

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	42600 Acacia Avenue, Hemet, CA 92544	Order ID	9102519	Property ID	34966827
Inspection Date	01/09/2024	Date of Report	01/10/2024		
Loan Number	56210	APN	551220062		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Riverside		

Tracking IDs

Order Tracking ID	1.9_BPO	Tracking ID 1	1.9_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	REBECA D SUNDLING	Condition Comments Property was listed and sold recently on MLS with comments that it needs major repairs. Comments: "FIXER-UPPER IN HEMET!!! THIS PROPERTY IS WAITING FOR YOU but IT WON'T LAST LONG! This 1,928 square foot home with 4 bedrooms 2.25 bath was built in 1980 sits on 39,204 SF LOT. NO BLIND OFFERS. Call today and start fixing it tomorrow!!! QUICK ESCROW ALL CASH ONLY!" From MLS pics it appears pool is empty and overgrown with weeds.
R. E. Taxes	\$4,301	
Assessed Value	\$284,764	
Zoning Classification	Residential A11	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$30,000	
Estimated Interior Repair Cost	\$30,000	
Total Estimated Repair	\$60,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Neighborhood has mostly older custom built single story houses. It is close to major roads and shopping areas.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$285600 High: \$616000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	42600 Acacia Avenue	26162 Notre Dame Ct	26147 Corte Tecolote	42124 Ferguson Dr
City, State	Hemet, CA	Hemet, CA	Hemet, CA	Hemet, CA
Zip Code	92544	92544	92544	92544
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.21 ¹	0.37 ¹	0.58 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$464,900	\$475,000	\$500,000
List Price \$	--	\$464,900	\$475,000	\$475,000
Original List Date		12/05/2023	10/04/2023	09/04/2023
DOM · Cumulative DOM	-- · --	36 · 36	98 · 98	128 · 128
Age (# of years)	44	35	30	47
Condition	Fair	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Traditional	1 Story Traditional	2 Stories Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,928	1,641	1,976	2,311
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2	4 · 2 · 1	4 · 2
Total Room #	8	7	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	Pool - Yes Spa - Yes
Lot Size	0.90 acres	0.17 acres	0.21 acres	0.16 acres
Other	--	--	--	--

* 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** FABULOUS FIRST TIME HOME BUYER HOME. Single level 4 bedroom 2 bath, 1641 sq. ft. home sits on a 7,405 sq. ft. corner lot on a culdesac with great curb appeal. FEATURES: Carpet and tile flooring throughout, high ceilings, clean interior paint, open floor plan with spacious living room & dining area combo. Cozy family room with fireplace adjoined to kitchen with granite countertops. Ample master suite with private bath, walk-in closet and direct access to backyard. One bedroom sits at the opposite end and is perfect for your in-laws, as a guest bedroom or a teenager bedroom for privacy. Indoor laundry room, backyard is perfect for entertaining & room to build your custom pool. Fenced side gate is slab ready for your RV, Boat or toys. This home is Move-In Ready. No HOA, No Mellorroos & Low tax rate.
- Listing 2** Excellent location on a long quiet cul de sac with pride of ownership at every house. Room for TWO RVs in addition to the giant driveway and 3 car garage! Fully finished shed in the big lush backyard. Long covered patio makes indoor/outdoor entertaining easy and fun. 4 big bedrooms all upstairs with two full spacious bathrooms. Newer carpet and paint. Downstairs you have both a living room/dining room space AND an eat in kitchen with attached family room with fireplace. Two sliders to the pretty backyard give this house a great flow for a party with lots of friends and family. Downstairs also includes a huge laundry room with backyard access and a half bath for guests. This well cared for home is ready for a new owner. The solar system is leased and will have to be assumed. This is a short sale but the bank is very easy to work with and the seller and agent have everything submitted. Don't miss this amazing opportunity to get a great property for a fantastic price!
- Listing 3** Buyer could not perform. appraisal came in at \$485,000. Let's make a deal asap. Welcome to this 4-bedroom, 2-bathroom pool house in Hemet, California. Upon entering the living room is both inviting and spacious, and the adjacent kitchen, featuring modern appliances and an island for casual dining. The four bedrooms provide ample room for relaxation, and the primary suite includes an en-suite bathroom for added privacy. The remaining bedrooms are versatile and can adapt to your needs, whether as guest rooms, home offices, or playrooms. The outdoor area is a true highlight, featuring a sparkling pool, perfect for cooling off on hot summer days. What's more, the 6,970 sq ft lot offers space for gardening and outdoor activities, creating an ideal setting for gatherings and relaxation. This Hemet pool house is more than a residence; it's a lifestyle. Conveniently located near schools, parks, shopping, and dining, it offers both serenity and accessibility. Imagine your evenings by the pool, watching the sunset, and creating cherished memories with loved ones. This property goes a step further with the addition of solar panels, making it an environmentally-conscious and cost-effective choice. Enjoy reduced energy bills and a smaller carbon footprint while relishing in the luxury of your home. Don't miss the chance to make this Hemet pool house your new home. A rare find in a sought-after location, it offers all the elements for comfortable, luxurious living. Schedule a viewing today and experience this exceptional property for yourself.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	42600 Acacia Avenue	243 Orchard Ave	233 Orchard Ave	5775 Lincoln Ave
City, State	Hemet, CA	Hemet, CA	Hemet, CA	Hemet, CA
Zip Code	92544	92544	92544	92544
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.44 ¹	0.42 ¹	0.61 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$464,900	\$450,000	\$464,900
List Price \$	--	\$464,900	\$470,000	\$464,900
Sale Price \$	--	\$470,000	\$470,000	\$475,000
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	02/27/2023	05/24/2023	02/07/2023
DOM · Cumulative DOM	-- · --	52 · 52	23 · 23	117 · 117
Age (# of years)	44	22	22	21
Condition	Fair	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Beneficial ; Residential	Beneficial ; Mountain	Neutral ; Residential
Style/Design	1 Story Traditional	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,928	2,036	1,742	1,750
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2	4 · 2	4 · 2
Total Room #	8	7	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 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	0.90 acres	0.21 acres	0.25 acres	0.18 acres
Other	--	--	--	--
Net Adjustment	--	-\$60,000	-\$55,000	-\$45,000
Adjusted Price	--	\$410,000	\$415,000	\$430,000

* Sold 1 is the most comparable sale to the subject.

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

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

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

Recent Sales - Cont.

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

- Sold 1** Welcome to this highly desired story home located on a cul-de-sac which features an open floor plan with 3 bedrooms, a bonus room, 2 full baths, 2,036 Sq Ft on a 9,148 sq ft lot located on a small cul-de-sac. You are greeted with a covered front porch, as you enter there are vaulted ceilings in the living room/dining room combo continuing into the family room with fireplace and media niche wide open to kitchen with brand new appliances, sit-up bar island, granite countertops and backsplash, recessed lighting, abundant cabinets, walk-in pantry and door to private yard with Alumna Wood Patio Cover. As you make your way thru the home, there is a bonus room in front, perfect for a home office, the master bedroom with ensuite bath including a separate tub and walk-in shower, dual sink vanities, and 2 other bedrooms share a bath with dual sinks, tub/shower combo. Rounding out the floor plan is a convenient laundry room with cabinets and a utility sink and a door to 2 car direct-access garage with lots of storage cabinets. Other features and matching tiles throughout and new carpeting in bedrooms, window shutters, lots of windows to bring in the natural light, large wrap-around yard with possible RV access. Updates include Brand New Stainless Steel Kitchen Appliances, Brand New Carpeting, and Brand New Interior Painting. No HOA and low property taxes keep your payments low.
- Sold 2** Welcome to your dream home in a highly desirable East Hemet location! This stunning 4 bed, 2 bath property sits on a spacious .25 acre lot on a quiet cul-de-sac. As you enter, you'll be greeted by an open floor plan featuring a high vaulted ceiling in the kitchen, living room, family room, and master bedroom. The kitchen boasts a bar and stainless gas range, microwave, and fridge, making it perfect for entertaining. The master bedroom and bath are a true retreat with French door access to the beautifully landscaped backyard. The property also features a 13 X 48' gated RV/Boat parking area with hook ups on the side of the house, perfect for those who love to travel or enjoy outdoor activities. Two backyard sheds provide ample storage space, while the front and back patios offer the perfect spots to relax and enjoy the stunning views of Mt San Jacinto. One of the backyard sheds features a drywalled interior with windows and electricity, making it the perfect space for a workshop or studio. Other amazing features of this property include 220 Volt breaker for jacuzzi, fruit trees including Apple, Lemon, Grapefruit, Tangerine, and Tangelo, sprinkler system, high powered Trane A/C compressor, updated HVAC system, spray foam insulation in the attic, and a 50-gallon gas water heater. The property is zoned for Bautista Creek Elementary, and the home is within walking distance to both Bautista Creek Elementary and Bill Gray Park, making it perfect for families. With a total of 1,742 sq ft, this home is both spacious and inviting. Don't miss out on the opportunity to own this amazing property!
- Sold 3** Resort Style Living!! This house show pride of ownership. Manicure Landscape with a sparkling pool and Jacuzzi, Fire Pit, Covered Patio with fully equipped BBQ area, palm trees, and tall plants to add privacy, RV parking area. The inside of this property is as amazing as the outside with laminated dark floors, ceiling fans, mirrored closets, granite counters, white cabinets, breakfast bar, lots of storage around the house, laundry room, 4 bedrooms and 2 bathrooms, front porch. This house has many unique details that you need to see to appreciate. No HOA. RUN DONT WALK BECAUSE THIS ONE WONT LAST!!!!BACK ON THE MARKET!!! NOT THE HOUSE FAULT, THIS PROPERTY IS IN GREAT CONDITIONS!!

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Subject last sold on 1/5/2023 for \$400,000.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months		0					
# of Sales in Previous 12 Months		1					
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
12/19/2023	\$400,000	--	--	Sold	01/05/2024	\$400,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$410,000	\$500,000
Sales Price	\$410,000	\$500,000
30 Day Price	\$400,000	--
Comments Regarding Pricing Strategy		
Property priced based on repairs needed.		

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



Address Verification



Street

Listing Photos

L1 26162 Notre Dame Ct
Hemet, CA 92544



Front

L2 26147 Corte Tecolote
Hemet, CA 92544



Front

L3 42124 Ferguson Dr
Hemet, CA 92544



Front

Sales Photos

S1 243 Orchard Ave
Hemet, CA 92544



Front

S2 233 Orchard Ave
Hemet, CA 92544



Front

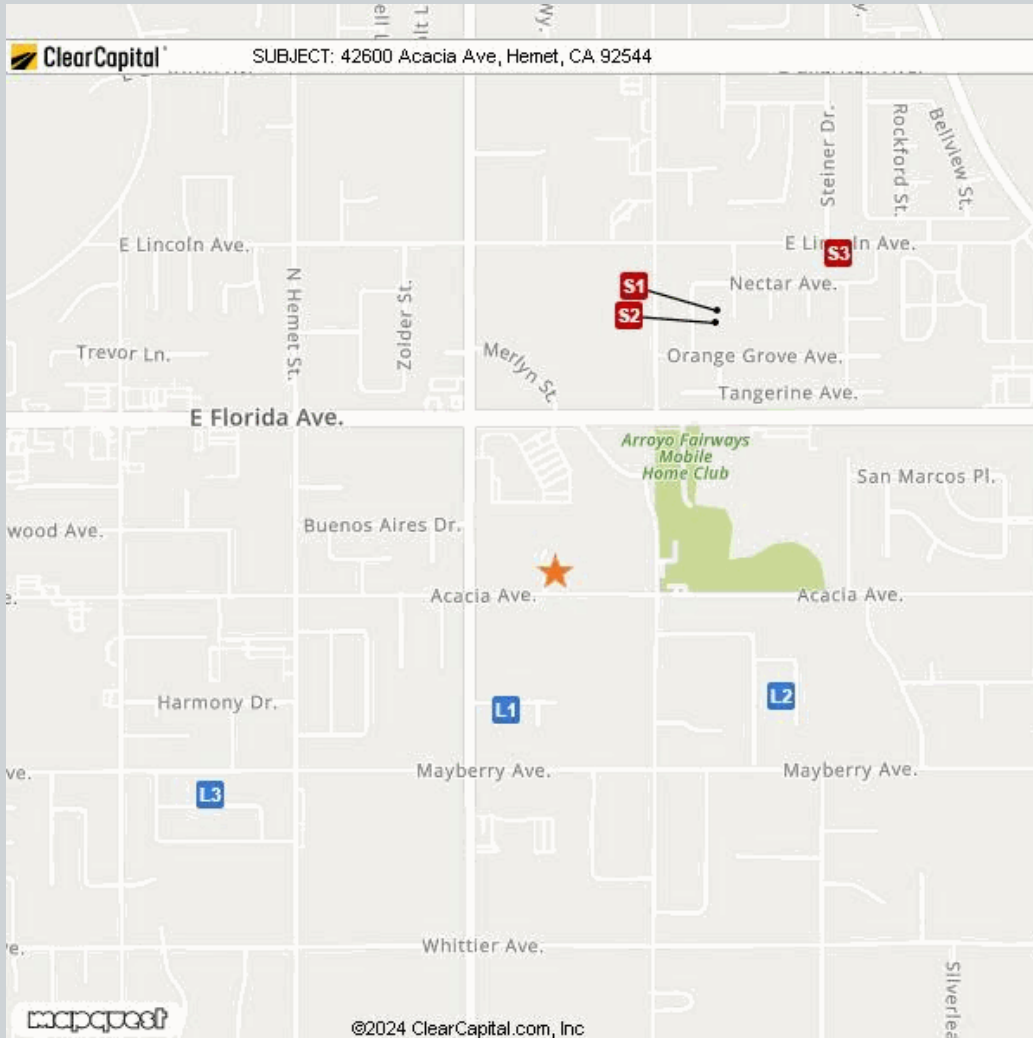
S3 5775 Lincoln Ave
Hemet, CA 92544



Front

ClearMaps Addendum

Address ★ 42600 Acacia Avenue, Hemet, CA 92544
Loan Number 56210 **Suggested List** \$410,000 **Suggested Repaired** \$500,000 **Sale** \$410,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	42600 Acacia Avenue, Hemet, CA 92544	--	Parcel Match
L1 Listing 1	26162 Notre Dame Ct, Hemet, CA 92544	0.21 Miles ¹	Parcel Match
L2 Listing 2	26147 Corte Tecolote, Hemet, CA 92544	0.37 Miles ¹	Parcel Match
L3 Listing 3	42124 Ferguson Dr, Hemet, CA 92544	0.58 Miles ¹	Parcel Match
S1 Sold 1	243 Orchard Ave, Hemet, CA 92544	0.44 Miles ¹	Parcel Match
S2 Sold 2	233 Orchard Ave, Hemet, CA 92544	0.42 Miles ¹	Parcel Match
S3 Sold 3	5775 Lincoln Ave, Hemet, CA 92544	0.61 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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.

Report Instructions - cont.

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.

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	Ebubechukwu Okpala	Company/Brokerage	Harvestline Realty
License No	01735401	Address	29930 Bay View Way Menifee CA 92584
License Expiration	03/31/2025	License State	CA
Phone	6196072623	Email	ebube@riversidecountyreos.com
Broker Distance to Subject	13.33 miles	Date Signed	01/10/2024

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.