

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>	1032 Ivy Street, Hemet, CALIFORNIA 92545	<b>Order ID</b>	8822098	<b>Property ID</b>	34347143
<b>Inspection Date</b>	07/13/2023	<b>Date of Report</b>	07/13/2023		
<b>Loan Number</b>	54034	<b>APN</b>	456-264-003		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Riverside		

Tracking IDs					
<b>Order Tracking ID</b>	07.10.23 BPO Request	<b>Tracking ID 1</b>	07.10.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	Brant Pinvidic	<b>Condition Comments</b> Home is vacant. Needs exterior paint and lawn care. Fencing needs painting or replaced.
<b>R. E. Taxes</b>	\$1,295	
<b>Assessed Value</b>	\$98,984	
<b>Zoning Classification</b>	R1	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(Appears locked up, no broken windows.)		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$4,000	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$4,000	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Subject located in a neighborhood with single story homes, most homes in this community appears maintained. Close to shopping, schools and parks. Standard sales are dominating the market at this time.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$335,000 High: \$410,000	
<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
Street Address	1032 Ivy Street	953 Aster St	2176 Wildflower Ave	811 Ashley St
City, State	Hemet, CALIFORNIA	Hemet, CA	Hemet, CA	Hemet, CA
Zip Code	92545	92545	92545	92545
Datasource	Title Company	MLS	MLS	MLS
Miles to Subj.	--	0.10 <sup>1</sup>	0.06 <sup>1</sup>	0.31 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$410,000	\$370,000	\$399,999
List Price \$	--	\$410,000	\$370,000	\$399,999
Original List Date		06/28/2023	07/04/2023	06/15/2023
DOM · Cumulative DOM	-- · --	7 · 15	6 · 9	28 · 28
Age (# of years)	37	37	35	36
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	1 Story Tract	1 Story Tract	1 Story Tract	1 Story Tract
# Units	1	1	1	1
Living Sq. Feet	1,090	1,188	1,188	1,224
Bdrm · Bths · ½ Bths	2 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.09 acres	0.09 acres	.09 acres	0.11 acres
Other	--	--	--	--

\* 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.

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

**Listing 1** FRESH AND CLEAN TURNKEY PROPERTY! NEW FLOORING! FRESH INTERIOR AND EXTERIOR PAINT! ATTACHED 2 CAR GARAGE! NEW FRONT AND BACK YARD LOW-MAINTENANCE LANDSCAPING! CLOSE TO SHOPPING, PARKS, SCHOOLS, AND MORE!

**Listing 2** Take a look at this great home perfect for anyone looking to start out in the great neighborhood. Large Livingroom offers vaulted ceilings, tile floors and room to spread out. Kitchen is updated with Quartz counter tops, newer cabinets and stainless steel appliances. Home offers 3 bedrooms including a spacious primary bedroom which offers 2 closets and private bathroom. Backyard has a great patio and a dog run for your animals. Close to stores, schools and more.

**Listing 3** Great home, with great curb appeal. 3 bedrooms, 2 bathrooms. Located in a neighborhood that compares to subject.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1032 Ivy Street	860 Augusta St	992 Stonecrest St	2103 Carnation Ave
City, State	Hemet, CALIFORNIA	Hemet, CA	Hemet, CA	Hemet, CA
Zip Code	92545	92545	92545	92545
Datasource	Title Company	MLS	MLS	MLS
Miles to Subj.	--	0.22 <sup>1</sup>	0.11 <sup>1</sup>	0.13 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$395,000	\$37,900	\$389,900
List Price \$	--	\$374,999	\$379,000	\$389,900
Sale Price \$	--	\$375,000	\$385,000	\$405,000
Type of Financing	--	Fha	Fha	Va
Date of Sale	--	04/03/2023	06/30/2023	06/09/2023
DOM · Cumulative DOM	-- · --	68 · 98	10 · 39	10 · 37
Age (# of years)	37	30	35	34
Condition	Average	Average	Average	Good
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	1 Story Tract	1 Story Tract	1 Story Tract	1 Story Tract
# Units	1	1	1	1
Living Sq. Feet	1,090	1,256	1,152	1,143
Bdrm · Bths · ½ Bths	2 · 2	3 · 2	3 · 2	2 · 2
Total Room #	5	6	6	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.09 acres	0.10 acres	0.09 acres	0.09 acres
Other	--	--	--	--
Net Adjustment	--	-\$8,500	-\$3,000	-\$7,500
Adjusted Price	--	\$366,500	\$382,000	\$397,500

\* 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** BEAUTIFUL 3 BEDROOM 2 BATH HOME AS PRIDE OF OWNERSHIP IN GATED COMMUNITY!!!!!!!!!! READY TO MOVE IN!!!!!!!!!! VERY CLOSE TO STORES, SCHOOL PARKS AND VERY EASY ACCESS TO NEWPORT ROAD VERY NICE SYNTHETIC TURF IN FRONT, PLENTY OF CEMENT, COMMUNITY SWIMMING POOL, HALL ROOM, AND A LOT OF AMENITIES TO LIST COME AND DISCOVER ALL FUN WAYS TO ENJOY!!!!!!!!!! , BRING YOUR BUYERS AND SELL!!!! SELL!! SELL, ADJUSTED FOR GLA.
- Sold 2** This lovely 3-bedroom 2-bath screams buy me with its exquisite kitchen, living area, and low maintenance back yard. Showing with a pride of ownership, this home also boasts a 2-car garage with an automatic garage opener. One of the bedrooms consists of a Master bedroom with its own Master Bathroom that spoils you with a dual sink. Also, with a cool central air conditioner for those summer days, to heating and a fireplace for those cozy winter nights, this home is ready for the perfect buyer! Adjusted for GLA.
- Sold 3** Featuring 2 bedrooms and 2 bathrooms this home is not one to miss. Upon entering, you are welcomed to a recently landscaped front yard with new mulch and low maintenance, with a private gated entry to your property. Entering the home you are greeted by NEW flooring, baseboards and custom paint throughout. The spacious living room has plenty of light and a brand new ceiling fan! The open concept layout welcomes you to your spacious kitchen with brand new appliances, countertops and kitchen cabinets. The direct access to your backyard gives you plenty of space and shade with your patio cover. Down the hall you are welcomed to the 2 suite bedrooms with direct upgraded bathrooms connected and access to the backyard from one of the rooms and tons of closet space! Adjusted -5,000 condition and -2,500 GLA.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				According to MLS and county records subject has not been listed or sold in the last 12 months.			
<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>	\$376,000	\$381,000
<b>Sales Price</b>	\$375,000	\$380,000
<b>30 Day Price</b>	\$366,000	--
<b>Comments Regarding Pricing Strategy</b>		
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

<b>Reviewer's Notes</b>	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



Other



## Listing Photos

**L1** 953 Aster St  
Hemet, CA 92545



Front

**L2** 2176 Wildflower Ave  
Hemet, CA 92545



Front

**L3** 811 Ashley St  
Hemet, CA 92545



Front



## Sales Photos

**S1** 860 Augusta St  
Hemet, CA 92545



Front

**S2** 992 Stonecrest St  
Hemet, CA 92545



Front

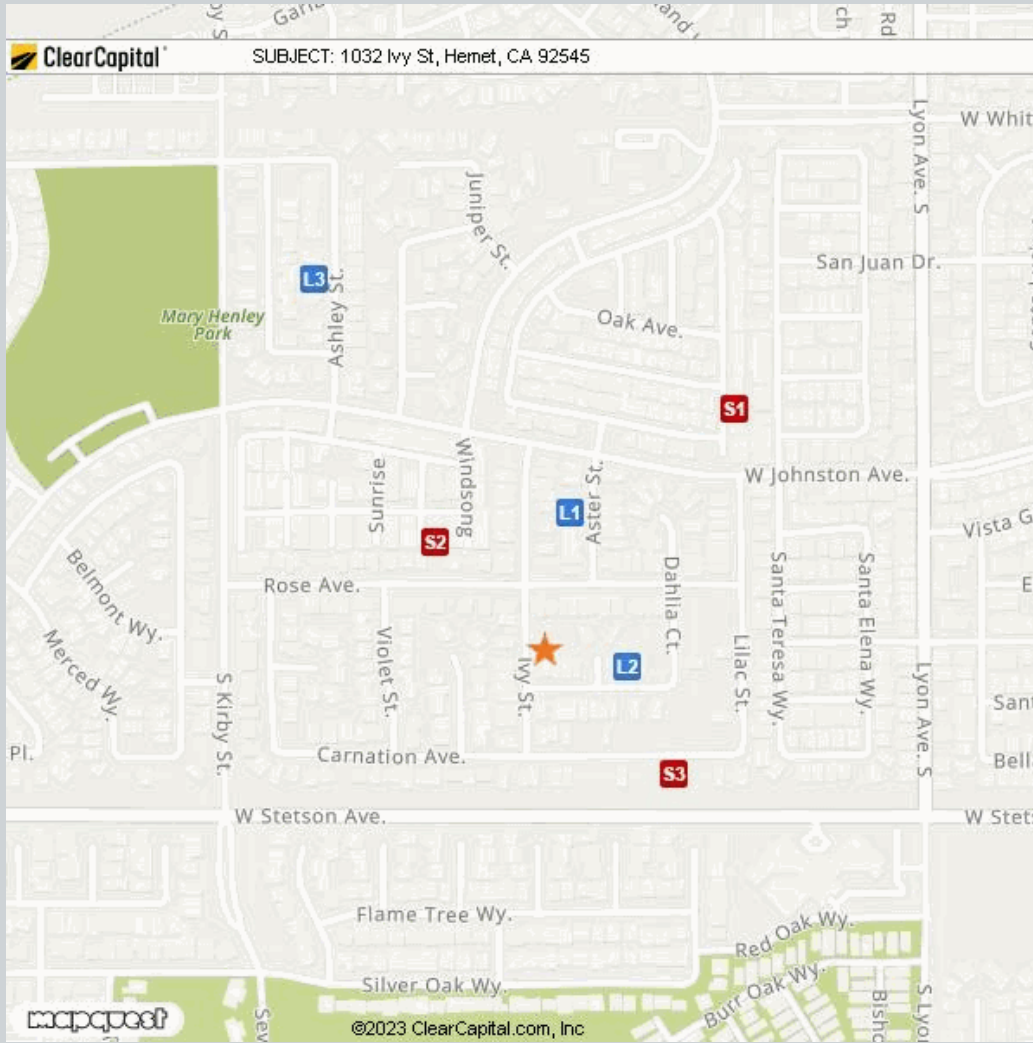
**S3** 2103 Carnation Ave  
Hemet, CA 92545



Front

## ClearMaps Addendum

**Address** ★ 1032 Ivy Street, Hemet, CALIFORNIA 92545  
**Loan Number** 54034      **Suggested List** \$376,000      **Suggested Repaired** \$381,000      **Sale** \$375,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1032 Ivy Street, Hemet, California 92545	--	Parcel Match
L1 Listing 1	953 Aster St, Hemet, CA 92545	0.10 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2176 Wildflower Ave, Hemet, CA 92545	0.06 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	811 Ashley St, Hemet, CA 92545	0.31 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	860 Augusta St, Hemet, CA 92545	0.22 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	992 Stonecrest St, Hemet, CA 92545	0.11 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2103 Carnation Ave, Hemet, CA 92545	0.13 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.

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

<b>Broker Name</b>	Fernand DeChristopher	<b>Company/Brokerage</b>	DeChristopher Properties
<b>License No</b>	01062377	<b>Address</b>	25810 Floyd Ave. Menifee CA 92585
<b>License Expiration</b>	07/05/2027	<b>License State</b>	CA
<b>Phone</b>	9517336896	<b>Email</b>	chrismovesu@gmail.com
<b>Broker Distance to Subject</b>	12.47 miles	<b>Date Signed</b>	07/13/2023

*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:**

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