

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	26639 Chambers Avenue, Sun City, CA 92586	Order ID	8920177	Property ID	34576661
Inspection Date	09/11/2023	Date of Report	09/12/2023		
Loan Number	54957	APN	335-231-015		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Riverside		

Tracking IDs					
Order Tracking ID	09.11.23 BPO Request	Tracking ID 1	09.11.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Breckenridge Property Fund 2016 LLC	Condition Comments The subject property appears in average condition. There were no visible repairs. The front yard is well cared for & the property has average curb appeal.
R. E. Taxes	\$5,810	
Assessed Value	\$234,495	
Zoning Classification	R-1	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	Sun City Civic 951-679-2311	
Association Fees	\$33 / Month (Greenbelt)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The subject property is located on busy street. In quiet & well cared community. Close to schools shopping & golf. All of the properties on the subject street are in good condition.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$300,000 High: \$400,000	
Market for this type of property	Decreased 2 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	26639 Chambers Avenue	26540 Farrell St	26071 Brandywine Dr	27639 Medford Way
City, State	Sun City, CA	Sun City, CA	Sun City, CA	Sun City, CA
Zip Code	92586	92586	92586	92586
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	0.62 ¹	0.20 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$399,999	\$375,000	\$399,999
List Price \$	--	\$375,000	\$375,000	\$399,999
Original List Date		08/03/2023	07/15/2023	08/20/2023
DOM · Cumulative DOM	-- · --	39 · 40	26 · 59	1 · 23
Age (# of years)	49	47	51	49
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,538	1,328	1,393	1,393
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	5	5	5	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	0.18 acres	0.16 acres	0.17 acres	0.30 acres
Other	Patio Fireplace	Patio	Patio, Fireplace	Patio, Fireplace

* 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** Similar,, Welcome to the 55+ community of Sun City! This charming and light embracing single story offers an open concept with a nice list of upgrades which include: newer windows, heating and air conditioning, recessed lighting throughout the house, water heater, extended back patio perfect for entertaining, ample quartz countertops in kitchen and bathrooms, and a spacious 2 car garage. Great location within the Sun City Civic Association (SCCA) which is an active adult community nestled around a private golf course.
- Listing 2** Similar, 55+ senior home. this beautiful 2 bedroom with a den home will surely delight. it has been Freshley painted and has all laminate flooring. step into comfortable living. This highly desirable floor plan will not stay on the market long. Beautifully landscaped front and back. Feel at ease when walking into this home. The Homeowners association as lots of great amenities,
- Listing 3** Similar, Welcome home to the most inviting home located in the 55+ community in beautiful Sun City. As you walk up to the wide front door you are welcomed into this 2 bedroom, 2 bath home with a den features 1,393 sqft. of living space is immaculant and ready for move in. This home features a brand new roof, updated flooring, updated bathrooms, kitchen, this lovely home also has covered patio, 2-car garage and easy-care drought tolerant landscaping. The home has a large central living area with a fireplace for those cool evenings. Easy access to the backyard through sliding glass doors from the living room. Kitchen features white cabinets, beautiful countertop making this home is highly desirable, come see it today!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	26639 Chambers Avenue	26647 Amhurst Ct	27615 Boston Dr	26124 Albany Dr
City, State	Sun City, CA	Sun City, CA	Sun City, CA	Sun City, CA
Zip Code	92586	92586	92586	92586
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.46 ¹	0.51 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$365,000	\$378,500	\$370,000
List Price \$	--	\$365,000	\$378,500	\$370,000
Sale Price \$	--	\$355,000	\$368,000	\$370,000
Type of Financing	--	Fha	Conv.	Cash
Date of Sale	--	08/01/2023	09/05/2023	08/23/2023
DOM · Cumulative DOM	-- · --	65 · 110	5 · 42	2 · 37
Age (# of years)	49	51	49	46
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,538	1,538	1,328	1,328
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	5	5	5	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	0.18 acres	0.19 acres	0.16 acres	0.17 acres
Other	Patio Fireplace	Patio, Fireplace	Patio, Fireplace	Patio, Fireplace
Net Adjustment	--	\$0	+\$16,800	+\$16,800
Adjusted Price	--	\$355,000	\$384,800	\$386,800

* 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** Similar, Located in the poplar 55+ Sun City Civic Association senior development of Del Webb. This Presley Model #37 located on the closed North Golf Course will delight you with its open space and vast views. Backyard with large shade ash tree has a fantastic long, open view. This 1538 square foot home has an extended family room where you can walk from the sliding glass doors on to a 30 foot covered backyard patio. The front of the house has low maintenance desert landscaping and is located on a quiet well kept cul-de-sac street. This senior community offers lots of activities for everyone.
- Sold 2** Inferior, Welcome to 27615 Boston Dr. Menifee, CA! This spacious 2-bd, 2-ba, 55+ community and a single-level residence spanning 1328 sq ft is nestled on a larger private lot. Step inside the private security screen door and be greeted by a lovely larger living/dining room. This home that has been recently updated Energy Efficient Windows, Painted: Outside 2021 & Inside 2022. New Roof 2015, New AC 2016 this home is Move-To-In-Ready. The luxury newer vinyl floor guides you into the functional open Kitchen and a huge family room. Relax and watch TV in the great room featuring upgraded large windows for natural light, wood type flooring, and 2 ceiling fans. The larger primary suite boasts of an updated vanity, fixtures, two large closets, ceiling fan and a private bathroom. Additionally, the convenient secondary bedroom has a wonderful walk-in closet. The main bathroom awaits at the end of the hall, ensuring optimal comfort for you and your guests. As you step outside, open the glass slider door, effortlessly extending your living space to a covered patio spacious and delightful backyard experience, perfect for indoor-outdoor entertaining, also you'll discover a fully fenced backyard w/a Tool Shed. The low-maintenance yard showcases fruit trees and meticulously manicured landscaping, creating a private oasis that delights all the senses. This Property includes a 2-car garage w/direct house access. Adjustments +\$16800 SQ. FT. living area.
- Sold 3** Cozy 55+ home ready for move in! You will enjoy quartz countertops, ceramic tile, and stainless appliances in the kitchen. Plenty of windows for natural light and views of the landscaped backyard that is ready for you to enjoy. Two car attached garage with cabinets and access to the back yard and a covered patio. Adjustments +\$16800 Sq. FT. living area.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Please see attached MLS Sheet			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
08/14/2023	\$320,000	08/18/2023	\$320,000	Sold	09/07/2023	\$300,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$360,000	\$360,000
Sales Price	\$355,000	\$355,000
30 Day Price	\$335,000	--
Comments Regarding Pricing Strategy		
<p>There's still a demand for properties in this community. There were four active & three pending properties . One of the listing was REO. There were fourteen sold properties in the last six months . All of the sold of sold properties were fair market. When properties are going on the market now they need to be listed at or below current active listing to receive immediate showings.</p>		

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



Address Verification



Side



Side



Street



Street

Listing Photos

L1 26540 Farrell St
Sun City, CA 92586



Front

L2 26071 Brandywine Dr
Sun City, CA 92586



Dining Room

L3 27639 Medford Way
Sun City, CA 92586



Front

Sales Photos

S1 26647 Amhurst Ct
Sun City, CA 92586



Front

S2 27615 Boston Dr
Sun City, CA 92586



Front

S3 26124 Albany Dr
Sun City, CA 92586



Front

ClearMaps Addendum

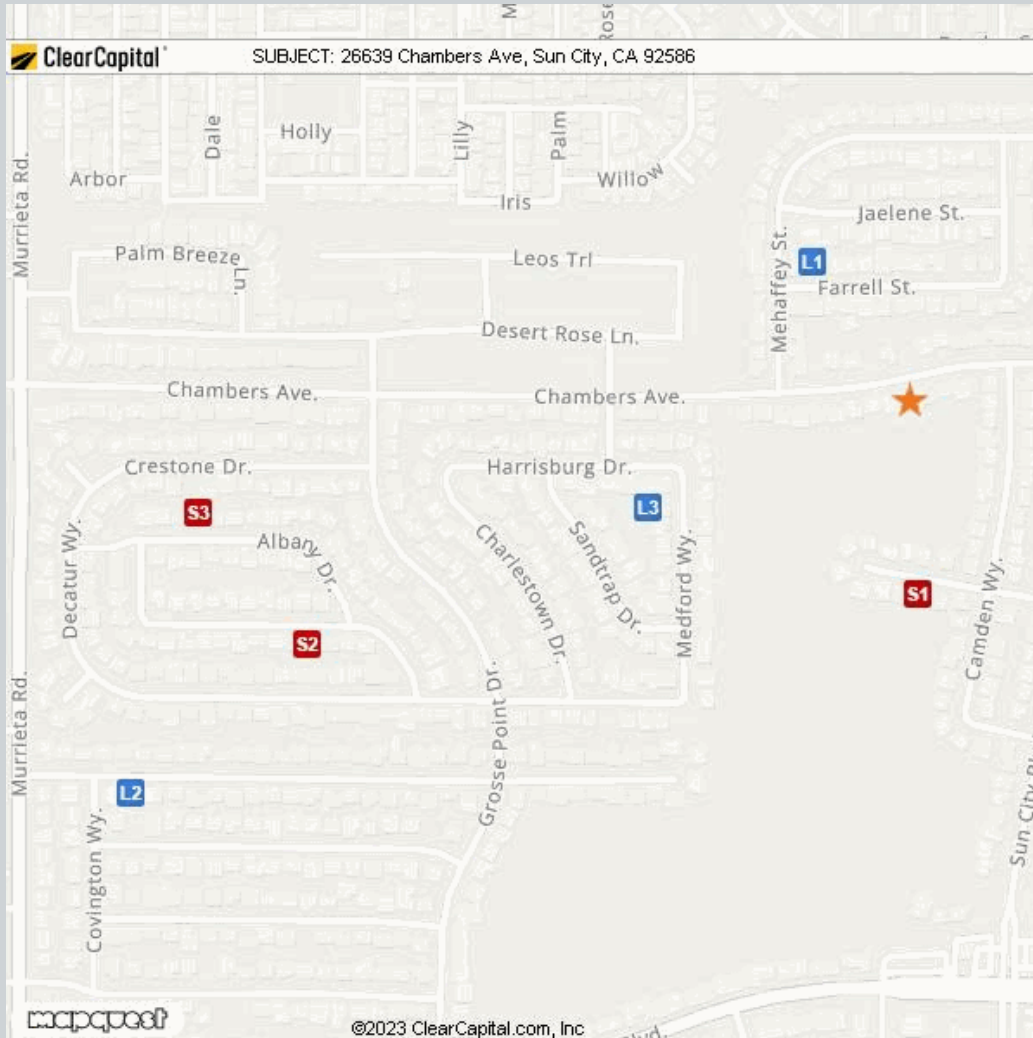
Address ★ 26639 Chambers Avenue, Sun City, CA 92586

Loan Number 54957

Suggested List \$360,000

Suggested Repaired \$360,000

Sale \$355,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	26639 Chambers Avenue, Sun City, CA 92586	--	Parcel Match
L1 Listing 1	26540 Farrell St, Menifee, CA 92586	0.12 Miles ¹	Parcel Match
L2 Listing 2	26071 Brandywine Dr, Menifee, CA 92586	0.62 Miles ¹	Parcel Match
L3 Listing 3	27639 Medford Way, Menifee, CA 92586	0.20 Miles ¹	Parcel Match
S1 Sold 1	26647 Amhurst Ct, Menifee, CA 92586	0.14 Miles ¹	Parcel Match
S2 Sold 2	27615 Boston Dr, Menifee, CA 92586	0.46 Miles ¹	Parcel Match
S3 Sold 3	26124 Albany Dr, Menifee, CA 92586	0.51 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	Donna Caudillo	Company/Brokerage	HOME SMART Realty West
License No	01229308	Address	23429 Saratoga Springs Pl Murrieta CA 92562
License Expiration	10/16/2025	License State	CA
Phone	9515517169	Email	donnacaudillo@verizon.net
Broker Distance to Subject	9.15 miles	Date Signed	09/12/2023

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.