

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	665 San Pasquell Street, Hemet, CALIFORNIA 92545	Order ID	8787231	Property ID	34277781
Inspection Date	06/16/2023	Date of Report	06/17/2023		
Loan Number	54053	APN	448-331-009		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Riverside		

Tracking IDs					
Order Tracking ID	06.15.23 BPO Request	Tracking ID 1	06.15.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Sandra Aldridge	Condition Comments	
R. E. Taxes	\$1,286	Attached home with stucco siding, shingle roof and 1 car garage. Home appears maintained. Weeds growing in front yard. Notice Of Trustee's Sale posted on front door.	
Assessed Value	\$99,861		
Zoning Classification	R1		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Looks like locked doors and windows.)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost			
Total Estimated Repair	\$0		
HOA	Villa Hermosa 8003697260		
Association Fees	\$81 / Year (Other: Sidewalks, park)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Subject located in a 55+ community with all attached homes. Most homes appears in average condition. Close to shopping, restaurants and parks. Standard sales are dominating the market at this time.	
Sales Prices in this Neighborhood	Low: \$219,900 High: \$259,000		
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	665 San Pasquell Street	2464 San Padre Ct	1902 Flores St	1930 Calle Pasito
City, State	Hemet, CALIFORNIA	Hemet, CA	Hemet, CA	Hemet, CA
Zip Code	92545	92545	92545	92545
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.26 ¹	0.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$249,000	\$249,000	\$259,000
List Price \$	--	\$249,000	\$249,000	\$259,000
Original List Date		06/02/2023	06/02/2023	03/09/2023
DOM · Cumulative DOM	-- · --	14 · 15	14 · 15	99 · 100
Age (# of years)	47	47	42	44
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 Attached home	1 Story Attached home	1 Story Attached home	1 Story Attached home
# Units	1	1	1	1
Living Sq. Feet	827	827	827	827
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	4	4	4	4
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.10 acres	0.12 acres	.10 acres	0.09 acres
Other	--	--	--	--

* Listing 1 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.

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

Listing 1 Very private street very quiet neighborhood and at the end of a cul-de-sac. Nice 2 bedroom 1 bath home with a 1 car garage. Home has a nice backyard but is very private.

Listing 2 Very nice 2 bedroom 1 bath home that has been very well taken care of. Private backyard.

Listing 3 Located in the 55+ community of Valle Hermosa, this charming and clean single story home is ready to sell. Offering 2 bedrooms, 1 bathroom and a single car, attached, garage. Central A/C and heating, spacious floorplan and front and backyard. Calle Pasito is a quiet street and close to shopping. Low HOA dues of \$80 annually.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	665 San Pasquell Street	2371 San Pedro Ave	2361 San Arturo Ave	2270 Chanaral Ave
City, State	Hemet, CALIFORNIA	Hemet, CA	Hemet, CA	Hemet, CA
Zip Code	92545	92545	92545	92545
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.15 ¹	0.39 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$224,900	\$279,900	\$250,000
List Price \$	--	\$230,000	\$243,900	\$250,000
Sale Price \$	--	\$230,000	\$240,000	\$250,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	03/10/2023	03/24/2023	04/21/2023
DOM · Cumulative DOM	-- · --	5 · 57	17 · 39	1 · 36
Age (# of years)	47	48	48	47
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 Attached home	1 Story Attached home	1 Story Attached home	1 Story Attached home
# Units	1	1	1	1
Living Sq. Feet	827	867	827	827
Bdrm · Bths · ½ Bths	2 · 1	2 · 2	2 · 1	2 · 1
Total Room #	4	5	4	4
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.10 acres	0.10 acres	0.09 acres	.09 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$230,000	\$240,000	\$250,000

* Sold 2 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** 55+ community of Hermosa in Hemet. Priced to sell. This 2 bedroom, 2 bath home is move in ready, laminate flooring, tile, Newer A/C, french doors that lead out to patio and backyard from second bedroom. 2nd bedroom has its own entryway to house from backyard. Covered patio in backyard with privacy. Shed for storage, and a one car garage. These are twin homes. So only attached by garage. No common walls shared other than garage wall. Nice curb appeal. Quiet neighborhood close to stores and shopping. Great investment property or 1st time buyer potential.
- Sold 2** The floorplan seamlessly flows resulting in a light and airy space. The neutral tones will feel warm and welcoming. Enjoy the view from the living room to the white capped mountains of San Jacinto. Alternatively, you can enjoy your first cup of coffee out back in your covered patio that has been latticed in for an intimate place to relax or meditate. The light and airy floorplan makes the home feel unconstrained and very comfortable. The master bedroom allows for direct access to the bathroom which has a new, roomy shower for easy access and no high step in tub to deal with. The second bedroom has a sliding door to the rear yard for a potential private entrance. This room can also be used as a hobby room, a guest room or a home office.
- Sold 3** . This BEAUTIFUL UPGRADED single story house offers 2 bedrooms, 1 bathroom and a single car garage attached, all new windows, Kitchen fully upgraded with quartz counter top, nice backsplash and lovely cabinets, Central A/C and heating, spacious floor plan completed with fresh paint and new flooring. Going to the backyard you will have this prefect private area with a sunroom to spend it with your family and friends. Don't miss out this incredible opportunity.

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	\$249,000	\$249,000
Sales Price	\$249,000	\$249,000
30 Day Price	\$239,000	--
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



Front



Address Verification



Side



Side



Street

Subject Photos



Other

Listing Photos

L1 2464 San Padre Ct
Hemet, CA 92545



Front

L2 1902 Flores St
Hemet, CA 92545



Front

L3 1930 Calle Pasito
Hemet, CA 92545



Front

Sales Photos

S1 2371 San Pedro Ave
Hemet, CA 92545



Front

S2 2361 San Arturo Ave
Hemet, CA 92545



Front

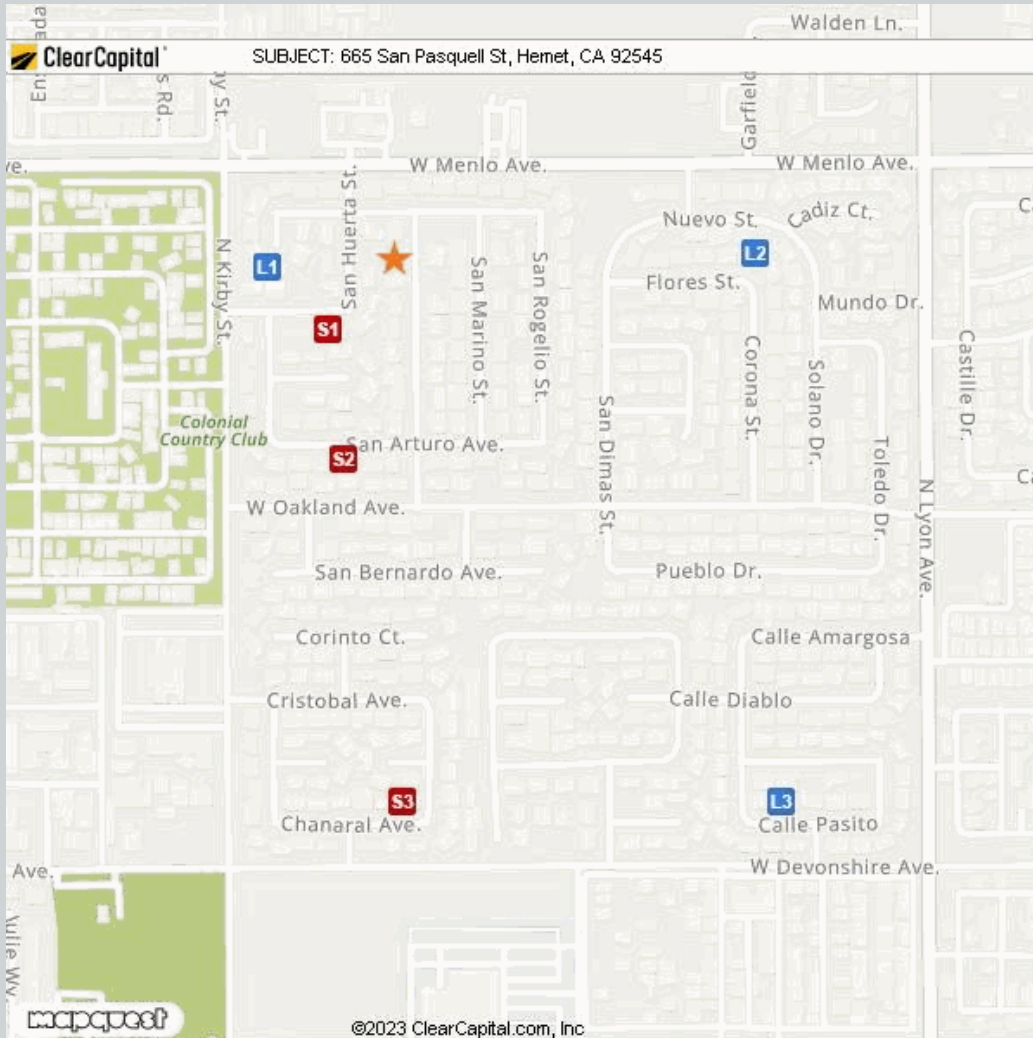
S3 2270 Chanaral Ave
Hemet, CA 92545



Front

ClearMaps Addendum

Address ★ 665 San Pasquell Street, Hemet, CALIFORNIA 92545
Loan Number 54053 **Suggested List** \$249,000 **Suggested Repaired** \$249,000 **Sale** \$249,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	665 San Pasquell Street, Hemet, California 92545	--	Parcel Match
L1 Listing 1	2464 San Padre Ct, Hemet, CA 92545	0.09 Miles ¹	Parcel Match
L2 Listing 2	1902 Flores St, Hemet, CA 92545	0.26 Miles ¹	Parcel Match
L3 Listing 3	1930 Calle Pasito, Hemet, CA 92545	0.48 Miles ¹	Parcel Match
S1 Sold 1	2371 San Pedro Ave, Hemet, CA 92545	0.07 Miles ¹	Parcel Match
S2 Sold 2	2361 San Arturo Ave, Hemet, CA 92545	0.15 Miles ¹	Parcel Match
S3 Sold 3	2270 Chanaral Ave, Hemet, CA 92545	0.39 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	07/05/2027	License State	CA
Phone	9517336896	Email	chrismovesu@gmail.com
Broker Distance to Subject	12.38 miles	Date Signed	06/17/2023

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.