

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	27326 Del Monte Lane, Sun City, CA 92586	Order ID	8891888	Property ID	34525414
Inspection Date	08/22/2023	Date of Report	08/23/2023		
Loan Number	54722	APN	336-230-020		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Riverside		

Tracking IDs

Order Tracking ID	08.22.23 BPO Request	Tracking ID 1	08.22.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Joseph M & Esther Q Bradley	Condition Comments	
R. E. Taxes	\$1,305	Attached single family resident, appears to need a new roof. Stucco siding and wood trim. Landscaping needs some TLC.	
Assessed Value	\$110,150		
Zoning Classification	R1		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$7,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$7,000		
HOA	Sun City Hermosa 7145447755		
Association Fees	\$95 / Year (Other: Sidewalks, street lights)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject is located in an 55+ community. This neighborhood has primarily single-family residences of similar design, age, condition and appeal. Subject is in an area of close proximity to necessary services, schools, shopping, public transportation and parks. Standard sales are dominating the market at this time.	
Sales Prices in this Neighborhood	Low: \$235,000 High: \$340,000		
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	27326 Del Monte Lane	27325 Del Monte Ln	27333 Del Monte Ln	27303 El Cajon Ln
City, State	Sun City, CA	Sun City, CA	Sun City, CA	Sun City, CA
Zip Code	92586	92586	92586	92586
Datasource	Title Company	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	0.03 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$314,000	\$329,000	\$295,000
List Price \$	--	\$314,000	\$319,000	\$295,000
Original List Date		07/01/2023	02/12/2023	06/10/2023
DOM · Cumulative DOM	-- · --	21 · 53	149 · 192	9 · 74
Age (# of years)	38	38	38	38
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	1 Story Attached	1 Story Attached	1 Story Attached
# Units	1	1	1	1
Living Sq. Feet	977	998	998	977
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	5	5	5	5
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	.08 acres	0.08 acres	0.08 acres	0.08 acres
Other	--	--	--	--

* Listing 3 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** This two bedroom, two bath attached home in the Hermosa Home Community features approximately 1,000 square feet of living space, and a one car garage providing ample storage space. Recent renovations make this home move-in ready. The flooring has been updated with laminate flooring. The private backyard provides plenty of outdoor living space, with a patio cover and rock scape. Sun City Hermosa is a 55+ community and located within minutes of shopping, restaurants and transportation.
- Listing 2** This two bedroom, two bath attached home in the Hermosa Home Community is the perfect place to call your own. It features approximately 1,000 square feet of living space, with a one car garage providing ample storage space. Recent renovations make this home move-in ready, with new kitchen and bathroom cabinets featuring quartz countertops and stainless steel appliances. The flooring has been updated with modern vinyl plank flooring. A spacious backyard provides plenty of outdoor living space, with a patio cover and rock scape. The roof has been updated as well, giving you peace of mind. T
- Listing 3** Adorable 55+ Senior home located in the Menifee/Sun City area. This home has 2 bedrooms, 2 bathrooms and a single car garage. It's close to shopping, hospitals and libraries. Walk in tub in the master bd room. Clean ready to move in. Has an open covered patio and fenced in yard. Storage in the garage for that extra stuff.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	27326 Del Monte Lane	27206 Coronado Way	28153 Chula Vista Dr	28188 Calle Gaviota
City, State	Sun City, CA	Sun City, CA	Sun City, CA	Sun City, CA
Zip Code	92586	92586	92586	92586
Datasource	Title Company	MLS	MLS	MLS
Miles to Subj.	--	0.21 ¹	0.11 ¹	0.14 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$269,900	\$330,000	\$311,000
List Price \$	--	\$269,900	\$315,000	\$305,000
Sale Price \$	--	\$235,000	\$315,000	\$300,000
Type of Financing	--	Cash	Conventional	2/7/2023
Date of Sale	--	05/01/2023	07/14/2023	06/01/2023
DOM · Cumulative DOM	-- · --	15 · 115	60 · 100	68 · 45
Age (# of years)	38	38	38	38
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	1 Story Attached	1 Story Attached	1 Story Attached
# Units	1	1	1	1
Living Sq. Feet	977	977	977	977
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	5	5	5	5
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	.08 acres	0.09 acres	0.09 acres	0.09 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$235,000	\$315,000	\$300,000

* 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** With a little Imagination and a good eye...this little home would be perfect for a retiree. This home needs some work. This home is located in a 55+ Senior Community known as: The Sun City Hermosa Community, just off of McCall Boulevard of the 215 Freeway in the City of Menifee, California is a beautiful Senior master-planned community of 318 Single Family Homes. Located 15 miles north of the popular wine production region Temecula.
- Sold 2** Convenient to everything that Menifee has to offer, the locational amenities of this lovely 2-bedroom, 2-bathroom 55+ home cottage are enough to earn a spot on your short list. Sometime during your walk-through, don't be surprised if you decide that this is the one. Sunlight delivers plentiful illumination. The interior designer of the household will appreciate the creative opportunities presented by the neutral color palette. This cozy home is ready to go with a new roof, new central heating and air, and a new water heater. The kitchen features inspiring counter space and major appliances in an attractive layout. All of the living space is on a single floor which is wonderful. The bedrooms are have plenty of room and closet space. A driveway with ample accommodation for two vehicles leads to an attached one-car garage that is available for its original purpose, or you can get creative by treating it as additional flex space. The low-maintenance, well-cared-for property surrounding the primary structure means less lawn care and more time to enjoy the property. The property site also includes a Peaceful backyard with many mature fruit trees
- Sold 3** 5+ Community This cozy two-bedroom two bath home is located in the Hermosa community. This home features a brand-new roof, new carpet and new paint. kitchen is a pleasant size with room for a small dining table. With a fantastic size back yard there is plenty of room for your garden. and enjoy the large, covered patio in the back yard and a large storage shed.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Nest Seekers	Subject is listed as a standard sale. Located in a 55+ community.					
Listing Agent Name	Rachel Bradley						
Listing Agent Phone	310-926-0182						
# 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
07/19/2023	\$269,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$295,000	\$305,000
Sales Price	\$294,000	\$304,000
30 Day Price	\$275,000	--
Comments Regarding Pricing Strategy		
I went back 6 months, all comps are located in same community as subject. 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.

Subject Photos



Front



Front



Address Verification



Side



Side



Street

Subject Photos



Street



Other

Listing Photos

L1 27325 Del Monte Ln
Sun City, CA 92586



Front

L2 27333 Del Monte Ln
Sun City, CA 92586



Front

L3 27303 El Cajon Ln
Sun City, CA 92586



Front

Sales Photos

S1 27206 Coronado Way
Sun City, CA 92586



Front

S2 28153 Chula Vista Dr
Sun City, CA 92586



Front

S3 28188 Calle Gaviota
Sun City, CA 92586



Front

ClearMaps Addendum

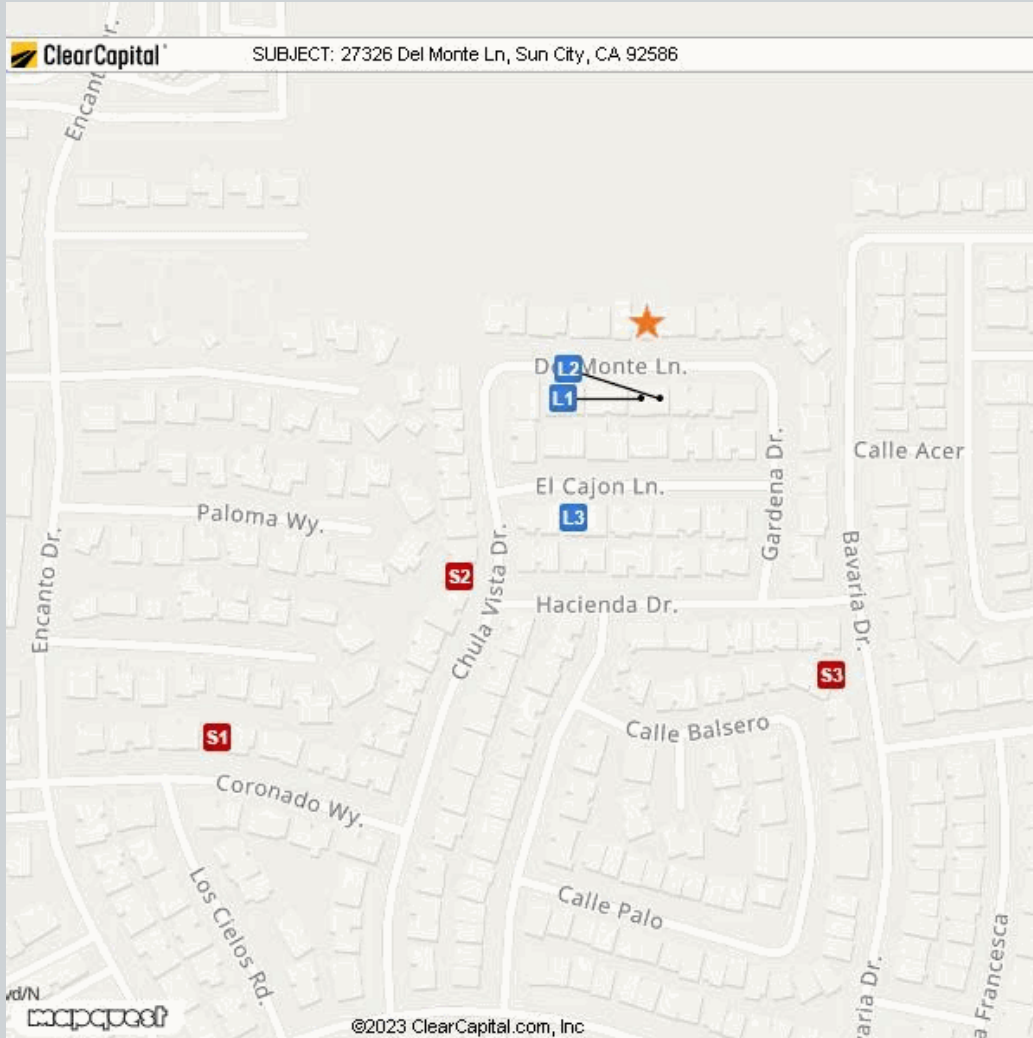
Address ★ 27326 Del Monte Lane, Sun City, CA 92586

Loan Number 54722

Suggested List \$295,000

Suggested Repaired \$305,000

Sale \$294,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	27326 Del Monte Lane, Sun City, CA 92586	--	Parcel Match
L1 Listing 1	27325 Del Monte Ln, Menifee, CA 92586	0.03 Miles ¹	Parcel Match
L2 Listing 2	27333 Del Monte Ln, Menifee, CA 92586	0.03 Miles ¹	Parcel Match
L3 Listing 3	27303 El Cajon Ln, Menifee, CA 92586	0.07 Miles ¹	Parcel Match
S1 Sold 1	27206 Coronado Way, Menifee, CA 92586	0.21 Miles ¹	Parcel Match
S2 Sold 2	28153 Chula Vista Dr, Menifee, CA 92586	0.11 Miles ¹	Parcel Match
S3 Sold 3	28188 Calle Gaviota, Menifee, CA 92586	0.14 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	2.48 miles	Date Signed	08/23/2023

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.