Borrower	Catamount Properties 2018 LLC	File No. 34641892
roperty Address	21059 Kimberly Ct Lake Elsinore	County Riverside State CA Zip Code 92532
ender/Client	Wedgewood Inc	State CA Zip Gode 92532
APPRAI	SAL AND REPORT IDEN	IFICATION
This Report	is <u>one</u> of the following types:	
Appraisa	al Report (A written report prepared t	der Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
Restricto Appraisa		der Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, ed use only by the specified client and any other named intended user(s).)
	nts on Standards Rule	2-3
- The statement - The reported a analyses, opinio - Unless otherw - Unless otherw period immediat - I have no bias - My engageme - My compensa client, the amou - My analyses, were in effect at - Unless otherw - Unless otherw individual provid	ise indicated, I have no present or prospective ise indicated, I have performed no services, a lely preceding acceptance of this assignment. With respect to the property that is the subject in in this assignment was not contingent upotion for completing this assignment is not control of the value opinion, the attainment of a stip opinions, and conclusions were developed, are the time this report was prepared. I have made a personal inspect ise indicated, I have made a personal inspect ise indicated, no one provided significant real ling significant real property appraisal assistant	only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional interest in the property that is the subject of this report and no personal interest with respect to the parties involved. In appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year of this report or the parties involved with this assignment. In developing or reporting predetermined results. In a predetermined results, or the development or reporting of a predetermined value or direction in value that favors the cause of the lated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. This report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that the property that is the subject of this report. The property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each is stated elsewhere in this report).
appraised wou	ıld have been offered on the market prior t	SPAP defines Exposure Time as the estimated length of time that the property interest being the hypothetical consummation of a sale at market value on the effective date of the appraisal.)  Abject property at the market value stated in this report is:  30-120 Days
Note any U		port Identification closure and any state mandated requirements: d on the subject within the last 36 months immediately preceding acceptance of this
APPRAISER	· /	SUPERVISORY or CO-APPRAISER (if applicable):
Signature: Name: Antho	rly Porter	Signature: Name:
	00000	
State Certification or State License	#:	State Certification #: or State License #:
	Expiration Date of Certification or License: e and Report: 09/30/2023	State: Expiration Date of Certification or License:  Date of Signature:
Effective Date of	Appraisal: 09/30/2023	
Inspection of Sub Date of Inspection	oject: None Interior and Exterion (if applicable): 09/30/2023	Exterior-Only Inspection of Subject: None Interior and Exterior Exterior-Only  Date of Inspection (if applicable):

The purpose of this summary appraisal repor	t is to provide the lander/client with an	accurate and adequately cunnorted or	inion of the market value	of the cubiect property
	it is to provide the lender/chent with an			
Property Address 21059 Kimberly Ct		City Lake Elsinore		Zip Code 92532
Borrower Catamount Properties 2018 L	_LC Owner of Public Recor	Rosa T B Beltran	County River	side
	5 MB 196/022 TR 20705			
Assessor's Parcel # 363-341-023		Tax Year 2022	R.E. Taxes \$ 5	5 661
				. ,
Neighborhood Name Lake Elsinore		Map Reference 40140	Census Tract (	
Occupant 🔀 Owner 🗌 Tenant 🗌 Vaca		3,680 🗌 Pl	JD HOA\$O	per year per month
Property Rights Appraised 🔀 Fee Simple	Leasehold Other (describe)			
Assignment Type Purchase Transaction	Refinance Transaction X Other	describe) Servicina		
Lender/Client Wedgewood Inc		Manhattan Beach Blvd, Suite 10	n Padanda Pagah C	A 00279
Is the subject property currently offered for sale o				
Report data source(s) used, offering price(s), and	date(s). DOM 0; Subject was I	sted on 01/01/2023 for \$515,000	<ol><li>It entered expired st</li></ol>	tatus on 07/31/2023;
CRMLS#DW23016293; DOM 182.				
I did did not analyze the contract for s	sale for the subject purchase transaction. Expla	in the results of the analysis of the contrac	t for sale or why the analysis	was not
performed.		, ,		
Contract Price \$ Date of Cont	ract Is the property seller	the owner of public record?	No Data Source(s)	
Is there any financial assistance (loan charges, sa	ale concessions, gift or downpayment assistant	e, etc.) to be paid by any party on behalf o	of the borrower?	Yes No
If Yes, report the total dollar amount and describe	the items to be paid.	, , , , , , , , ,		
ii roo, roport iio totai donai arrodiit arra doooriso	the name to be para.			
Note: Race and the racial composition of the r	neighborhood are not appraisal factors.			
Neighborhood Characteristics		t Housing Trends	One-Unit Housing	Present Land Use %
ū			PRICE AGE	
	Rural Property Values Increasin			
	Under 25% Demand/Supply Shortage	In Balance Over Supply	\$ (000) (yrs)	2-4 Unit 0 %
Growth Rapid Stable	Slow Marketing Time Vunder 3 i	nths 3-6 mths Over 6 mths	538 Low 21	Multi-Family 0 %
	Drive to the north, Summerhill Driv	<del>_</del>	750 High 24	Commercial 10 %
<b>1</b>		o to the bast, barryon Estates		
Drive to the south and the 15 Freewa	-		575 Pred. 22	Other 0 %
Neighborhood Description The subject is	s located in a gated community of g	ood quality homes ranging in siz	ze from 2,000-3,600 so	quare feet varying
in style and design. The 15 Freeway i	is within 1/2 mile of the subject, pro	viding good access to local emp	loyment and Southern	n California's
extensive freeway network. All school				
Market Conditions (including support for the above	· · · · · · · · · · · · · · · · · · ·	opear to be stable, with a short s		
competitively priced homes being und	der 3 months. Current interest rates	range from 6% to 8%. Concess	ions not exceeding 3%	% are typical in this
market area.				
Dimensions 64'x216.03'x64.46'x245.46'	Area 14375 sf	Shape Irregular	View B;	Res:
Specific Zoning Classification SP	Zoning Description			, , , , , , , , , , , , , , , , , , , ,
	conforming (Grandfathered Use) No Zor	<u> </u>		
			<b>2</b>	
is the highest and dest use of subject property as	improved (or as proposed per plans and speci	fications) the present use?	Yes 🗌 No If No, des	cribe The subject's
			Yes No If No, des	cribe The subject's
current use is legal, physically possib	le, maximally productive and econo	omically feasible at this time.		
current use is legal, physically possib Utilities Public Other (describe)	ole, maximally productive and econo Public Other (	omically feasible at this time. describe) Off-site Impr	ovements – Type	Public Private
current use is legal, physically possib Utilities Public Other (describe)  Electricity	ole, maximally productive and economic Public Other (  Water	omically feasible at this time.  describe)  Off-site Impr  Street Asp	ovements - Type halt	
current use is legal, physically possib Utilities Public Other (describe) Electricity  Gas  Gas	ele, maximally productive and economic Public Other (  Water Sanitary Sewer (  Description: Water Sewer ( Description: Water Sewe	omically feasible at this time.  describe)  Off-site Impr Street Asp Alley Nor	ovements - Type halt	Public Private
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current use is legal, physically possib Utilities Public Other (describe) Electricity	No FEMA Flood Zone X for the market area?	Demically feasible at this time.	ovements - Type halt ne FEMA Map	Public Private  Date 08/28/2008
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There are 1 comparable	e properties currently	offered for sale in	the subject neighborho	ood ranging in price	from \$ 550,000	to \$ 550	. 000,0
			the past twelve mont				750,000
FEATURE	SUBJECT	COMPARAB	BLE SALE # 1	COMPARAB	LE SALE # 2	COMPARABI	LE SALE # 3
Address 21059 Kimberly C	Ct	21071 Kimberly	Ct	31564 Stoney Cr	reek Dr	31532 Canyon V	iew Dr
Lake Elsinore, CA		Lake Elsinore, C		Lake Elsinore, C		Lake Elsinore, C	
Proximity to Subject		0.04 miles NE		0.05 miles N		0.19 miles NW	
Sale Price	\$		\$ 750,000		\$ 655,000		\$ 660,000
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 218.09 sq.ft.		\$ 203.35 sq.ft.		\$ 184.93 sq.ft.	,
Data Source(s)		CRMLS#SW230		CRMLS#PW230	96142:DOM 45	CRMLS#SW230	53643:DOM 11
Verification Source(s)		Doc#2023-0059		Doc#2023-02685		Doc#2023-01556	•
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		ArmLth	() 1 2,122	ArmLth	() 1 3	ArmLth	(71 2,722 2
Concessions		Conv:7000	-7 000	Conv;0		FHA;10000	-10,000
Date of Sale/Time		s03/23;c02/23	7,000	s09/23;c07/23		s05/23;c05/23	10,000
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	14375 sf	12632 sf	0	10454 sf	0	7840 sf	0
View	B;Res;	B;Res;	U	B;Res;	0	B;Res;	0
Design (Style)		<u> </u>		DT2;Mediter.		DT2;Mediter.	
- , - ,	DT2;Mediter.	DT2;Mediter.		<b>-</b>		· · · · · · · · · · · · · · · · · · ·	
Quality of Construction	Q3	Q3		Q3		Q3	
Actual Age	22	22		22		22	
Condition	C4	C4		C4		C4	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	-5,000
Room Count	9 5 3.0	9 5 3.0		9 5 3.0		9 6 3.0	0
Gross Living Area	3,439 sq.ft.	3,439 sq.ft.		3,221 sq.ft.	+10,900	· ·	-6,500
Basement & Finished	0sf	0sf		0sf		0sf	
Rooms Below Grade							
Functional Utility	Average	Average		Average		Average	
Heating/Cooling	FWA, CA	FWA, CA		FWA, CA		FWA, CA	
Energy Efficient Items	None	None		None		None	
Garage/Carport	2gbi2dw	2gbi2dw		3ga3dw	-5,000	2gbi2dw	
Porch/Patio/Deck	Patio	Patio		Patio	,	Patio	
Pool	Pool	Pool		None	+25,000		+25,000
				.,,,,,,	20,000		20,000
Net Adjustment (Total)		+ <b>X</b>	\$ -7,000	<b>X</b> +	\$ 30,900	<b>X</b> +	\$ 3,500
Adjusted Sale Price		Net Adj. 0.9 %		Net Adj. 4.7 %	,	Net Adj. 0.5 %	
of Comparables		Gross Adj. 0.9 %					
Data Source(s) FARES			ubject property for the the				
Report the results of the research a	and analysis of the prio	r sale or transfer histor	v of the subject property	and comparable sales	(report additional prior	sales on nage 3)	
ITEM		JBJECT	COMPARABLE S		COMPARABLE SALE #2		RABLE SALE #3
Date of Prior Sale/Transfer	12/13/2022	DOLOT	OOMI AITABLE O	ALL #1	JOINI ANADEL OALL #2	. OOMI A	TIADLE OALL #0
Price of Prior Sale/Transfer	\$570,134						
Data Source(s)	Black Knight		Plack Knight	Plack	. Knight	Plack Knig	ht
Effective Date of Data Source(s)	09/30/2023		Black Knight 09/30/2023		: Knight 1/2023	Black Knigl 09/30/2023	
Analysis of prior sale or transfer his						0 0 / 0 0 / 0 0 0	•
			sales I NE	subject has a inc	otice of Trustee's S	sale filed on 12/13	3/2022. I NIS
was not an arms-length tra							
Comparables 1-3 have no	prior sales in the	last 12 months to	o analyze.				
Summary of Sales Comparison App been used because they of weight. Comparable 1 given the m	lo not reflect mar	ket value due to a		seller motivations	_		
Comparable 2 given secon	ndary weight beca	ause it requires th	ne second fewest a	adjustments.			
Comparable 3 given tertial	ry weight becaus	e it requires the the	nird fewest adjustr	nents.			
Comparable MLS sheets a		•			sistent behaviors of	of market participa	ants, there is
large variance in the comp	parable prices.						
Indicated Value by Sales Comparis	•	00,000					
Indicated Value by: Sales Compa			Cost Approach (if dev	eloped) \$	Income App	roach (if developed) \$	3
The final opinion of value i	FF			• /			
	is bracketed by th	u bac batsuibe a			ary weight given to	Cales Compans	on abbidacii.
					a subject's value i	s at the higher en	
			current housing su		e subject's value i	s at the higher en	
comparable price range. This appraisal is made X "as i	size, view amenit s", subject to following repairs or a	y, along with the completion per plans alterations on the bas	current housing su s and specifications o sis of a hypothetical o	n the basis of a hypondition that the repa	pothetical condition that airs or alterations have	at the improvements I	have been

Freddie Mac Form 2055 March 2005

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Fannie Mae Form 2055 March 2005

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Comparable Adjustments:				
Concessions have been deducted. Based on a paired sale analysis of the				
View @ \$50,000. Based on a paired sale analysis of the comparables in this report.				
Bedroom Count @ \$5,000 per room. Based on a paired sale analysis of the				
Bathroom Count @ \$5,000 per half room. Based on a paired sale analysis				
Gross Living Area @ \$50/SF (rounded). Based on a paired sale analysis of Pool @ \$25,000. Based on a paired sale analysis of the comparables in the		ероп.		
Due to the comparables having a similar flat usable area, lot size adjustments				
All adjustments are based on paired sale, statistical or historical analysis.	ents are not warranted.			
Comparable Search Parameters:				
The comparable search included all listing, pending and closed sales with	n the subject's neighborhoo	od that are s	standard sales which have sold	
in the last 12 months. An emphasis was place on using comparables that		immediate r	neighborhood, of similar quality,	
of similar condition, with similar amenities, similar lot size, of similar age, i	n that order.			
T	TI		December 11 The Total Control of the Theorem	
The special assessments are collected annually along with the property ta special assessments have no impact on the subject's marketability. All co			Property Profile addendum. The	
special assessments have no impact on the subject's marketability. All co	ilparables flave siffiliar ass	CSSIIICIIIS.		
AMC Registration # for ClearCapital.com, Inc: California 1256				
Fee paid to the appraiser: \$220				
, or paid to the approximating quant				
COST APPROACH TO VALUE	(not required by Fannie Mae)			
COST APPROACH TO VALUE Provide adequate information for the lender/client to replicate the below cost figures and calculation	•			
	is.	e cost appro	ach is not required by the client	
Provide adequate information for the lender/client to replicate the below cost figures and calculation	ns.  mating site value)  The	e cost appro	ach is not required by the client	
Provide adequate information for the lender/client to replicate the below cost figures and calculation Support for the opinion of site value (summary of comparable land sales or other methods for estimate the comparable land sales or other methods for e	ns.  mating site value)  The	e cost appro	ach is not required by the client	
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55321 File # 34641892

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

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APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the 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.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

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- 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
- 21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
- 22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature Name Anthony Porter	SignatureName
Company Name Verox Valuations LLC	Company Name
Company Address 55 Monument Circle, Floor 7	Company Address
Indianapolis, IN 46204	Talaahaaa Niissahaa
Telephone Number <u>951.452.1517</u>	Telephone Number
Email Address anthony.porter@veloxval.com	Email Address
Date of Signature and Report 09/30/2023	Date of Signature
Effective Date of Appraisal 09/30/2023	State Certification #
State Certification # AR034120	or State License #
or State License #	State
or Other (describe) State #	Expiration Date of Certification or License
State CA	
Expiration Date of Certification or License 05/20/2024	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED  21059 Kimberly Ct  Lake Elsinore, CA 92532  APPRAISED VALUE OF SUBJECT PROPERTY \$ 700.000	<ul> <li>Did not inspect exterior of subject property</li> <li>Did inspect exterior of subject property from street</li> <li>Date of Inspection</li> </ul>
	COMPARABLE SALES
LENDER/CLIENT	CUIVIFANABLE SALES
Name Clear Capital	Did not inspect exterior of comparable sales from street
Company Name Wedgewood Inc	Did inspect exterior of comparable sales from street
Company Address 2015 Manhattan Beach Blvd, Suite 100,	Date of Inspection
Redondo Beach, CA 90278	
Email Address	

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FEATURE	SUBJECT	COMPARAB	SLE SALE # 4		IPARABI	LE SALE # 5	COMPARABL	FSALF# 6
Address 21059 Kimberly 0		31500 Sagecres		31742 Car			OOMII TII II IDE	LE ONLE II U
		_			-			
Lake Elsinore, CA	4 92532	Lake Elsinore, C	JA 92532	Lake Elsin		A 92532		
Proximity to Subject		0.23 miles W		0.61 miles	<u>E</u>			
Sale Price	\$		\$ 600,000			\$ 591,000		\$
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ 208.33 sq.ft		\$ 278.3	8 sq.ft.		\$ sq.ft.	
Data Source(s)		CRMLS#IV2312				51252;DOM 0		
Verification Source(s)		No Doc Selected		Doc#2023				
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPT	IION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing		CrtOrd		ArmLth				
Concessions		FHA;0	0	FHA;0				
Date of Sale/Time		s09/23;c04/23			2/22			
		· · · · · · · · · · · · · · · · · · ·		s09/23;c08	5/23			
Location	N;Res;	N;Res;		N;Res;				
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple	е			
Site	14375 sf	10454 sf	0	9147 sf		0		
View	B;Res;	N;Res;	+50,000			+50,000		
			+30,000			+50,000		
Design (Style)	DT2;Mediter.	DT2;Mediter.		DT2;Medit	er.			
Quality of Construction	Q3	Q3		Q3				
Actual Age	22	21	0	22				
Condition	C4	C4		C4				
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms.	Baths	_	Total Bdrms. Baths	
							TULAT DUTTIS. BATTIS	
Room Count	9 5 3.0	9 5 3.0		9 5	2.1	+5,000		
Gross Living Area	3,439 sq.ft.	2,880 sq.ft	+28,000	2.12	3 sq.ft.	+65,800	sq.ft.	
Basement & Finished	0sf	0sf	2,230	0sf		1.7,2.0	, -	
Rooms Below Grade	331	331		331				
Functional Utility	Average	Average		Average				
Heating/Cooling	FWA, CA	FWA, CA		FWA, CA				
Energy Efficient Items	None	None		None				
Garage/Carport								
	2gbi2dw	2gbi2dw		2gbi2dw				
Porch/Patio/Deck	Patio	Patio		Patio				
Pool	Pool	None	+25,000	None		+25,000		
1 001	1 001	110110	20,000	110110		20,000		
Net Adjustment (Total)		<b>X</b> +	\$ 103,000			\$ 145,800		\$
Adjusted Sale Price		Net Adj. 17.2 %		Net Adj.	24.7 %		Net Adj. %	
of Comparables		Gross Adj. 17.2 %			24.7 %			¢
								Ψ
Report the results of the research a								
ITEM	SL	IBJECT	COMPARABLE SA	LE # 4	C	OMPARABLE SALE # 5	5 COMPAR	ABLE SALE # 6
Date of Prior Sale/Transfer	12/13/2022							
Price of Prior Sale/Transfer	\$570,134							
Data Source(s)			Dia ak Kajabt		Disak	. I/mimbt		
( )	Black Knight		Black Knight			Knight		
Effective Date of Data Source(s)	09/30/2023		09/30/2023			/2023		
Analysis of prior sale or transfer his	story of the subject pro	perty and comparable	sales Cor	mparables 4	1 & 5 h	nave no sales in th	e last 12 months	to analyze.
Analysis/Comments Compa	rable 4 is relevan	t because it is ph	vsically similar					
Compa	ilabio + io roiovan	t booddoo it io pi	ryolodily olifiliar.					
Comparable 5 is relevant	because it is phys	sically similar.						
					_			

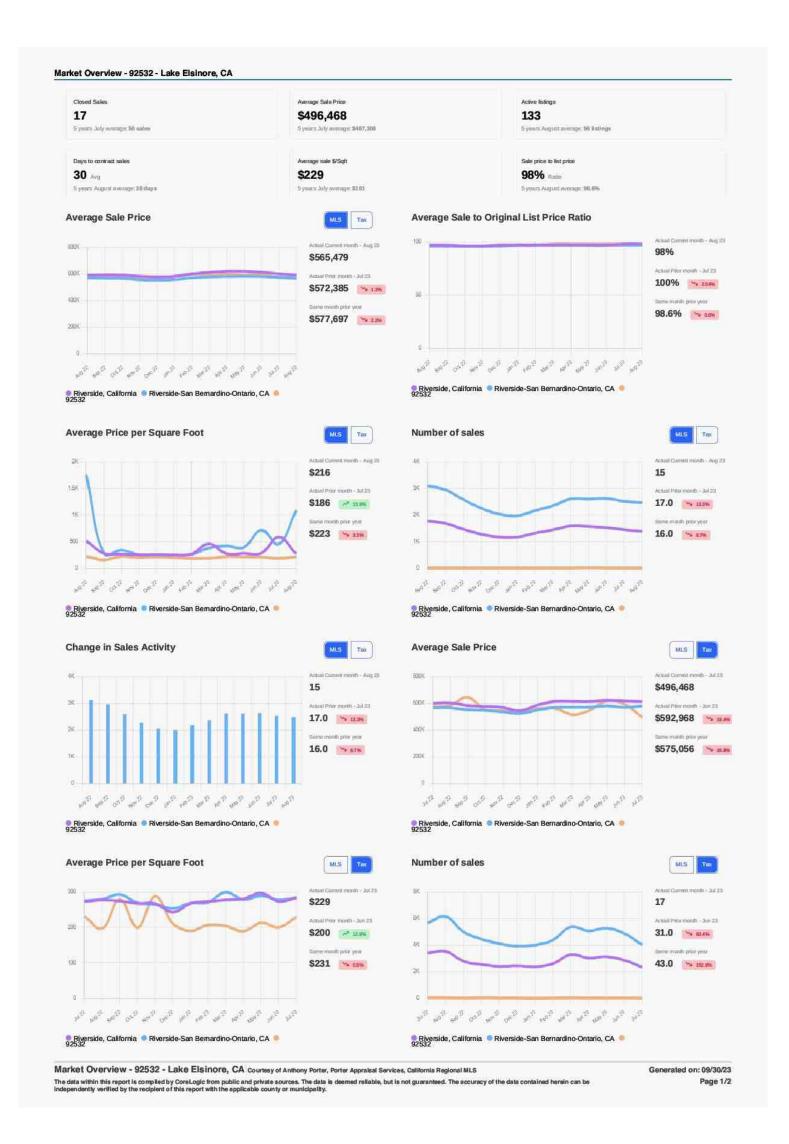
**Market Conditions Addendum to the Appraisal Report** 

55321

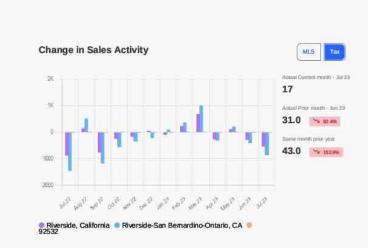
File No. 34641892

The purpose of this addendum is to provide the lender/c			2000			
neighborhood. This is a required addendum for all appra	isai reports with an effective			State O *	7ID Code oc	200
Property Address 21059 Kimberly Ct	<b>.</b>	City Lake Els	inore	State CA	ZIP Code 925	32
Borrower Catamount Properties 2018 LLC Instructions: The appraiser must use the information rec		asis for his/her conclusion	ne and must provide cupport	for those conclus	ione regarding	
• •	•					
housing trends and overall market conditions as reported it is available and reliable and must provide analysis as i						
explanation. It is recognized that not all data sources will	-					
in the analysis. If data sources provide the required infor						
average. Sales and listings must be properties that comp	_	• • • • • • • • • • • • • • • • • • • •	-	-	-	
subject property. The appraiser must explain any anoma				ου υγ α μιυομσυίι	o buyor or lite	
Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months	T	Overall Trend	
Total # of Comparable Sales (Settled)	5	6	5	Increasing	Stable	Declining
Absorption Rate (Total Sales/Months)	0.83	2	1.67	Increasing	➤ Stable	Declining
Total # of Comparable Active Listings	2	1	1.07	Declining	➤ Stable	Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	2.4	0.5	0.6	Declining	<b>▼</b> Stable	Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months		Overall Trend	g
Median Comparable Sale Price	\$580,000	\$569,500	\$591,000	Increasing	<b>▼</b> Stable	Declining
Median Comparable Sales Days on Market	34	31.5	7	Declining	Stable	Increasing
Median Comparable List Price	\$564,500	\$680,000	\$550,000	Increasing	<b>▼</b> Stable	Declining
Median Comparable Listings Days on Market	72	45	19	Declining	★ Stable	Increasing
Median Sale Price as % of List Price	99.56	100	100	Increasing	<b>X</b> Stable	Declining
Seller-(developer, builder, etc.)paid financial assistance p		<b>⋈</b> No		Declining	<b>X</b> Stable	Increasing
Explain in detail the seller concessions trends for the pas			n 3% to 5%, increasing use o		ng costs, condo	
fees, options, etc.). CRMLS indicates there	, -		<del>-</del>	-	=	
concessions which is 44% of the total tran						es for this
period. 4-6: 6 Sales; 4 with concessions; 6						
concessions ranged between \$2,500 and						
Are foreclosure sales (REO sales) a factor in the market	? Yes 🔀 No	If yes, explain (include	ding the trends in listings and	sales of foreclose	ed properties).	
The data used in the grid above does not			s or other distressed p	roperties ass	ociated with tl	ne reported
transactions. However, this is not a manda	atory reporting field for	or agents and there	may be some distress	sed sales tha	t were not rep	orted. It is
beyond the scope of this assignment to co	onfirm each sale used	d in the Market Con	ditions Report.			
Cite data sources for above information.	0					
	<u>-S was the data sour</u>	ce used to complete	e the Market Conditior	ns Addendum	. 9/30/2023	
	_S was the data sour	ce used to complete	e the Market Condition	ns Addendum	. 9/30/2023	
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## **Market Trend Analysis - Page 1**



# Market Trend Analysis - Page 2



Market Overview - 92532 - Lake Elsinore, CA coursesy of Anthony Porter, Porter Appraisal Services, California Regional MLS

The data within this report is complied by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or numicipality.

Generated on: 09/30/23

Supplemental Addendum

FIR NO. 34641892	File	No.	34641892
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Borrower	Catamount Properties 2018 LLC			
Property Address	21059 Kimberly Ct			
City	Lake Elsinore	County Riverside	State CA	Zip Code 92532
Lender/Client	Wedgewood Inc			

#### **Highest & Best Use Opinion Rationale / Current Use**

As part of this assignment, the appraiser has developed an opinion of the highest and best use of the real property defined, described and reflected in this appraisal report, as it is currently improved (existing or proposed). Based upon the physical inspection, property owner interviews and/or information available to the appraiser within the normal course of business, the current use (or proposed use) of the subject property as of the effective date of this appraisal is a single family residential use.

Based upon available zoning, deed restriction, and/or neighborhood covenant data, the current use of the subject property is legally permissible. The appraiser has uncovered no information (survey's, adverse easements, encroachments, etc...) available within the normal course of business to suggest that the current use of the property is not physically possible. As an improved (existing or proposed) property with obvious remaining economic life, the current use is considered to be financially feasible. Based upon limitations imposed by zoning, deed restriction, and/or neighborhood covenants on alternative uses, there does not appear to be any other potential use (either currently legal, or reasonably likely to become legal) that would produce a greater return to the real estate. Therefore, the current use is also considered to be maximally productive. Based upon the above rationale, it is this appraiser's opinion that the highest and best use of the subject property, as improved, is the current use.

In order to develop an opinion of the market value of the subject's site, the appraiser has also developed an opinion of the highest and best us of the site, as though vacant. The current use of the site is as a single, residential building site. Based upon limitations imposed by zoning, deed restriction, and/or neighborhood covenants on alternative uses, there does not appear to be any other potential use of the site, as though vacant, (either currently legal, or reasonably likely to become legal), that would produce a greater return to the real estate than the current use. Therefore, the site's current use is also considered to be the highest and best use of the site, as though vacant.

#### Comparable Summary

Comparables Summary & Estimated Indicated Value

	Sale Price	Net Adj %	Grs Adj %	Ind Value	Weight
Comp #1:	750,000	0.9	0.9	743,000	24.59
Comp #2:	655,000	5.5	5.5	690,900	22.51
Comp #3:	660,000	0.5	7	663,500	21.84
Comp #4:	600,000	17.2	17.2	703,000	17.22
Comp #5:	591,000	24.7	24.7	736,800	13.84

ESTIMATED INDICATED VALUE OF THE SUBJECT (per the statistical model): 706,000

# • Indicated Weight Value

Estimated indicated value is determined by using the Gross Adjustment of sale price for each comparable as a measure of the relative quality of the comp. The Indicated Value is derived by multiplying the weight of each comp by the Adjusted Sale Price of that comp, repeating for each property, then adding them all together. This weighted average is used as the indicated value of the subject.

As with any method, this technique is not perfect. However, it does do a very good job of giving more weight to the most similar comps while at the same time minimizing values near the extremes of the indicated value range.

THIS IS A STATISTICAL MODEL FOR ANALYSIS PURPOSES. PLEASE REFER TO THE APPRAISAL REPORT FOR THE APPRAISER'S OPINIONS AND CONCLUSIONS, WITH RATIONALE.

55321 File No. 34641892

#### UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

#### Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C/

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

#### **Quality Ratings and Definitions**

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

## UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

#### Quality Ratings and Definitions (continued)

#### Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

#### Ω4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

#### Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and ungrades.

#### Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

#### Definitions of Not Updated, Updated, and Remodeled

#### Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

# Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

#### Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

#### **Explanation of Bathroom Count**

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

#### Example:

3.2 indicates three full baths and two half baths.

# UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM (Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

# Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
А	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk AdjPwr	Adjacent to Park	Location
ArmLth	Adjacent to Power Lines  Arms Length Sale	Location Sale or Financing Concessions
AT	Attached Structure	Design (Style)
В	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
C	Contracted Date	Date of Sale/Time
Cash	Cash Commercial Influence	Sale or Financing Concessions Location
Comm	Conventional	Sale or Financing Concessions
Ср	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
CV	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway  Evoiration Data	Garage/Carport
Estate	Expiration Date Estate Sale	Date of Sale/Time Sale or Financing Concessions
FHA	Estate Sale   Federal Housing Authority	Sale or Financing Concessions Sale or Financing Concessions
g	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-in Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location View
LtdSght MR	Limited Sight Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
0	Other	Basement & Finished Rooms Below Grade
0	Other	Design (Style)
ор	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location  Solo or Financing Concessions
Relo REO	Relocation Sale REO Sale	Sale or Financing Concessions Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
S	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown Veterana Administration	Date of Sale/Time
VA w	Veterans Administration Withdrawn Date	Sale or Financing Concessions  Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade

# **Subject Photos**

Borrower	Catamount Properties 2018 LLC			
Property Address	21059 Kimberly Ct			
City	Lake Elsinore	County Riverside	State CA	Zip Code 92532
Lender/Client	Wedgewood Inc			



# **Subject Front**

21059 Kimberly Ct

Sales Price

Gross Living Area 3,439 Total Rooms Total Bedrooms 5 Total Bathrooms 3.0 Location N;Res; B;Res; 14375 sf View Site Quality Q3 Age 22



# **Subject Street**



# **Subject Street**

# **Comparable Photos 1-3**

Borrower	Catamount Properties 2018 LLC			
Property Address	21059 Kimberly Ct			
City	Lake Elsinore	County Riverside	State CA	Zip Code 92532
Lender/Client	Wedgewood Inc			



# **Comparable 1**

21071 Kimberly Ct

Prox. to Subject 0.04 miles NE Sales Price 750,000 Gross Living Area 3,439 Total Rooms Total Bedrooms 5 Total Bathrooms 3.0 Location N;Res; B;Res; View Site 12632 sf Quality Q3 22 Age



# Comparable 2

31564 Stoney Creek Dr Prox. to Subject 0.05 miles N 655,000 Sales Price Gross Living Area 3,221 Total Rooms 9 Total Bedrooms 5 Total Bathrooms 3.0 Location N;Res; View B;Res; 10454 sf Site Quality Q3 Age 22



# Comparable 3

31532 Canyon View Dr

0.19 miles NW Prox. to Subject Sales Price 660,000 Gross Living Area 3,569 Total Rooms 9 Total Bedrooms 6 **Total Bathrooms** 3.0 Location N;Res; View B;Res; Site 7840 sf Quality Q3 Age 22

# **Comparable Photos 4-6**

Borrower	Catamount Properties 2018 LLC			
Property Address	21059 Kimberly Ct			
City	Lake Elsinore	County Riverside	State CA	Zip Code 92532
Lender/Client	Wedgewood Inc			



# Comparable 4

31500 Sagecrest Dr

0.23 miles W Prox. to Subject Sales Price 600,000 Gross Living Area 2,880 Total Rooms Total Bedrooms 5 Total Bathrooms 3.0 Location N;Res; N;Res; View Site 10454 sf Quality Q3 Age 21



# Comparable 5

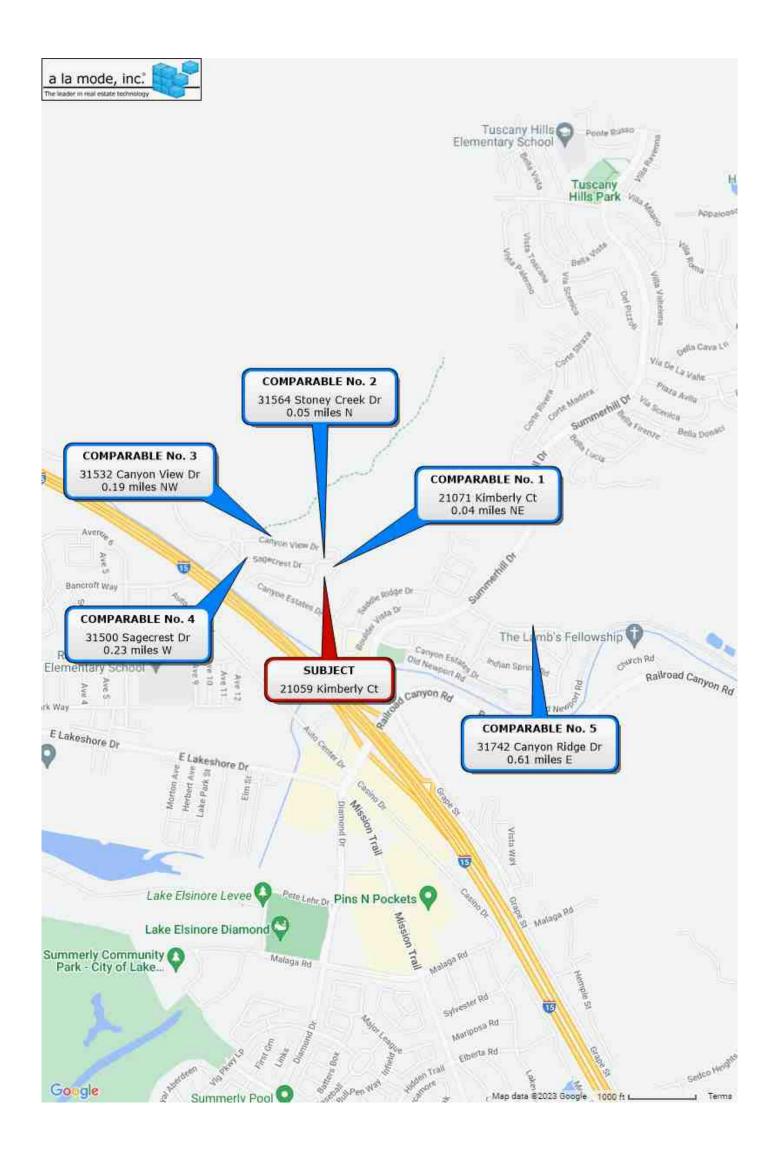
31742 Canyon Ridge Dr Prox. to Subject 0.61 miles E Sales Price 591,000 Gross Living Area 2,123 Total Rooms 9 Total Bedrooms 5 Total Bathrooms 2.1 Location N;Res; View N;Res; 9147 sf Site Quality Q3 Age 22

# Comparable 6

Prox. to Subject
Sales Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

### **Location Map**

Borrower	Catamount Properties 2018 LLC			
Property Address	21059 Kimberly Ct			
City	Lake Elsinore	County Riverside	State CA	Zip Code 92532
Lender/Client	Wedgewood Inc			

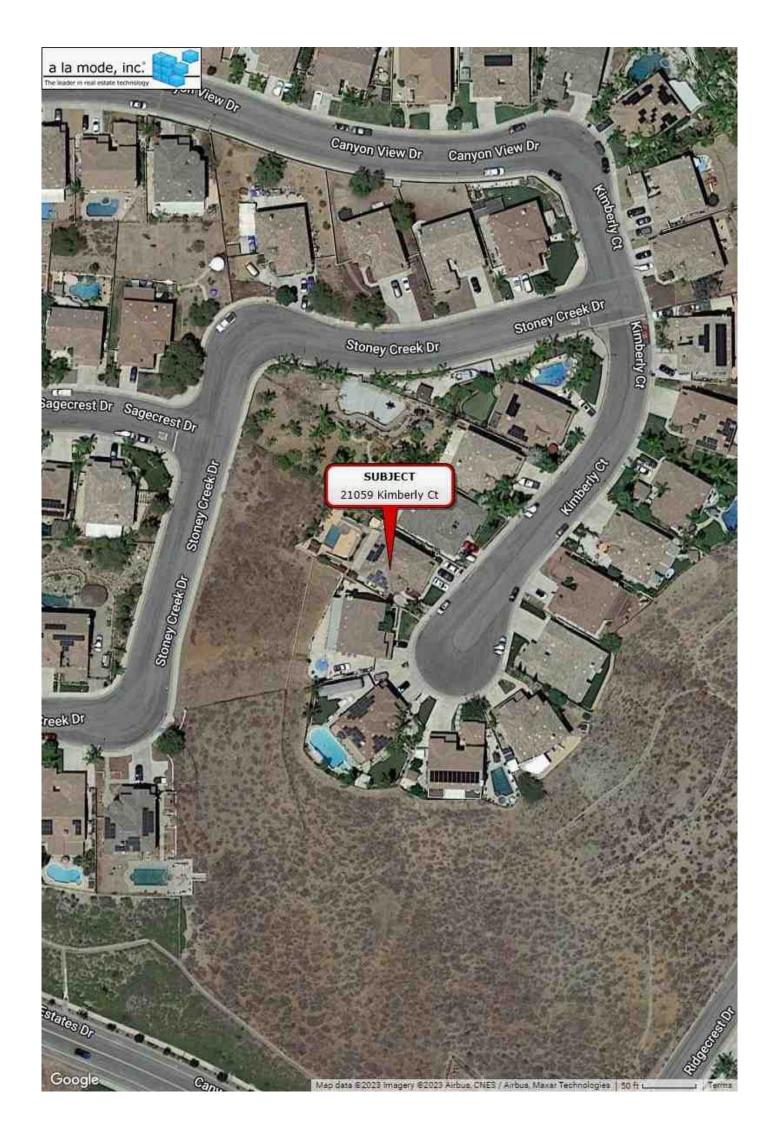


## **Plat Map**



# **Aerial Map**

Borrower	Catamount Properties 2018 LLC			
Property Address	21059 Kimberly Ct			
City	Lake Elsinore	County Riverside	State CA	Zip Code 92532
Lender/Client	Wedgewood Inc			



# 21059 Kimberly Ct, Lake Elsinore, CA 92532-0309, Riverside County APN: 363-341-023 CLIP: 9101334816 ■ Auction ♀ Expired Listing



MLS Full Baths Half Baths MLS Beds N/A 5 3

MLS Sq Ft MLS Yr Built Type Lot Sq Ft 14,375 2001 SFR 3,655

OWNER INFORMATION			
Owner Name	Beltran Rosa T B	Tax Billing Zip	92532
Owner Name 2		Tax Billing Zip+4	0309
Mail Owner Name	Rosa T B Beltran	Owner Vesting	Single Woman
Tax Billing Address	21059 Kimberly Ct	Owner Occupied	Yes
Tax Billing City & State	Lake Elsinore, CA	No Mail Flag	

Sale Price

\$520,000

Sale Date

05/02/2019

Page 1/4

Median Home Value	\$482,229	School District	LAKE ELSINORE UNIFIED
Median Home Value Rating	7/10	Family Friendly Score	71 / 100
Total Crime Risk Score (for the neig hborhood, relative to the nation)	51/100	Walkable Score	8/100
Total Incidents (1 yr)	72	Q1 Home Price Forecast	\$478,938
Standardized Test Rank	44/100	Last 2 Yr Home Appreciation	26%

LOCATION INFORMATION			
Zip Code	92532	TGNO	
Carrier Route	R010	Census Tract	427.50
Zoning		Topography	
Tract Number	20705	Township Range Sect	
School District	Lake Elsinore	Neighborhood Code	
Comm College District Code	Mt Jacinto	Within 250 Feet of Multiple Flood Z one	No
Location Influence			

TAX INFORMATION			
APN	363-341-023	Tax Appraisal Area	
Alternate APN	363-341-023	Lot	35
Exemption(s)		Block	
% Improved	66%	Water Tax Dist	Western
Tax Area	005027	Fire Dept Tax Dist	
Legal Description	.33 ACRES IN LOT 35 MB 196/022 TR 20705		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$557,541	\$546,609	\$535,893
Assessed Value - Land	\$187,632	\$183,953	\$180,347
Assessed Value - Improved	\$369,909	\$362,656	\$355,546
YOY Assessed Change (\$)	\$10,932	\$10,716	
YOY Assessed Change (%)	2%	2%	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$9,047		
2021	\$8,982	-\$65	-0.72%
2022	\$9,341	\$360	4%
Special Assessment		Tax Amount	
Fld Cntl Stormwater/Cleanwater		\$3.80	
Csa 152-Lake Elsinore Stormwat		\$13.88	
Lake Elsinore Llmd		\$24.90	
Cfd 98-1 Lake Elsinore		\$3,369.22	

Lake Elsinore Refuse Coll \$248.06 Nw Mosquito & Vector Cont Dist \$11.12 Property Details Courtesy of Anthony Porter, Porter Appraisal Services, California Regional MLS

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed a independently verified by the recipient of this report with the applicable county or municipality. Generated on: 09/30/23

wd Standby West		\$9.22	
Total Of Special Assessments		\$3,680.20	
CHARACTERISTICS			
County Land Use	Single Family Dwelling	Cooling Type	Central
Universal Land Use	SFR	Patio Type	
Lot Frontage		Garage Type	Attached Garage
Lot Depth		Garage Sq Ft	420
Lot Acres	0.33	Parking Type	Attached Garage
Lot Area	14,375	Parking Spaces	MLS: 2
Lot Shape		Roof Type	
Style		Roof Material	Slate
Building Sq Ft	Tax: 3,439 MLS: 3,655	Roof Frame	
Gross Area	3,859	Roof Shape	
2nd Floor Area		Construction Type	
Basement Sq Feet		Interior Wall	
Stories	2	Exterior	
Total Units		Floor Cover	
Total Rooms		Flooring Material	
Bedrooms	5	Foundation	
Total Baths	3	Pool	Pool
MLS Total Baths	3	Year Built	2001
Full Baths	3	Effective Year Built	2002
Half Baths		Other Impvs	
Dining Rooms		Equipment	
Family Rooms		Porch	
Other Rooms		Patio/Deck 1 Area	
Fireplaces	1	Patio/Deck 2 Area	
Condo Amenities		Porch 1 Area	
Condition		Porch Type	
Quality		Building Type	
Water	Type Unknown	Bldg Class	
Sewer	Type Unknown	Building Comments	
Heat Type	Central	# of Buildings	1
Heat Fuel Type			
THE CONTRACTOR OF THE PERSON O			
SELL SCORE			
Rating	High	Value As Of	2023-09-24 04:32:32
Sell Score	791		
ESTIMATED VALUE			
RealAVM™	\$732,500	Confidence Score	94
RealAVM™ Range	\$685,300 - \$779,700	Forecast Standard Deviation	6
Value As Of	09/11/2023	TOTOGOT ORNAND DOVING	Week and the second of the second
RealAVM™ is a CoreLogic® derived value and s	hould not be used in lieu of an appraisal.		
		e sales support the property valuation analysis process. The confidence of the confidence of the sales and the confidence of the confidenc	
The FSD denotes confidence in an AVM estimat imate will fall within, based on the consistency of	e and uses a consistent scale and meaning to generate a si of the information available to the AVM at the time of estima	tandardized confidence metric. The FSD is a statistic that measures ation. The FSD can be used to create confidence that the true value is	the likely range or dispersion an AVM nas a statistical degree of certainty.
RENTAL TRENDS			
Estimated Value	3560	Cap Rate	3%
		Forecast Standard Deviation (FSD)	

Estimated Value Low

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

MLS Listing Number	DW23016293	Pending Date	
MLS Status	Expired	Closing Date	
MLS Area	699 - NOT DEFINED	MLS Sale Price	
MLS Status Change Date	08/15/2023	MLS Listing Agent	Ygastthe-Thelma Gastelum
MLS Current List Price	\$515,000	MLS Listing Broker	THE ASSOCIATES REALTY GRO
MLS Original List Price	\$515,000	MLS Source	CRM

MLS Listing #

Generated on: 09/30/23 Page 2/4

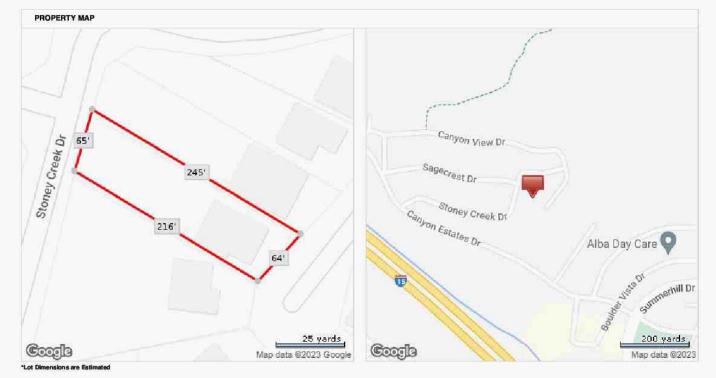
Property Details Courtesy of Anthony Porter, Porter Appraisal Services, California Regional MLS

The data within this report is complied by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or numicipality.

Form SCNLGL - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

ALS Status			Closed		
MLS Listing Date			04/01/2019		
VILS Listing Price			\$515,000		
MLS Orig Listing Price			\$515,000		
MLS Close Date			06/06/2019		
MLS Listing Close Price			\$520,000		
MLS Listing Cancellation I	Date				
MLS Source			CRM		
	2 2 2				301.7.1
LAST MARKET SALE & SAI		500-50	Waster American Street	1 110721	
Recording Date	06/06/2		Sale Type	Full	
Sale Date Sale Price	05/02/2		Deed Type	Grant	n Rosa T B
Price Per Square Feet	\$520,00 \$151.21		Owner Name Owner Name 2	beitra	II HOSA I B
Multi/Split Sale	V.0.1.2.		Seller	Nelso	n Katherine L
Document Number	203710				
	ar-commission				
Recording Date	05/15/2023	06/06/2019	04/23/2018	03/29/2018	03/06/2014
Sale Date	04/03/2023	05/02/2019	03/28/2018	03/23/2018	02/28/2014
Sale Price		\$520,000			
Nominal	Y		Y	Y	Y
Buyer Name	Beltran Rosa T B	Guerrero Marcos & Abi	Nelson Katherine L	Nelson Charles F & I	Kat Nelson Katherine L
		gail		herine L	
Seller Name	Guerrero Marcos & gail	Abi Nelson Katherine L	Nelson Charles F & Kat herine L	Nelson Katherine L	Nelson Charles F & Ka herine L
Document Number	138706	203710	154387	118372	85666
Document Type	Grant Deed	Grant Deed	Interspousal Deed Tran	Grant Deed	Interspousal Deed Tran
			sfer		sfer
	04.00	2000	00000004	0.00000	204
Recording Date	01/08/ 12/27/		06/29/2001 06/12/2001	06/29/2	
Sale Date	12/2//	2002	00/12/2001	03/16/2	
Sale Price				\$274,00	
Nominal	Y		Υ		
Buyer Name		n Charles F & Katherine L	Nelson Katherine		Katherine
Seller Name		n Katherine L	Nelson Charles F		e 98 LLC
Document Number	12009		301848	301847	
Document Type	Grant	Deed	Interspousal Deed Trans	fer Grant D	eed
MORTGAGE HISTORY					
Mortgage Date	06/06/2019	03/29/2018	05/17/2005	09/29/2004	08/26/2004
Mortgage Amount	\$468,000	\$410,815	\$100,000	\$50,000	\$393,750
Mortgage Lender	Royal Pacific Fndg	Cor United Fidelity Fndg	Gb Hm Equity LLC	Gb Hm Equity LLC	Indymac Bk Fsb
	Р	T 30			
Mortgage Code	Conventional	Fha	Conventional	Conventional	Conventional
Walter Dale	11/10/	2002	09/09/0000	01/00/0	200
Mortgage Date	11/19/		08/28/2003	01/08/2	
Mortgage Amount	\$40,00		\$316,000	\$304,50	
Mortgage Lender Mortgage Code		Manhattan Bk/Usa entional	Abn Amro Mtg Grp Inc Conventional	Americ	as Wholesale Lender
			John Charles	Conver	NIK. 199.
FORECLOSURE HISTORY					
Document Type	Notice Of Sale	Notice Of Sale	Notice Of Sale	Notice Of Sale	Notice Of Sale
Default Date					
Foreclosure Filing Date					
Recording Date	06/23/2023	06/12/2023	06/05/2023	05/08/2023	02/04/2023
Document Number					
Book Number					
Page Number					
Default Amount					
Final Judgment Amount					
Original Doc Date					

Original Document Num ber		
Original Book Page		
Lien Type		
Document Type	Notice Of Trustee's Sale	Notice Of Default
Default Date		07/28/2022
Foreclosure Filing Date	12/09/2022	07/29/2022
Recording Date	12/13/2022	08/01/2022
Document Number	500130	341033
Book Number		
Page Number		
Default Amount		\$110,215
Final Judgment Amount	\$570,134	
Original Doc Date	06/06/2019	06/06/2019
Original Document Number	203711	203711
Original Book Page		
Lien Type		



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Property Details Courtesy of Anthony Porter, Porter Apprecial Services, California Regional MLS

The data within this report is complied by CoreLogic from public and private sources. The data is deemed reliaindependently verified by the recipient of this report with the applicable county or nuncipality.

#### 31742 Canyon Ridge Dr, Lake Elsinore 92532

STATUS: Closed

LIST/CLOSE: \$590,000/\$591,000 🛊

Near shopping centers and close freeway access





BED / BATH: 5/2,0,1,0 SQFT(src): 2,123 (A) PRICE PER SOFT: \$278.38 LOT(src): 9,148/0.21 (A)

LEVELS: Two

GARAGE: 2/Attached YEAR BUILT(src): 2001 (ASR) PROP SUB TYPE: SFR/D DOM / CDOM: 0/17 SLC: Standard

PARCEL #: 363281006 LISTING ID: OC23151252

**Submit Offer** 

#### DESCRIPTION

Gorgeous and Open concept Home that offers many quality upgrades for you to enjoy! This home welcomes you with tons of natural light with a flexible open layout on the main floor for any way you'd like to setup your home. New paint and gorgeous laminate flooring throughout the home with Brand New Carpet on the Stairs and Second floor. It has an Open kitchen with an island - this kitchen offers a great open atmosphere to the dining room and family room. The second floor has Brand New Carpet throughout with a few bedrooms with laminate. You'll enjoy the Large Master Bedroom with the Master Bathroom and Walk-In Closet This home has a rare opportunity of a blank slate backyard where you can make it into your own oasis! It's also has enough space on the side for RV parking and has a large driveway for many cars. An amazing opportunity to own a home with incredible features, as well as Paid Off Solar and Air Conditioning/ Heating, plus No HOA!

EXCLUSIONS: Staging Furniture and any personal items of Seller	INCLUSION
--	-----------

AREA: SRCAR - Southwest **Riverside County** SUBDIVISION: / COUNTY: Riverside SENIOR COMMUNITY?: No CERTIFIED 433A?:

LIST \$ ORIGINAL: \$590,000 BASEMENT SQFT: COMMON WALLS: No Common

Walls PARKING: Driveway, Garage

HORSE:

PROBATE AUTHORITY:

ROOM TYPE: All Bedrooms Up, Master Suite EATING AREA:

COOLING: Central Air HEATING: Central

FLOORING:

VIEW: Mountain(s) WATERFRONT: LAUNDRY: Inside

PROP SUB TYPE: Single Family STRUCTURE TYPE: House COMMON INTEREST: None Residence (Detached)

INTERIOR

INTERIOR: MAIN LEVEL BEDROOMS: 0 MAIN LEVEL BATHROOMS: 1 ACCESSIBILITY: APPLIANCES:

KITCHEN FEATURES: BATHROOM FEATURES:

**EXTERIOR** 

EXTERIOR: FENCING: DIRECTION FACES:

SECURITY: SEWER: Public Sewer LOT: 0-1 Unit/Acre POOL: None

PATIO/PORCH: SPA:

FIREPLACE: Family Room

ENTRY LOC/ENTRY LVL: Front Door/1

BUILDING

**BUILDER NAME:** ARCH STYLE: MAKE: DOOR: BUILD MODEL: WINDOW: TAX MODEL:

ROOF: FOUNDATION DTLS: PROP COND:

CONSTR MTLS: OTHER STRUCT: NEW CONSTRUCTION YN: No

GARAGE AND PARKING

ATTACHED GARAGE?: Attached UNCOVERED SPACES:

**GREEN** 

PARKING TOTAL: 2 GARAGE SPACES: 2 # REMOTES: RV PARK DIM:

CARPORT SPACES:

GREEN ENERGY GEN: Solar

GREEN ENERGY EFF: HVAC, **GREEN SUSTAIN:** 

Water Heater

GREEN WTR CONSERV:

POWER PRODUCTION

GREEN VERIFICATION: No POWER PRODUCTION: No

COMMUNITY

HOA FEE: \$0 HOA NAME: HOA PHONE: # OF UNITS: 1

HOA FEE 2: HOA FEE 3: COMMUNITY: Curbs HOA MANAGEMENT NAME: HOA MANAGEMENT NAME 2: HOA NAME 2: HOA NAME 3: HOA AMENITIES:

HOA PHONE 2: HOA PHONE 3:

UTILITIES:

# UNITS IN COMMUNITY:

STORIES TOTAL: 2

HOA MANAGEMENT NAME 3:

LAND LEASE?: No PARCEL #: 363281006 ADDITIONAL APN(s): No LAND LEASE AMOUNT: LAND LEASE AMT FREQ: LAND LEASE PURCH?: LAND LEASE RENEW:

ELECTRIC: WATER SOURCE: Public LOT SIZE DIM: ASSESSMENTS: Unknown TAX LOT: 75 TAX BLOCK: TAX TRACT #: 20704 ZONING:

TAX OTHER ASSESSMENT: \$0
TAX OTHER ASSESS SOURCE: Unknown

SCHOOL

HIGH SCHOOL DISTRICT: Lake Elsinore ELEMENTARY: Unified

ELEMENTARY OTHER:

MIDDLE/JR HIGH: MIDDLE/JR HIGH OTHER:

DATES

HIGH SCHOOL: HIGH SCHOOL OTHER:

LISTING BAC: 2% BAC RMRKS:

TERMS: Cash, Cash To Existing Loan, Cash to New Loan, Conventional, FHA
LIST AGRMT: Exclusive Right To Sell
LIST SERVICE: Full Service

AD NUMBER: DISCLOSURES:

INTERNET, AVM?/COMM?: Yes/Yes
INTERNET?/ADDRESS?: Yes/Yes NEIGHBORHOOD MARKET REPORT YN?: Yes

LIST CONTRACT DATE: 07/26/23 START SHOWING DATE: ON MARKET DATE: 08/14/23 PRICE CHG TIMESTAMP: STATUS CHG TIMESTAMP: 09/18/23
MOD TIMESTAMP: 09/18/23
EXPIRED DATE: 11/26/23
PURCH CONTRACT DATE: 08/10/23

CLOSE DATE: 09/14/23

PRIVATE REMARKS:

POSSESSION:

Contingencies

DUAL/VARI COMP?: No LEASE CONSIDERED?: No

CURRENT FINANCING:

SHOWING INFORMATION

SIGN ON PROPERTY?: CONTINGENCY LIST: Standard Contract

SHOW CONTACT TYPE: Agent SHOW CONTACT NAME: SHOW CONTACT PH:

LOCK BOX LOCATION: Call Agent LOCK BOX TYPE: Combo

OCCUPANT TYPE: Vacant OWNER'S NAME:

1.LA CELL: 909-407-0842

SHOW INSTRUCTIONS: Please schedule showings through showingtime or text Kristen at (909)407-0842. Submit any questions and offers to kristen@globired.com MLS information may be used for reference but not guaranteed for accuracy and should not in any way replace material facts found during inspections. Buyer and Buyers agent to do their due diligence in regards to property's details including but not limited to permits,

square footage, lot size
DIRECTIONS: Near shopping centers and close freeway access

AGENT / OFFICE

LA State License: 02076475 CoLA State License:

LA: (OCHIGKRIS) Kristen Higa CoLA:

LO: (H07357) Real Broker LO PHONE: 619-248-6434

CoLO: CoLO PHONE: LO State License: 02022092

LO FAX: CoLO State License: CoLO FAX:

Offers Email: kristen@astonrosese.com

CONTACT PRIORITY

COMPARABLE INFORMATION

CLOSE PRICE: \$591,000
LIST PRICE: \$590,000
LIST \$ ORIGINAL: \$590,000
PURCH CONTRACT DATE: 08/10/23 DOM/CDOM: 0/17

BA: (SBPAREFAB) Fabiola **Paredes** BO: Realty ONE Group United BA State License: 02168702 BO State License: 01978196

CoBA: () CoBO: CoBA State License: CoBO State License:

BUYER FINANCING: FHA CONCESSIONS \$: \$0 CONCESSION CMTS: NA COE DATE: 09/14/23

AGENT FULL: Residential LISTING ID: OC23151252

Printed by Anthony Porter, State Lic: AR034120 on 09/30/2023 7:43:36 PM

#### 31500 Sagecrest Dr, Lake Elsinore 92532

STATUS: Closed

LIST/CLOSE: \$600,000/\$600,000

Yolu Dr and Sagecrest



Recent: 09/26/2023 : SOLD : A->S



BED / BATH: 5/3,0,0,0 SQFT(src): 2,880 (A) PRICE PER SQFT: \$208.33 LOT(src): 10,454/0.24 (A)

LEVELS: Two

GARAGE: 2/Attached YEAR BUILT(src): 2002 (ASR) PROP SUB TYPE: SFR/D DOM / CDOM: 0/0 SLC: Probate Listing

PARCEL #: 363332025 LISTING ID: IV23129766

Submit Offer

#### DESCRIPTION

#### Beautiful home in a desirable area of Lake Elsinore

EXCLUSIONS: INCLUSIONS:

AREA: SRCAR - Southwest Riverside County SUBDIVISION: / COUNTY: Riverside SENIOR COMMUNITY?: No CERTIFIED 433A?:

LIST \$ ORIGINAL: \$600,000 BASEMENT SQFT:

COMMON WALLS: No Common

Walls PARKING: HORSE:

PROBATE AUTHORITY: Court

ROOM TYPE: All Bedrooms

EATING AREA:

COOLING: Central Air HEATING: Central VIEW: None WATERFRONT:

LAUNDRY: Inside

PROP SUB TYPE: Single Family Residence (Detached)

STRUCTURE TYPE: House

COMMON INTEREST: None

INTERIOR

INTERIOR: MAIN LEVEL BEDROOMS: 3 MAIN LEVEL BATHROOMS: 3 ACCESSIBILITY: APPLIANCES: KITCHEN FEATURES: BATHROOM FEATURES: FLOORING:

ENTRY LOC/ENTRY LVL: 1/1
FIREPLACE: Living Room

**EXTERIOR** 

EXTERIOR: FENCING:

SECURITY: SEWER: Public Sewer

LOT: 0-1 Unit/Acre POOL: None

PATIO/PORCH: SPA:

DIRECTION FACES:

BUILDING **BUILDER NAME:** MAKE: BUILD MODEL:

TAX MODEL:

ARCH STYLE: DOOR: WINDOW:

ROOF: FOUNDATION DTLS:

CONSTR MTLS: OTHER STRUCT:

NEW CONSTRUCTION YN: No

GARAGE AND PARKING

POWER PRODUCTION

ATTACHED GARAGE?: Attached UNCOVERED SPACES:

PARKING TOTAL: 2 # REMOTES:

GREEN ENERGY EFF:

GARAGE SPACES: 2 RV PARK DIM:

PROP COND:

CARPORT SPACES:

**GREEN** 

GREEN SUSTAIN:

GREEN WTR CONSERV:

GREEN ENERGY GEN: WALK SCORE:

GREEN VERIFICATION: No

POWER PRODUCTION: No COMMUNITY

HOA FEE: \$0 HOA FEE 2: HOA FEE 3:

COMMUNITY: Sidewalks
HOA MANAGEMENT NAME: HOA MANAGEMENT NAME 2: HOA MANAGEMENT NAME 3:

LAND

HOA NAME: HOA NAME 2: HOA NAME 3:

HOA PHONE: HOA PHONE 2: HOA PHONE 3:

# OF UNITS: 1 # UNITS IN COMMUNITY: STORIES TOTAL: 2

Form SCNLGL - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

LAND LEASE?: No PARCEL #: 363332025 ADDITIONAL APN(s): No

LAND LEASE AMOUNT: LAND LEASE AMT FREQ: LAND LEASE PURCH?: LAND LEASE RENEW:

UTILITIES: ELECTRIC: WATER SOURCE: Public LOT SIZE DIM: ASSESSMENTS: Unknown

TAX BLOCK: TAX TRACT #: 20705 ZONING: TAX OTHER ASSESSMENT: \$0 TAX OTHER ASSESS SOURCE: Estimated

**SCHOOL** 

HIGH SCHOOL DISTRICT: Lake Elsinore ELEMENTARY: MIDDLE/JR HIGH: HIGH SCHOOL: Unified **ELEMENTARY OTHER:** MIDDLE/JR HIGH OTHER: HIGH SCHOOL OTHER:

LISTING

BAC: 2.5% BAC RMRKS: NONE DUAL/VARI COMP?: Yes LEASE CONSIDERED?: No CURRENT FINANCING: POSSESSION: SIGN ON PROPERTY?:

TERMS: Cash to New Loan
LIST AGRMT: Exclusive Right To Sell LIST SERVICE: Full Service AD NUMBER: DISCLOSURES: INTERNET, AVM?/COMM?: Yes/Yes
INTERNET?/ADDRESS?: Yes/Yes
NEIGHBORHOOD MARKET REPORT YN?: Yes DATES LIST CONTRACT DATE: 04/22/23 START SHOWING DATE ON MARKET DATE: 09/26/23 PRICE CHG TIMESTAMP: 09/26/23 MOD TIMESTAMP: 09/26/23 EXPIRED DATE: 09/27/23 PURCH CONTRACT DATE: 04/22/23 CLOSE DATE: 09/25/23

OCCUPANT TYPE: Owner

1.LA CELL: 951-732-2998 2.LA TEXT: 951-732-2998

OWNER'S NAME:

CONTACT PRIORITY

TAX LOT: 58

CONTINGENCY: TO BE SOLD ONLY TO SELLER'S FAMILY MEMBER. SUBJECT TO COURT APPROVAL PRIVATE REMARKS:

CONTINGENCY LIST:

SHOWING INFORMATION

SHOW CONTACT TYPE: Agent LOCK BOX LOCATION: SHOW CONTACT NAME: SHOW CONTACT PH: LOCK BOX TYPE: None

SHOW INSTRUCTIONS: NO SHOWING. SEE CONTINGENCY

DIRECTIONS: Yolu Dr and Sagecrest

AGENT / OFFICE

LA: (IOBASOGI) OGIE OBASEKI ColA: LA State License: 01025196 CoLA State License: 01025196

LO: (ISEK) EVERGREEN HOMES LO PHONE: 310-279-5143 LO FAX: 866-799-1287 CoLO State License: CoLO FAX: COLO CoLO PHONE:

Offers Email: sahontin@aol.com

COMPARABLE INFORMATION

CLOSE PRICE: \$600,000 LIST PRICE: \$600,000 LIST \$ ORIGINAL: \$600,000 PURCH CONTRACT DATE: 04/22/23 DOM/CDOM: 0/0

**OBASEKI** BO: EVERGREEN HOMES BA State License: 01025196 BO State License: 01025196

BA: (IOBASOGI) OGIE

CoBA: () CoBO: CoBA State License: CoBO State License:

BUYER FINANCING: FHA CONCESSIONS \$: \$0 CONCESSION CMTS: NONE COE DATE: 09/25/23

AGENT FULL: Residential LISTING ID: IV23129766

Printed by Anthony Porter, State Lic: AR034120 on 09/30/2023 7:43:36 PM

# 31564 Stoney Creek Dr, Lake Elsinore 92532 STATUS: Closed

LIST/CLOSE: \$680,000/\$655,000

Please use Google Maps.





BED / BATH: 5/3,0,0,0 SQFT(src): 3,221 (A) PRICE PER SQFT: \$203.35 LOT(src): 10,454/0.24 (A)

LEVELS: Two

GARAGE: 3/Attached YEAR BUILT(src): 2001 (ASR) PROP SUB TYPE: SFR/D DOM / CDOM: 45/45

SLC: Standard

PARCEL #: 363342003 LISTING ID: PW23096142

Submit Offer

### DESCRIPTION

Fantastic Canyon Estates home in Lake Elsinore...Great Location! This home is centrally located to Lake Elsinore Motorsports Park, Elm Grove Beach, Walker Canyon Trailhead, and Historic Downtown on Main Street. You don't want to miss this one! The home itself features 5 bedrooms, 3 full bathrooms with approx. 3,221 sq. ft. of living space, and Stunning views of the Lake and its Beautiful Mountains! Vaulted ceilings in entry that opens into the Living Room, the Formal Dining Room gives this open floor plan lots of light. Main floor bedroom with full bath. Kitchen with large island and eating area that is open to the Family Room with a cozy fireplace. Upstairs Master Suite includes large bedroom with corner fireplace and His & Hers walk-in closets, a very spacious master bathroom and an attached room great for office or work-out area. There are two additional bedrooms upstairs. Large three car garage and a huge backyard waiting for you outdoor design ideas! Great location with easy access to the 15 freeway, shopping, and schools. Come take a look at this BEAUTY built for family, fun, and entertainment, as it won't be on the market for long. Lots of storage in garage Not to mention the home sits on a Cul-de-sac with a very private lot with NO HOA and has enough space for both RV AND BOAT PARKING and a water drip system for the entire lot. TRULY A DREAM HOME!! Would you like to Explore more about this Home and what the Community has to offer? Simply copy and paste this link: https://lstrep.co/eJnKBhdiDA Community has to offer? Simply copy and paste this link: https://lstrep.co/eJnKBhdjDA

EXCLUSIONS:	INCLUSIONS:
INCLUSIONS.	TIVE LOCATORIO.

AREA: SRCAR - Southwest **Riverside County** SUBDIVISION: / COUNTY: Riverside SENIOR COMMUNITY?: No CERTIFIED 433A?:

LIST \$ ORIGINAL: \$680,000 BASEMENT SQFT:

COMMON WALLS: No Common Walls
PARKING: Driveway, Garage, Garage Faces Front

HORSE:

PROBATE AUTHORITY:

ROOM TYPE: Family Room, Laundry, Living Room, Main Floor Bedroom, Multi-Level Bedroom, Walk-In Closet, Walk-In Pantry

EATING AREA: Breakfast Counter / Bar, Dining Room, Separated

COOLING: Central Air HEATING: Central

VIEW: City Lights, Lake, Mountain(s) WATERFRONT:

LAUNDRY: Individual Room, Upper

PROP SUB TYPE: Single Family STRUCTURE TYPE: House COMMON INTEREST: None Residence (Detached)

INTERIOR

INTERIOR: High Ceilings, Open Floorplan, Pantry, Recessed Lighting MAIN LEVEL BEDROOMS: 1 MAIN LEVEL BATHROOMS: 1

ACCESSIBILITY: APPLIANCES: Built-In Range, Dishwasher, Double Oven, Microwave, Range Hood KITCHEN FEATURES: BATHROOM FEATURES:

FLOORING: Carpet, Tile

ENTRY LOC/ENTRY LVL: Stoney Creek/1
FIREPLACE: Living Room, Master Bedroom

**EXTERIOR** 

EXTERIOR: FENCING: Block, Wood DIRECTION FACES:

SECURITY: Carbon Monoxide Detector(s), Security
System, Smoke Detector(s)
SEWER: Public Sewer

LOT: Lot 10000-19999 Sqft

POOL: None

PATIO/PORCH: SPA: None

BUILDING

**BUILDER NAME:** MAKE: BUILD MODEL: TAX MODEL:

ARCH STYLE: DOOR: French Doors WINDOW:

ROOF: Slate FOUNDATION DTLS: PROP COND: Turnkey

CONSTR MTLS: OTHER STRUCT: NEW CONSTRUCTION YN: No

GARAGE AND PARKING

ATTACHED GARAGE?: Attached UNCOVERED SPACES:

PARKING TOTAL: 3 # REMOTES:

GARAGE SPACES: 3 RV PARK DIM:

CARPORT SPACES:

GREEN

GREEN ENERGY GEN: WALK SCORE:

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: No GREEN VERIFICATION: No COMMUNITY HOA FEE: \$0 HOA NAME: HOA PHONE: # OF UNITS: 1 HOA FEE 2: HOA NAME 2: HOA PHONE 2: # UNITS IN COMMUNITY: HOA NAME 3: HOA FEE 3: HOA PHONE 3: STORIES TOTAL: 2 COMMUNITY: Biking, Sidewalks, HOA AMENITIES: Street Lights HOA MANAGEMENT NAME: HOA MANAGEMENT NAME 2: HOA MANAGEMENT NAME 3: LAND LAND LEASE AMOUNT: LAND LEASE AMT FREQ: LAND LEASE?: No UTILITIES: TAX LOT: 41 PARCEL #: 363342003 ELECTRIC: TAX BLOCK: ADDITIONAL APN(s): No LAND LEASE PURCH?: WATER SOURCE: Public TAX TRACT #: 20705 LAND LEASE RENEW: LOT SIZE DIM: ZONING: TAX OTHER ASSESSMENT: TAX OTHER ASSESS SOURCE: Unknown ASSESSMENTS: None SCHOOL HIGH SCHOOL DISTRICT: Lake Elsinore ELEMENTARY: MIDDLE/JR HIGH: HIGH SCHOOL: Unified ELEMENTARY OTHER: MIDDLE/JR HIGH OTHER: HIGH SCHOOL OTHER: LISTING DATES BAC: 2% TERMS: Cash, Cash to New Loan, Conventional, FHA, LIST CONTRACT DATE: 06/01/23 VA Loan LIST AGRMT: Exclusive Right To Sell BAC RMRKS START SHOWING DATE: ON MARKET DATE: 06/01/23
PRICE CHG TIMESTAMP: DUAL/VARI COMP?: No LIST SERVICE: Full Service LEASE CONSIDERED?: No CURRENT FINANCING: AD NUMBER: STATUS CHG TIMESTAMP: 09/12/23 POSSESSION: Close Plus 3 Days DISCLOSURES: MOD TIMESTAMP: 09/12/23 SIGN ON PROPERTY?: No
CONTINGENCY LIST: Standard Contract EXPIRED DATE: 11/30/23 PURCH CONTRACT DATE: 07/16/23 INTERNET, AVM?/COMM?: Yes/Yes
INTERNET?/ADDRESS?: Yes/Yes NEIGHBORHOOD MARKET REPORT YN?: Yes CLOSE DATE: 09/12/23 CONTINGENCY: Standard contingencies PRIVATE REMARKS: For showing requests please follow showing instructions. Send all offers to sal.makingdreamshappen@gmail.com with DU, FICO Scores and POF. Seller will make no repairs implied or otherwise. Present Best and Highest! Offers will be presented as they come in. Must haves...Diamond Quality Escrow, Inc with Mandy Owen Frethy and Provident Title with Veronica Franco (No exceptions!) SHOWING INFORMATION LOCK BOX LOCATION: NA LOCK BOX TYPE: None OCCUPANT TYPE: Owner OWNER'S NAME: SHOW CONTACT TYPE: Agent, Owner SHOW CONTACT NAME: SHOW CONTACT PH: SHOW INSTRUCTIONS: SHOW INSTRUCTIONS: Agents: Open House June 24th 12-4pm. Please DO NOT use showing time. After the Open House please Call/Text Crystal Torres at 562.456.6405 with your business cards and to request your appointments! After the Open House the seller requests minimum 24hr notice. We need notice to take trained dogs off premises. DO NOT DISTURB OWNERS! LARGE DOG ON PREMISES! DO NOT GO DIRECT UNLESS YOU HAVE A CONFIRMED APPT! Buyer must be accompanied by their agent! DIRECTIONS: Please use Google Maps. AGENT / OFFICE CONTACT PRIORITY LA: (PWTORRSAL) Salvador Torres
CoLA: LA State License: 01968379 1.LA CELL: 562.478.9924 CoLA State License: 2.LA EMAIL: LO: (PB17230) Keller Williams Realty LO PHONE: 562-902-5100 LO State License: 01937239 sal.makingdreamshappen@gmail.com LO FAX: 562-902-5158 CoLO State License: CoLO FAX: Col O:

COMPARABLE INFORMATION

CLOSE PRICE: \$655,000
LIST PRICE: \$680,000
LIST \$ ORIGINAL: \$680,000
PURCH CONTRACT DATE: 07/16/23 DOM/CDOM: 45/45

CoLO PHONE:

BA: (PWTORCRY) Crystal Torres BO: Keller Williams Realty BA State License: 02191980 BO State License: 01937239

Offers Email:

sal.makingdreamshappen@gmail.com

CoBA: () CoBO: CoBA State License: CoBO State License:

**BUYER FINANCING: Conventional** CONCESSIONS \$: \$0
CONCESSION CMTS: NA COE DATE: 09/12/23

AGENT FULL: Residential LISTING ID: PW23096142

Printed by Anthony Porter, State Lic: AR034120 on 09/30/2023 7:43:36 PM

# 31532 Canyon View Dr, Lake Elsinore 92532 STATUS: Closed

LIST/CLOSE: \$649,900/\$660,000 +

Cross Streets: Canyon Estates Dr And Canyon View





BED / BATH: 6/3,0,0,0 SQFT(src): 3,569 (A) PRICE PER SQFT: \$184.93 LOT(src): 7,841/0.18 (A)

LEVELS: Two

GARAGE: 2/Attached YEAR BUILT(src): 2001 (PUB) PROP SUB TYPE: SFR/D DOM / CDOM: 11/11 SLC: Standard

PARCEL #: 363331007

COOLING: Central Air HEATING: Central

FLOORING: Carpet, Laminate ENTRY LOC/ENTRY LVL: / FIREPLACE: Living Room

CONSTR MTLS:

LISTING ID: SW23053643

#### Submit Offer

#### DESCRIPTION

Welcome to spacious living in Canyon View Estates. This 6 Bed + Den/Office, 3 Bath, 3,569 SqFt home is the largest model by the builder in the community! This home includes formal living room, family room, plus additional room that can be used as home office, library, gym or den. Upon entry to this gorgeous home you are greeted by a large open living area with soaring ceilings. The interior and exterior have been recently painted, and the house features new laminate flooring, new carpet, and new LED lighting throughout, making it a modern and energy-efficient home. The kitchen is large and features a large island, granite countertops and tons of cabinet & countertop space! Downstairs you will also find a great-sized bedroom and full bath. Ascending the stairs you will have the Primary suite, laundry, and 4 other rooms! You will enjoy your views from your large master suite and master bath. Master bath features his and hers walk-in closet, his and hers sinks, and separate tub and shower. Secondary rooms are all great size and one of them even includes a separate living area you can only access from that room! The backyard has new landscaping and is of great size perfect for entertaining or just enjoying some quiet time. Location could not be better!!! Located less than 1 mile from schools, shopping centers, and the 15 freeway! Act Now This One Will Not Last! Low Taxes And No HOA!

AREA: SRCAR - Southwest **Riverside County** SUBDIVISION: / COUNTY: Riverside SENIOR COMMUNITY?: No CERTIFIED 433A?:

LIST \$ ORIGINAL: \$649,900 BASEMENT SQFT: COMMON WALLS: No Common Walls

PARKING: HORSE:

PROBATE AUTHORITY:

ROOM TYPE: Den, Living Room, Main Floor Bedroom, Master Bathroom, Master Bedroom, Walk-In Closet, Walk-In Pantry

VIEW: Hills WATERFRONT: LAUNDRY: Inside

EATING AREA:

PROP SUB TYPE: Single Family COMMON INTEREST: None STRUCTURE TYPE: House Residence (Detached)

INTERIOR

INTERIOR: High Ceilings, Open Floorplan, Pantry MAIN LEVEL BEDROOMS: 1 MAIN LEVEL BATHROOMS: 1

ACCESSIBILITY: None
APPLIANCES: Dishwasher, Gas Cooktop
KITCHEN FEATURES: Granite Counters,

Kitchen Island BATHROOM FEATURES: Double Sinks In Master Bath, Soaking Tub

**EXTERIOR** 

SECURITY: SEWER: Public Sewer LOT: 0-1 Unit/Acre POOL: None EXTERIOR: PATIO/PORCH: FENCING: DIRECTION FACES:

BUILDING

**BUILDER NAME:** ARCH STYLE: ROOF: FOUNDATION DTLS: MAKE: DOOR:

OTHER STRUCT: BUILD MODEL: TAX MODEL: WINDOW: PROP COND: NEW CONSTRUCTION YN: No

GARAGE AND PARKING

ATTACHED GARAGE?: Attached PARKING TOTAL: 2 GARAGE SPACES: 2 CARPORT SPACES: UNCOVERED SPACES: # REMOTES: RV PARK DIM:

**GREEN** 

GREEN ENERGY GEN: GREEN ENERGY EFF: GREEN SUSTAIN: GREEN WTR CONSERV: WALK SCORE:

POWER PRODUCTION

POWER PRODUCTION: No GREEN VERIFICATION: No

COMMUNITY

HOA FEE: \$0 HOA FEE 2: HOA FEE 3:

COMMUNITY: Sidewalks, Storm

Drains, Street Lights
HOA MANAGEMENT NAME:
HOA MANAGEMENT NAME 2: HOA MANAGEMENT NAME 3: HOA NAME: HOA NAME 2: HOA NAME 3: HOA AMENITIES: HOA PHONE: HOA PHONE 2: HOA PHONE 3: # OF UNITS: 1 # UNITS IN COMMUNITY: STORIES TOTAL: 2

LAND

LAND LEASE?: No PARCEL #: 363331007 ADDITIONAL APN(s): No LAND LEASE AMOUNT: LAND LEASE AMT FREQ: LAND LEASE PURCH?: LAND LEASE RENEW:

UTILITIES: Cable Available, Electricity Connected, Natural Gas Connected, Phone Not Available, Sewer Connected, Water Connected

ELECTRIC: WATER SOURCE: Public LOT SIZE DIM: ASSESSMENTS: Special Assessments

TAX LOT: 7 TAX BLOCK: TAX TRACT #: 20705

TAX OTHER ASSESSMENT: \$3.408 TAX OTHER ASSESS SOURCE: Estimated

SCHOOL

HIGH SCHOOL DISTRICT: Lake Elsinore ELEMENTARY: Unified

ELEMENTARY OTHER:

MIDDLE/JR HIGH: MIDDLE/JR HIGH OTHER: HIGH SCHOOL: HIGH SCHOOL OTHER:

LISTING

BAC: 2.5% BAC RMRKS: DUAL /VART COMP? Yes LEASE CONSIDERED?: No

CURRENT FINANCING: None SIGN ON PROPERTY?: CONTINGENCY LIST:

TERMS: Cash, Conventional, FHA, VA Loan LIST AGRMT: Exclusive Right To Sell

LIST SERVICE: Full Service AD NUMBER:

DISCLOSURES: INTERNET, AVM?/COMM?: Yes/Yes
INTERNET?/ADDRESS?: Yes/Yes

NEIGHBORHOOD MARKET REPORT YN?: Yes

DATES LIST CONTRACT DATE: 04/01/23 START SHOWING DATE: 04/20/23 ON MARKET DATE: 04/20/23 ON MAKKET DATE: 04/20/23
PRICE CHG TIMESTAMP:
STATUS CHG TIMESTAMP: 06/01/23
MOD TIMESTAMP: 06/01/23
EXPIRED DATE: 10/31/23

PURCH CONTRACT DATE 05/01/23 CLOSE DATE: 05/31/23

CONTINGENCY:
PRIVATE REMARKS: Please use showingtime for Showings.TAX IS ONLY 1.5% Email offers to HectorgRealtor1@gmail.com. Please include property address in the subject line. Please include: RPA, POF, Pre-Approval and FICO scores. Offers must include all documentation requested or they wi not be considered. Buyer may be required to cross-qualify w/listing agents lender. Buyer/Agent to complete own due diligence on all aspects of property; all information deemed accurate but not guaranteed

SHOWING INFORMATION

SHOW CONTACT TYPE: See Remarks SHOW CONTACT NAME:

LOCK BOX LOCATION: LOCK BOX TYPE: None SHOW CONTACT PH:

SHOW INSTRUCTIONS: Please use showing time for Showings.TAX IS ONLY 1.5% DIRECTIONS: Cross Streets: Canyon Estates Dr And Canyon View

AGENT / OFFICE

LA: (SWGUTIHEC) Hector Gutierrez CoLA: LO: (SWKWTL01) Keller Williams, The Lakes
LO PHONE: 951-816-6565
Colo:

CoLO PHONE:

LA State License: 01995858 CoLA State License:
LO State License: 02053931

LO FAX: 951-816-6886 CoLO State License: COLO FAX:

Offers Email: HectorgRealtor1@gmail.com

OCCUPANT TYPE: Owner OWNER'S NAME:

1.LA CELL: 951-956-0921

2.LA DIRECT: 951-338-0200 3.LA PAGER: 4.LA FAX: 5.LA VOICEMAIL:

CONTACT PRIORITY

6.LA EMAIL: HectorgRealtor1@gmail.com

COMPARABLE INFORMATION

CLOSE PRICE: \$660,000
LIST PRICE: \$649,900
LIST \$ ORIGINAL: \$649,900
PURCH CONTRACT DATE: 05/01/23 DOM/CDOM: 11/11

BA: (IVMONZMAR)
MARVIN MONZON BO: MR REALTY BA State License: 01994731 BO State License: 01994731 CoBA: () CoBO: CoBA State License: CoBO State License:

BUYER FINANCING: FHA CONCESSIONS \$: \$10,000 CONCESSION CMTS: CC COE DATE: 05/31/23

AGENT FULL: Residential LISTING ID: SW23053643

Printed by Anthony Porter, State Lic: AR034120 on 09/30/2023 7:43:36 PM

21071 Kimberly Ct, Lake Elsinore 92532

STATUS: Closed

LIST/CLOSE: \$750,000/\$750,000

Canvon Estates & Stoney Creek





BED / BATH: 5/3,0,0,0 SQFT(src): 3,439 (A) PRICE PER SQFT: \$218.09 LOT(src): 12,632/0.29 (A)

LEVELS: Two

GARAGE: 2/Attached YEAR BUILT(src): 2001 (ASR) PROP SUB TYPE: SFR/D DOM / CDOM: 12/12

SLC: Standard

PARCEL #: 363341026 LISTING ID: SW23010441

**Submit Offer** 

### DESCRIPTION

\*\*CORNER LOT\*\*THIS HOME IS ABSOLUTELY GORGEOUS! 3,439 sqft with 5 bedrooms and 3 full bathrooms on a 12K+ sqft lot with Views of mountains This home is an absolute dream with an island feel that makes you want to never leave. This house has Newer Air conditioning and heating within past year, 40 panel Solar system that will be paid off in escrow to buyer free and clear, The lot size is huge with all usable space: Pool and Jacuzzi, Putting Green, a beautiful spacious patio, a separate sitting area nook, built in bbq grill with fridge, burner, and sink, plenty of shade, fruit trees, and low maintenance upkeep of the yard with turf on front lawn. On the inside we have a guest bedroom and full bathroom on the main floor, a den separate of the family and living room, a loft, and a deck right off the master bedroom. Granite countertops, stainless steel appliances, two fireplaces, high ceilings, and lots of natural light makes this place a winner and your new home. Come take a look at this BEAUTY built for family, fun, and entertainment, as it won't be on the market for long. Lots of storage in garage Not to mention the home sits on a Cul-desac with a very private lot with NO HOA and has enough space for both RV AND BOAT PARKING and a water drip system for the entire lot. TRULY A DREAM HOME!!

EXCLUSIONS:	INCLUSIONS:
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PARKING: HORSE:

AREA: SRCAR - Southwest **Riverside County** SUBDIVISION: / COUNTY: Riverside SENIOR COMMUNITY?: No CERTIFIED 433A?:

LIST \$ ORIGINAL: \$750,000 BASEMENT SQFT: COMMON WALLS: No Common Walls

PROBATE AUTHORITY:

ROOM TYPE: Laundry **EATING AREA:** 

COOLING: Central Air HEATING: Central

VIEW: Mountain(s), Peek-A-Boo

WATERFRONT:

LAUNDRY: Individual Room

PROP SUB TYPE: Single Family

Residence (Detached)

STRUCTURE TYPE: House

COMMON INTEREST: None

INTERIOR

INTERIOR: MAIN LEVEL BEDROOMS: 1

ACCESSIBILITY: APPLIANCES: KITCHEN FEATURES: MAIN LEVEL BATHROOMS: 1 BATHROOM FEATURES: FLOORING:

ENTRY LOC/ENTRY LVL: /
FIREPLACE: Family Room, Master Bedroom

**EXTERIOR** 

LOT: Corner Lot POOL: Private

FENCING:

EXTERIOR:

SECURITY: SEWER: Public Sewer

PATIO/PORCH:

DIRECTION FACES:

SPA:

BUILDING

ARCH STYLE:

ROOF:

CONSTR MTLS:

BUILD MODEL: TAX MODEL:

WALK SCORE:

HOA FEE: \$0

MAKE:

**BUILDER NAME:** 

DOOR: WINDOW:

# REMOTES:

FOUNDATION DTLS: PROP COND:

OTHER STRUCT: NEW CONSTRUCTION YN: No

GARAGE AND PARKING

ATTACHED GARAGE?: Attached UNCOVERED SPACES:

PARKING TOTAL: 2

GARAGE SPACES: 2

RV PARK DIM:

CARPORT SPACES:

**GREEN** 

GREEN ENERGY GEN: Solar

GREEN ENERGY EFF:

GREEN SUSTAIN:

GREEN WTR CONSERV:

POWER PRODUCTION

POWER PRODUCTION: No

COMMUNITY

GREEN VERIFICATION: No

HOA NAME:

HOA PHONE:

# OF UNITS: 1

HOA FEE 2: HOA NAME 2: HOA PHONE 2: # UNITS IN COMMUNITY: HOA FEE 3: HOA NAME 3: COMMUNITY: Curbs, Sidewalks, Storm HOA AMENITIES: HOA PHONE 3: STORIES TOTAL: 2

Drains

HOA MANAGEMENT NAME: HOA MANAGEMENT NAME 2: HOA MANAGEMENT NAME 3:

LAND

LAND LEASE?: No UTILITIES: TAX LOT: 38 LAND LEASE AMOUNT: PARCEL #: 363341026 ADDITIONAL APN(s): No LAND LEASE AMT FREQ: LAND LEASE PURCH?: TAX BLOCK: TAX TRACT #: 20705 **ELECTRIC** WATER SOURCE: Public

LAND LEASE RENEW: LOT SIZE DIM: ZONING:

ASSESSMENTS: Special
Assessments, CFD/Mello-Roos, TAX OTHER ASSESSMENT: \$0
TAX OTHER ASSESS SOURCE: Unknown

ON MARKET DATE: 01/21/23

**SCHOOL** 

HIGH SCHOOL DISTRICT: Lake Elsinore ELEMENTARY: MIDDLE/JR HIGH: HIGH SCHOOL: Unified **ELEMENTARY OTHER:** MIDDLE/JR HIGH OTHER: HIGH SCHOOL OTHER:

LISTING DATES LIST CONTRACT DATE: 01/21/23 START SHOWING DATE:

TERMS: Cash, Cash to New Loan, Conventional, FHA LIST AGRMT: Exclusive Right To Sell BAC: 2% BAC RMRKS: DUAL/VARI COMP?: No LEASE CONSIDERED?: No LIST SERVICE: Full Service AD NUMBER:

PRICE CHG TIMESTAMP: STATUS CHG TIMESTAMP: 03/02/23
MOD TIMESTAMP: 03/02/23
EXPIRED DATE: 07/21/23
PURCH CONTRACT DATE: 02/02/23 CURRENT FINANCING: POSSESSION: DISCLOSURES:
INTERNET, AVM?/COMM?: Yes/Yes
INTERNET?/ADDRESS?: Yes/Yes SIGN ON PROPERTY? CONTINGENCY LIST: NEIGHBORHOOD MARKET REPORT YN?: Yes

CLOSE DATE: 03/01/23 CONTINGENCY

PRIVATE REMARKS: Send all offers to teamkosta@gmail.com, buyer and buyers agent to confirm all on MLS to be true. Suggest buyer and buyers agent do all inspections to satisfy.

SHOWING INFORMATION

SHOW CONTACT TYPE: Agent
SHOW CONTACT NAME: Steve Kosta
SHOW CONTACT PH: 9514429125
SHOW INSTRUCTIONS: Text Steve at 951-442-9125 give 2 hour notice. Dogs in home and please keep kids away from them and do not let out

DIRECTIONS: Canyon Estates & Stoney Creek

AGENT / OFFICE CONTACT PRIORITY

LA: (TKOSTSTE) Steven Kosta CoLA: 1.LA CELL: 951-442-9125

LA State License: 01791727
CoLA State License: 01849354 2.LA PAGER: 3.LA HOME: LO: (SWCFRS01) Century 21 Masters LO PHONE: 800-463-0977 LO FAX: 4.LO FAX: 5.LA VOICEMAIL: CoLO: CoLO State License:

CoLO PHONE: CoLO FAX: 6.LA EMAIL: teamkosta@gmail.com Offers Email: teamkosta@gmail.com

COMPARABLE INFORMATION

CLOSE PRICE: \$750,000 LIST PRICE: \$750,000 BA: (CV35184) Camilo CoBA: () **BUYER FINANCING: Conventional** CoBO: Romero CONCESSIONS \$: \$7,000 CONCESSION CMTS: Closing Cost LIST \$ ORIGINAL: \$750,000 PURCH CONTRACT DATE: 02/02/23 BO: RE/MAX TIME REALTY CoBA State License: CoBO State License:

BA State License: 01845248 BO State License: 01525571 COE DATE: 03/01/23 DOM/CDOM: 12/12

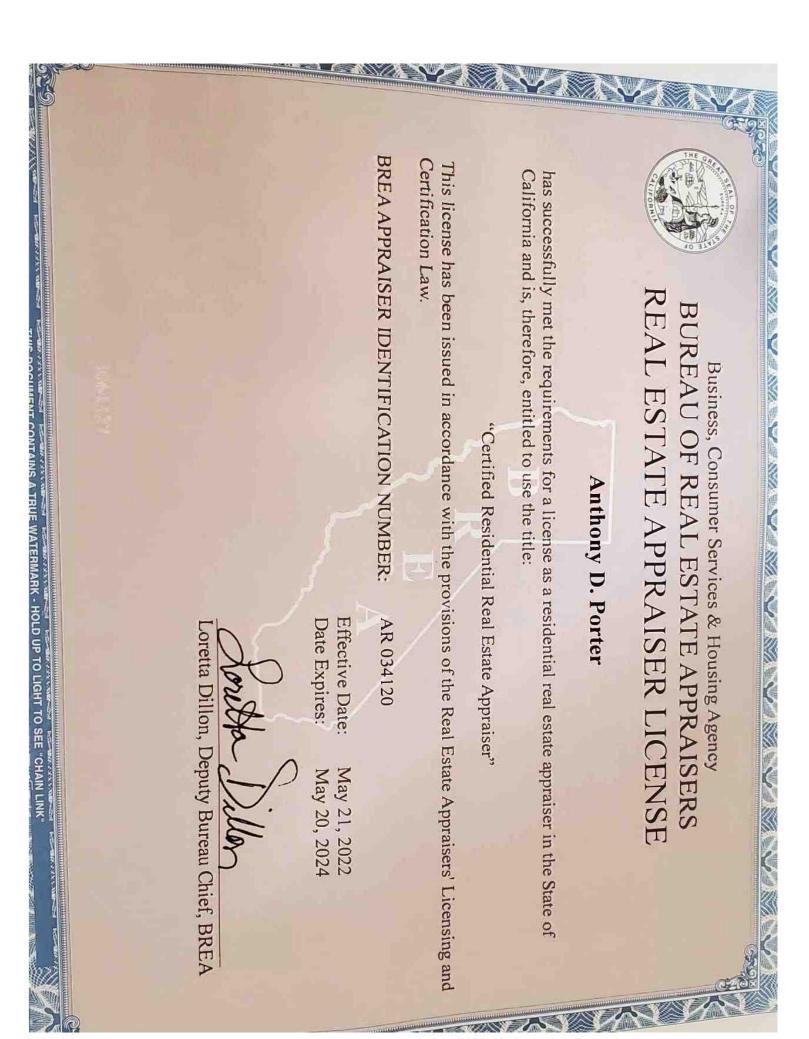
AGENT FULL: Residential LISTING ID: SW23010441 Printed by Anthony Porter, State Lic: AR034120 on 09/30/2023 7:43:37 PM

# **Comparable Summary**

Residential Agent 1 Line																		
	Listing ID	S	Sub Type	St# St Name	City	Area	SLC	L/C Price	\$/Sqft	Br/Ba	Saft	YrBuilt	LSqft/Ac	DOM/CDOM	V P	BAC	Date	MLS
1	PW23169502	U	SFR/D	31712 Canyon Ridge DR	LKEL	SRCAR	STD	\$550,000	\$312.50	4/2,0,0,0	1760/A	2001/ASR	8,276/0.19	17/17	YN	2%	09/19/23	CRMLSM
2	IG23057433	5	SFR/D	31719 Canyon Ridge DR	LKEL	SRCAR	STD	\$530,000+	\$297.75	4/2,0,1,0	1780/A	2001/ASR	6,098/0.14	5/5	YN	2%	05/26/23	CRMLSM
3	23244017	S	SFR	31662 Hidden Canyon RD	LKEL	234	PRO	\$538,000	\$203.25	4/3,1,0,0	2647/A	2001/ASR	6,098/0.14	45/45	YN	2%	04/13/23	CLAW
4	SW23074676	5	SFR/D	31665 Sundance WAY	LKEL	SRCAR	STD	\$560,000.	\$268.59	3/2,0,0,0	2085/AP	2000/ASR	6,534/0.15	12/12	YN	2.5%	07/07/23	CRMLSM
5	CV22160057	S	SFR/D	31761 Indian Spring RD	LKEL	SRCAR	STD	\$567,0004	\$318.54	3/2,0,1,0	1780/A	2000/ASR	6,534/0.15	34/34	YN	2%	12/02/22	CRMLSM
6	PW22200995	5	SFR/D	31778 Canyon Ridge DR	LKEL	SRCAR	STD	\$569,0004	\$213.03	5/3,0,0,0	2671/A	2001/ASR	8,712/0.2	181/181	YN	2%	04/18/23	CRMLSM
7	PW22259378	5	SFR/D	31509 Canyon View DR	LKEL	SRCAR	STD	\$570,0004	\$197.92	5/4,0,0,0	2880/A	1999/ASR	6,534/0.15	98/98	NN	2.5%	04/19/23	CRMLSM
8	CV23132081	S	SFR/D	31517 Canyon View DR	LKEL	699	STD	\$575,000-	\$245.94	4/2,0,1,0	2338/A	2001/ASR	6,534/0.15	7/2	YN	2%	09/11/23	CRMLSM
9	5W22104308	5	SFR/D	31541 Sagecrest DR	LKEL	SRCAR	STD	\$575,000	\$199.65	5/3,0,0,0	2880/A	2000/PUB	6,098/0.14	56/56	YN	2%	10/27/22	CRMLSM
10	IV22154624	5	SFR/D	31732 Canyon Estates DR	LKEL	SRCAR	STD	\$580,000.	\$217.15	5/3,0,0,0	2671/A	2000/ASR	10,018/0.23	179/179	NN	1.75%	03/14/23	CRMLSM
11	SW22196187	S	SFR/D	31719 Ridgeview DR	LKEL	SRCAR	STD	\$580,000	\$273.20	5/2,0,1,0	2123/A	2000/PUB	7,841/0.18	34/34	YN	2.5%	11/10/22	CRMLSM
12	IG23030396	S	SFR/D	31720 Canyon Estates DR	LKEL	SRCAR	STD	\$585,000	\$219.02	4/3,0,0,0	2671/A	2000/PUB	8,712/0.2	17/17	YN	2%	04/10/23	CRMLSM
13	OC23151252	S	SFR/D	31742 Canyon Ridge DR	LKEL	SRCAR	STD	\$591,000-	\$278.38	5/2,0,1,0	2123/A	2001/ASR	9,148/0.21	0/17	YN	2%	09/14/23	CRMLSM
14	IV23129766	S	SFR/D	31500 Sagecrest DR	LKEL	SRCAR	PRO	\$600,000	\$208.33	5/3,0,0,0	2880/A	2002/ASR	10,454/0.24	0/0	NN	2.5%*	09/25/23	CRMLSM
15	PW23096142	S	SFR/D	31564 Stoney Creek DR	LKEL	SRCAR	STD	\$655,0004	\$203.35	5/3,0,0,0	3221/A	2001/ASR	10,454/0.24	45/45	YN	2%	09/12/23	CRMLSM
16	SW23053643	5	SFR/D	31532 Canyon View DR	LKEL	SRCAR	STD	\$660,000+	\$184.93	6/3,0,0,0	3569/A	2001/PUB	7,841/0.18	11/11	YN	2.5%	05/31/23	CRMLSM
17	SW23010441	5	SFR/D	21071 Kimberly CT	LKEL	SRCAR	STD	\$750,000	\$218.09	5/3,0,0,0	3439/A	2001/ASR	12,632/0.29	12/12	YY	2%	03/01/23	CRMLSM

'ch Criteria

sperty Type is 'Residential'
andard Status is one of 'Active', 'Act Under Contract', 'Pending'
andard Status is 'Closed'
untract Status Change Date is 09/30/2023 to 09/30/2022
operty Sub Type is 'Single Family Residence'
titude, Longitude is around 33.67, -117.30
elected 17 of 17 results.



#### Insurance



# PROFESSIONAL LIABILITY POLICY DECLARATIONS (CLAIMS-MADE AND REPORTED FORM)

Carrier: Admiral Insurance Company

EO000056476-02 Policy No.: Renewal/Rewrite of: EO000056476-01

Named Insured and Mailing Address

VELOX VALUATIONS LLC 10 INNISBROOKE TRL. GREENWOOD, IN 46142

NO FLAT CANCELLATIONS

POLICY PERIOD: From 04/01/2023 to 04/01/2024 At 12:01 A.M. Standard Time at the address of the Named Insured as stated herein

In consideration of the payment of premium, in reliance upon the statements herein or attached hereto, and subject to all of the terms of this policy, the Company agrees with the Named Insured as follows:

Item I: Named Insured's Business:

Real Estate Appraisal Services

Item II: Limits of Liability:

\$1,000,000 Each Claim

\$3,000,000 Aggregate

Item III: Deductible: \$5,000 Per Claim (including claim expenses)

Item IV: Retroactive Date:

> 04/01/2020 Applies to limits of \$1,000,000 each occurrence and \$1,000,000 aggregate

> 05/01/2020 Applies to limits of \$1,000,000 each occurrence and \$3,000,000 aggregate

Item V: Premium: \$10,418.00 Not Subject to Audit

Item VI: Forms attached at inception:

See Schedule of Forms AI 00 18 03 98

This policy is not binding unless countersigned by Admiral Insurance Company or its authorized representative.

03/10/2023 Countersigned On:

> Mount Laurel, NJ At: \_\_\_\_

\$10,418.00 Premium

250.00 Policy Fee

266.70 Surplus Lines Tax

\$10,934.70 Total

Authorized Representative

The Insurance Company in which this coverage is placed is authorized, but not licensed, to transact business in Indiana. This policy is not protected by the Indiana Insurance Guaranty Association in the event of insolvency of the Company. This policy and the premium thereon has been properly declared as a Surplus Lines Risk to the Indiana Department of Insurance and the surplus lines tax paid accordingly.

Arlington/Roe & Co., Inc.

DE23180820 Page 1 of 1