

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

Address	30547 Colina Verde Street, Temecula, CA 92592	Order ID	9047922	Property ID	34843029
Inspection Date	12/01/2023	Date of Report	12/03/2023		
Loan Number	55957	APN	945-272-014		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Riverside		

Tracking IDs					
Order Tracking ID	11.30_BPO	Tracking ID 1	11.30_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Breckenridge Property Fund 2016 LLC	Condition Comments
R. E. Taxes	\$5,637	The subject property appears in average condition. There were no visible repairs. The front yard is well cared for & the property has good curb appeal.
Assessed Value	\$461,614	
Zoning Classification	R-1	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (Lock Box)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments
Local Economy	Stable	The subject property is located in quiet & well cared community. Close to schoolshopping & parks. All of the properties on the subject street are well cared for.
Sales Prices in this Neighborhood	Low: \$765,000 High: \$835,000	
Market for this type of property	Decreased 2 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	30547 Colina Verde Street	43115 Corte Fresca	43875 Butternut Dr	30490 Colina Verde St
City, State	Temecula, CA	Temecula, CA	Temecula, CA	Temecula, CA
Zip Code	92592	92592	92592	92592
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.83 ¹	0.62 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$749,999	\$788,000	\$699,000
List Price \$	--	\$735,000	\$788,000	\$679,000
Original List Date		11/03/2023	09/12/2023	10/11/2023
DOM · Cumulative DOM	-- · --	29 · 30	61 · 82	21 · 53
Age (# of years)	36	29	34	36
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,173	2,391	2,583	1,854
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2 · 1	4 · 3	3 · 2 · 1
Total Room #	8	7	8	7
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	--
Lot Size	0.18 acres	0.18 acres	0.25 acres	0.20 acres
Other	Patio Fireplace	Patio Fireplace	Patio, Fireplace	Patio Fireplace

* Listing 2 is the most comparable listing to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Current Listings - Cont.

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

- Listing 1** Inferior, Welcome to 43115 Corte Fresca! Situated in the highly sought-after Temecula community of Rancho Highlands - known for its serene surroundings, great schools, and convenience. The property provides quick access to the 15 freeway, nearby shopping, dining, schools, parks, and is just a short drive to Old Town Temecula as well as the finest wineries Temecula Valley has to offer. As you step inside this beautifully appointed home, you'll be greeted by a bright and open living space. The interior features high ceilings and ample natural light. The well-designed floor plan effortlessly connects the living area, formal dining space, and kitchen, making it perfect for entertaining and family gatherings. The downstairs office/den can easily be used as a 4th bedroom for guests as it is directly connected to the downstairs bathroom with a full shower. Access the private balcony directly from the oversized master suite and with no neighbors behind facing west, you will fall in love with the beautiful panoramic views of rolling hills and gorgeous sunsets overlooking Old Town Temecula.
- Listing 2** Similar Location Location Location, near everything!!! Rarely on the market "Summit" home in Temecula! This appealing 4 bdrm 3 bath 2583 sq ft home has amazing curb appeal and is perched on a private 10,890 sq ft lot with an open flowing floorplan with wood looking tile in the entire downstairs, a full bdr and bath suite downstairs with a slider to the backyard, cozy living room with fireplace, formal dining room with direct access to the spacious kitchen with gray cabinets and solid surface counters, plenty of cabinets, walk in pantry, views to the backyard, breakfast nook and open to the comfortable family room with fireplace and slider to the back patio. Upstairs is the spacious master suite featuring a deck and slider, large walk in, Spacious 3 car garage will allow plenty of storage.
- Listing 3** Inferior PRICE REDUCTION! Welcome to this beautifully remodeled 3 bedroom, 2.5 bath home located on a quiet residential street in Central Temecula. A short 10 minute drive to either side of town, it is also close to the the I-15 freeway, local shopping, fine dining and the wineries. This gorgeous home features a covered front porch with a roll up shade screen, a gated newly landscaped front yard, an enclosed backyard lanai, new flooring throughout the home (LVT, tile and carpet), and all newly remodeled bathrooms and kitchen! The bright and open living room features a vaulted ceiling and large windows that fill the room with natural light. All windows in the home are double paned. The dining room is conveniently located just off the kitchen. The updated kitchen has new white shaker cabinets with crown moulding, butcher block countertops, a charming farmhouse sink, new travertine floors, a stove, a microwave, and a refrigerator (included). You have access to the pool sized private backyard through the enclosed lanai with no one living behind you! This beautifully landscaped backyard is perfect for the kids playing in, gardening and entertaining. Back in the house there is a large bonus room with an inviting fireplace, low voltage recessed lighting, a built in TV cabinet and a large storage closet underneath the stairs. The downstairs has a remodeled 1/2 bathroom, even all the toilets are new!! The laundry room is located off the bonus room and has direct access to the 3 car garage. The garage has lots of cabinets for storage, and also includes a 50 amp plug for your EV vehicle. Upstairs, the en-suite bedroom treats you to scenic views of the forested back yard, and features new carpet, barn doors to the first set of closets, and custom cabinets with built-in shelves and drawers. As you enter the remodeled master bath, you will find a new 2 sink vanity, new medicine cabinets, a walk-in closet, and a separate frameless glass shower and bathtub with new tile. There are more storage cabinets in the upstairs hallway and down the hall are two bedrooms (one is currently used as an office) and another newly remodeled full bath

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	30547 Colina Verde Street	43472 Calle Nacido	44072 Quiet Meadow	43344 Corte Rialto
City, State	Temecula, CA	Temecula, CA	Temecula, CA	Temecula, CA
Zip Code	92592	92592	92592	92592
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.74 ¹	0.62 ¹	0.69 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$689,000	\$725,000	\$798,000
List Price \$	--	\$689,000	\$725,000	\$798,000
Sale Price \$	--	\$765,000	\$770,000	\$852,000
Type of Financing	--	Cash	Conv.	Conv.
Date of Sale	--	08/31/2023	09/05/2023	06/30/2023
DOM · Cumulative DOM	-- · --	5 · 31	5 · 50	4 · 43
Age (# of years)	36	30	34	29
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,173	2,391	2,291	2,391
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2 · 1	4 · 3	4 · 2 · 1
Total Room #	8	7	8	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	Pool - Yes
Lot Size	0.18 acres	0.21 acres	0.17 acres	0.17 acres
Other	Patio Fireplace	Patio, Fireplace	Patio, Fireplace	Patio, Fireplace
Net Adjustment	--	+\$9,072	+\$4,172	-\$27,125
Adjusted Price	--	\$774,072	\$774,172	\$824,875

* Sold 2 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** Inferior, Welcome to your dream home in Temecula, CA! This stunning 2-story residence, built in 1993, boasts modern amenities and a spacious layout perfect for comfortable living and entertaining. Enjoy outdoor gatherings around a cozy fireplace. Upon entering, you're greeted by an inviting formal living room, perfect for hosting guests or unwinding. A separate dining room provides an elegant space for family meals and special occasions. The office downstairs offers a quiet and productive workspace, ideal for remote work or study. The open-concept kitchen features stainless steel appliances, creating a sleek and modern look. Adjacent to the kitchen, a cozy den area awaits, complete with a fireplace, making it an excellent place for relaxation. Upstairs, you'll find three spacious bedrooms, providing ample space for the whole family with a bathroom set-up with dual vanity sinks. The luxurious master bath includes a soaking tub and a shower, ensuring a spa-like experience. Dual vanity sinks in the master bath provide convenience and plenty of counter space. Laundry chores are made easy with a separate and convenient laundry room. The house features brand new leased solar panels, providing eco-friendly energy efficiency. Stay comfortable year-round with the smart Nest thermostat and a Quiet Cool system in the attic. Security is enhanced with ADT cameras around the perimeter and a smart carbon dioxide detector serviced with ADT. Know who's at your door with the smart doorbell, providing an extra layer of safety and convenience. Adjustments , +\$20000 pool,+\$10000 bedroom -\$20928 Sq. FT. living area.Net adjustments +\$9072.
- Sold 2** Similar, Location, location, location! In one of Temecula's most sought after, picture perfect neighborhoods. 5-10 minute walk to Old Town Temecula. WALK to restaurants, coffee shops, boutique shops, various entertainment venues, Saturday Farmer's market, City Hall, parades, festivals, churches, pre-school, a private K-12 school, parks, and Rancho Highlands private, gated HOA amenities. It also has views of the surrounding hills. This well-cared for home is charming inside and out with various updates and upgrades. The bright, open, updated kitchen includes a glass garden window with a view of the beautiful, private backyard garden, bar seating and open floor plan into breakfast nook and family room. The driveway has been expanded to comfortably accommodate 3 cars. The master bath has been updated and includes a soaking tub and upgraded shower, counters, and double sink. The oversized master bedroom has access bedroom has access to a private balcony. The garage has plenty of overhead, with steel storage racks allowing easy and comfortable access. This home includes an extensive, beautiful garden, designed by the seller to be low-maintenance. The garden includes high-yielding,dwarf/semi-dwarf fruit producing trees, raised vegetable beds, 200+ mature border and hedge plants. Plants are on an automatic sprinkler, and water-conserving drip irrigation system. Adjustments +\$20000 pool, -\$11328 SQ. FT. living area, -55000 seller concession Net adjustments +\$4172
- Sold 3** Superior, Magnificent Temecula home with POOL situated on a cul-de-sac in the popular Rancho Highlands community. From point of entry you're welcomed by feeling surrounded with dramatically tall ceilings, step-down bonus room/office (easily convertible to another bedroom), downstairs bath including step-in shower, great room fireplace, separate dining room and striking custom iron bannister/stairwell. The gourmet kitchen is truly a treasure featuring generously sized stainless steel sink, granite counters and reverse osmosis water system. The center cooktop island with Bosch vent even hosts bar stool seating. Imagine the warmth you'll experience living with tasteful engineered hardwood and tile flooring (no carpet anywhere), Plantation shutters in most rooms and recently renovated bathrooms. The primary suite includes an upper balcony which allows for spectacular mountain VIEWS to enjoy your morning coffee. The owner's ensuite bath has dual vanity sinks, rain shower head, individually cut herringbone-style tile, custom stained glass window and cedar wood bench that will make you never want to leave the high-end resort style appeal this home creates! There are 3 more bedrooms upstairs and 2 linen closets. The backyard is ideal for entertainment perfection. It comes complete with patio cover, salt water pebble tech pool, waterfalls, Shamu shelf, spa, fruit trees and custom landscape mason work. 3-car garage. Adjustments -\$6197 sellers concession, -\$20928 Sq. FT. living area. Net adjustments -\$27125

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Professional Realty Services	Please see attached MLS Sheet					
Listing Agent Name	Frank Macri						
Listing Agent Phone	760-822-5100						
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
10/13/2023	\$780,000	--	--	Pending/Contract	11/29/2023	\$780,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$780,000	\$780,000
Sales Price	\$775,000	\$775,000
30 Day Price	\$750,000	--
Comments Regarding Pricing Strategy		
<p>There's still a demand for properties in this community. There were five active listing & only one in the same neighborhood. There were only three sold properties in the last six months . But none in the same neighborhood. All of the listing & sold properties in the area were fair market. There were no REO or Short Sales. Some properties are selling over list pricing & that's because of he shortages of listing & the demand for properties in the community.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Street



Street

Listing Photos

L1 43115 Corte Fresca
Temecula, CA 92592



Front

L2 43875 Butternut Dr
Temecula, CA 92592



Front

L3 30490 Colina Verde St
Temecula, CA 92592



Front

Sales Photos

S1 43472 Calle Nacido
Temecula, CA 92592



Front

S2 44072 Quiet Meadow
Temecula, CA 92592



Front

S3 43344 Corte Rialto
Temecula, CA 92592



Front

ClearMaps Addendum

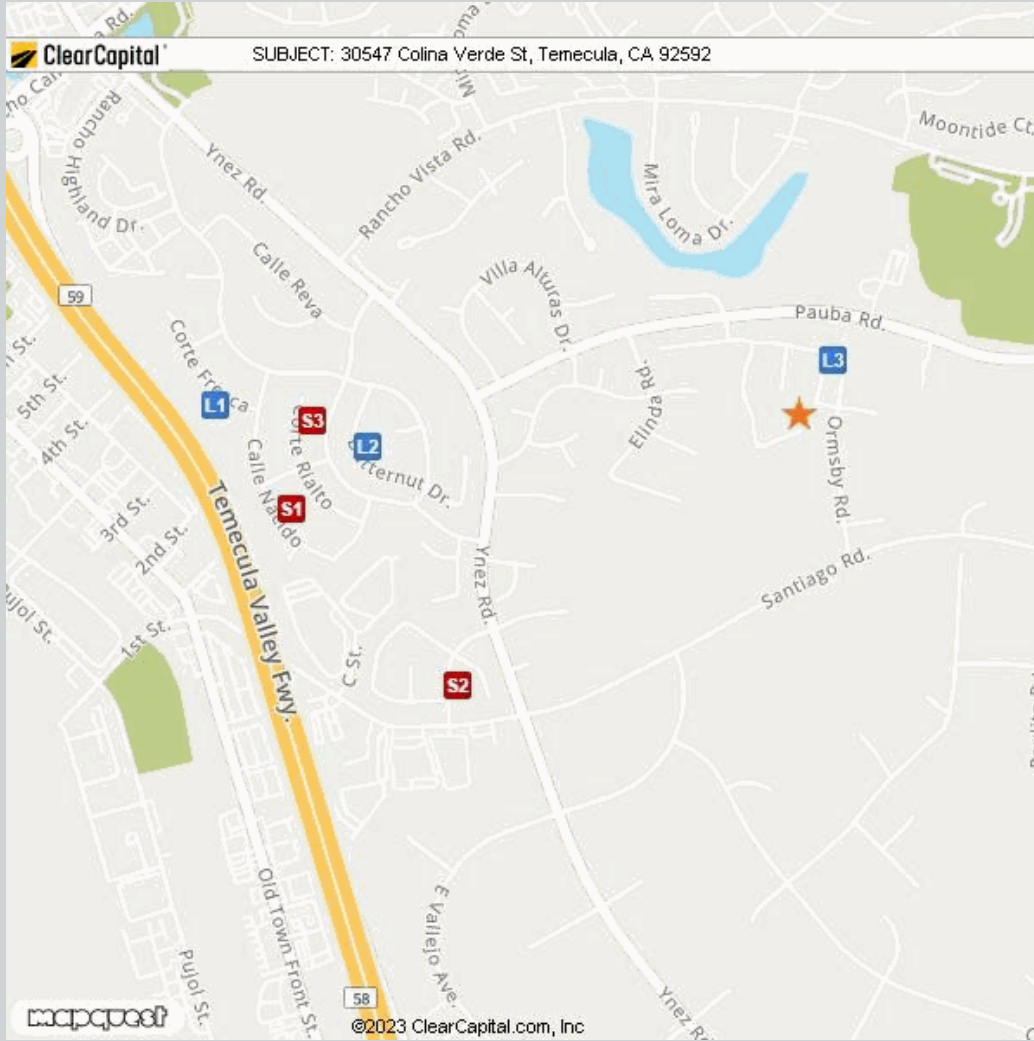
Address ★ 30547 Colina Verde Street, Temecula, CA 92592

Loan Number 55957

Suggested List \$780,000

Suggested Repaired \$780,000

Sale \$775,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	30547 Colina Verde Street, Temecula, CA 92592	--	Parcel Match
L1 Listing 1	43115 Corte Fresca, Temecula, CA 92592	0.83 Miles ¹	Parcel Match
L2 Listing 2	43875 Butternut Dr, Temecula, CA 92592	0.62 Miles ¹	Parcel Match
L3 Listing 3	30490 Colina Verde St, Temecula, CA 92592	0.09 Miles ¹	Parcel Match
S1 Sold 1	43472 Calle Nacido, Temecula, CA 92592	0.74 Miles ¹	Parcel Match
S2 Sold 2	44072 Quiet Meadow, Temecula, CA 92592	0.62 Miles ¹	Parcel Match
S3 Sold 3	43344 Corte Rialto, Temecula, CA 92592	0.69 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price	A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.
Distressed Price	A price at which the property would sell between a willing buyer and a seller acting under duress.
Marketing Time	The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.
Typical for Local Market	The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	Donna Caudillo	Company/Brokerage	HOME SMART Realty West
License No	01229308	Address	23429 Saratoga Springs Pl Murrieta CA 92562
License Expiration	10/16/2025	License State	CA
Phone	9515517169	Email	donnacaudillo@verizon.net
Broker Distance to Subject	8.44 miles	Date Signed	12/03/2023

By confirming the above contact and real estate license information and submitting the report, the above signed hereby certifies and agrees that: 1) I personally took the pictures, selected comparables, and determined the price conclusion. 2) To the best of my knowledge, the statements of fact contained in this report are true and correct. 3) The reported analyses, opinions, and conclusions are my personal, impartial, and unbiased professional analyses, opinions, and conclusions. 4) I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved. 5) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment. 6) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined price point. 7) I did not base, either partially or completely, my analysis and/or opinion and conclusions in this report on race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law. 8) I maintain errors and omissions insurance, to the extent required by state law, for all liability associated with the preparation of this Report.

Disclaimer

This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

Unless otherwise specifically agreed to in writing:

The intended purpose of this report is to assist the Clear Capital account holder in making decisions within the scope of applicable statutory and regulatory requirements and performing required due diligence. This document is provided solely for the use of the Clear Capital account holder and not any other party, is not intended as any guarantee of value and/or condition of the subject property and should not be relied on as such. In the event that this document is found to be defective, incorrect, negligently prepared or unfit for its authorized use, Clear Capital's sole liability shall be to promptly refund the total fee expended by the account holder for this report or to replace it at no charge to the account holder, but in no event shall Clear Capital be responsible to the account holder for any indirect or consequential damages whatsoever. This warranty is in lieu of all other warranties, express or implied, except where otherwise required by law. The account holder shall notify Clear Capital within thirty (30) days of this report's delivery to the account holder if it believes that this document is defective, incorrect, negligently prepared or unfit for its authorized use. Under no circumstances may Clear Capital forms or their contents be published, copied, replicated, or mimicked.