

Standard Instructions:

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

Report Instructions - cont.

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

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

Broker Information

Broker Name	Fernand DeChristopher	Company/Brokerage	DeChristopher Properties
License No	01062377	Address	25810 Floyd Ave. Menifee CA 92585
License Expiration	07/05/2023	License State	CA
Phone	9517336896	Email	chrismovesu@gmail.com
Broker Distance to Subject	11.52 miles	Date Signed	05/21/2023

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.