

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	2882 Ronald St, Riverside, CA 92506	Order ID	9179308	Property ID	35126153
Inspection Date	02/24/2024	Date of Report	02/25/2024		
Loan Number	56731	APN	235-102-007		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Riverside		

Tracking IDs					
Order Tracking ID	2.23_BPO	Tracking ID 1	2.23_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	SIMONA M VALERO	Condition Comments	
R. E. Taxes	\$933	Subject is in average condition of average construction with average curb appeal. Subject is located in a suburban tract developed in mid 20th century. Subject conforms to neighborhood which is comprised primarily of single story properties. Subject was only partially visible during inspection due to a large quantity of vehicles in front of and on the property. The parts that were visible appear to be in average condition.	
Assessed Value	\$84,991		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
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	Partially Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The Casa Blanca area is a suburban developed primarily of single-level homes built in the mid 20th century. The area is primarily single-family residential in a one-mile radius. Parks and schools are all in the area. Shopping is generally of smaller convenience stores and fast-food style along Indiana Street, the main commerce street to the north-west. Construction quality is generally average and property conditions are generally of average condition with average curb appeal. The market demand is strong with increasing prices. Seller concessions are few and REO activity is less than 5% of the...	
Sales Prices in this Neighborhood	Low: \$355,000 High: \$1,380,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<30		

Neighborhood Comments

The Casa Blanca area is a suburban developed primarily of single-level homes built in the mid 20th century. The area is primarily single-family residential in a one-mile radius. Parks and schools are all in the area. Shopping is generally of smaller convenience stores and fast-food style along Indiana Street, the main commerce street to the north-west. Construction quality is generally average and property conditions are generally of average condition with average curb appeal. The market demand is strong with increasing prices. Seller concessions are few and REO activity is less than 5% of the resale market. Industrial and other external factors are minimal with the exception of properties along Indiana Street.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2882 Ronald St	3085 Molly St	7005 Marguerita Ave	6532 San Diego Ave
City, State	Riverside, CA	Riverside, CA	Riverside, CA	Riverside, CA
Zip Code	92506	92506	92506	92506
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.36 ¹	0.44 ¹	0.84 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$499,900	\$510,000	\$599,900
List Price \$	--	\$499,900	\$510,000	\$599,900
Original List Date		02/09/2024	02/13/2024	02/19/2024
DOM · Cumulative DOM	-- · --	15 · 16	11 · 12	5 · 6
Age (# of years)	69	70	97	72
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,351	1,278	1,876	1,222
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	2 · 1	3 · 2
Total Room #	6	6	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	None	Detached 2 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	0.15 acres	0.46 acres	0.19 acres
Other	--	--	--	--

* Listing 1 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** MLS Description: Molly St is a charming 4-bedroom, 2-bathroom home with a spacious front and back yard, ideal for outdoor activities. It features a long driveway and a one-car garage, providing ample parking space. Situated conveniently near shopping centers and the 91 freeway, it offers easy access to amenities and transportation. Additionally, it is located within the Riverside Unified School District, known for hosting some of the top schools in the area, ensuring quality education for families. Walking distance to Gage Middle School and Poly High School. This property is very unique and you don't want to miss on the opportunity of owning in this very desired area. MY COMMENTS: Comparable and subject are in similar neighborhoods. Comparable specifically selected due to GLA, proximity and condition. Comparable is slightly inferior due to GLA and lot size. Comparable is most comparable due to GLA. Comparable is in pending status since 02/23/24.
- Listing 2** MLS Description: Fixer opportunity! Oversized lot located in the heart of Riverside. Original house is 1,876sqft. Floor plan has been updated. Addition on the back side of the house is not permitted. Fully fenced yard with lots of space for storage or an ADU. Covered workshop area. Lots of potential in this property! Ready for new owners to make it their own. MY COMMENTS: Comparable and subject are in similar neighborhoods. Comparable specifically selected to bracket GLA and for condition. Comparable is slightly superior due to GLA and lot size with an offset for age. Comparable is newly listed in active status.
- Listing 3** MLS Description: MAGNOLIA CENTER SUNGOLD CLASSIC. WELCOME HOME TO THIS CHARMING 3 BEDROOM 2 BATH HOME IN THE BEAUTIFUL MAGNOLIA CENTER AREA OF RIVERSIDE. THIS HOME FEATURES CENTRAL HEAT AND AC, COZY FIREPLACE AND SPARKLEING IN GROUND POOL AND SACPIOUS PATIO FOR SUMMER FUN! THIS HOME FEATURES ORIGINAL CLASSIC TILE AND CABINETS. NICELY LANDSCAPED FRONT YARD. GARAGE NICELY CONVERTED TO OFFICE/STUDIO. (NOTE THAT THERE IS NO PERMIT FOR GARAGE CONVERSION) PLUS TWO CAR COVERD CARPORT AND LOTS OF EXTRA DRIVEWAY PARKING!! IMAGINE WALKING TO PARKS, SCHOOLS AND THE RIVERSIDE PLAZA FOR SHOPPING AND MANY RESTAURANTS. BRING YOUR PAINTBRUSH. THIS ONE NEEDS SOME COSMETIC REPAIRS, ALREADY REFLECTIED IN THE PRICE, BUT HAS TONS OF POTENTIAL! GREAT WALKABLE NEIGHBORHOOD AND OPPROTUNITY FOR FIRST TIME BUYER. SINGLE STORY AND PERFECT FOR DOWNSIZING TOO! SELLING "AS IS", SELLER IS MAKING NO REPAIRS AT THIS PRICE ! THIS ONE WON'T LAST! MY COMMENTS: Comparable and subject are in similar neighborhoods on opposite sides of a freeway. Comparable is pool home, subject no pool. Comparable is superior due to pool and lot size with an offset for GLA. Comparable is newly listed in active status.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2882 Ronald St	7465 Santa Rosa Way	2918 Jane St	3160 Jane St
City, State	Riverside, CA	Riverside, CA	Riverside, CA	Riverside, CA
Zip Code	92506	92504	92506	92506
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.86 ¹	0.12 ¹	0.39 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$425,000	\$540,000	\$549,000
List Price \$	--	\$425,000	\$540,000	\$549,000
Sale Price \$	--	\$435,000	\$550,000	\$528,000
Type of Financing	--	Conventional	Fha	Other
Date of Sale	--	10/17/2023	05/12/2023	02/13/2024
DOM · Cumulative DOM	-- · --	11 · 47	7 · 27	53 · 104
Age (# of years)	69	70	69	71
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,351	997	1,473	1,032
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	3 · 2	3 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.15 acres	0.20 acres	0.15 acres
Other	--	--	--	--
Net Adjustment	--	+\$24,200	-\$13,900	-\$24,300
Adjusted Price	--	\$459,200	\$536,100	\$503,700

* 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** MLS Description: House needs work but has had some recent improvements including: new exterior paint, new electrical panel, new wall heater/thermostat. Roof is about 10 years old per seller. Avocado, lemon, orange and plum trees that all produce. House is a fixer and will likely have lender required repairs to go with the financing. Buyer to pay for all of lender required repairs. Washing machine is currently in kitchen and no current location for a dryer. Seller purchased home after the single car garage was converted and used it as an office. It is not counted in the bedroom count. No blind offers. MY COMMENTS: Comparable and subject are in similar neighborhoods. Comparable specifically selected for condition and sale date. Adjustments of +\$1000 age difference at \$1000/year, +\$17700 GLA difference at \$50/sq ft, +\$5000/full-bath count, -\$2500/half-bath count, +\$5000/garage count, +\$3000/0.01 acre lot size difference, -\$5000 buyer credit for a total adjustment of +\$24,200
- Sold 2** MLS Description: *Home is for sale not rent* This property has been loved and cherished for over 45 years and is now ready for its new owners. With a little TLC you can transform it into your dream home. Great curb appeal! As you walk in the front door your'e greeted by your large spacious living room and can see into your lush green backyard. Gorgeous original hardwood floors. The kitchen was way ahead of its time and has a large semi open concept. It has 3 large bedrooms, 1.75 baths, and a large office that could potentially be turned into an adu. Shops within 2.5 miles: Starbucks, Target, Trader Joe's, Marshall's, ChicFila, Gas Stations, Pharmacy, Banks, and much more. Freeway friendly. Down Payment Assistance is currently available. Don't let this one pass you by. This home will not disappoint! MY COMMENTS: Comparable and subject are in same neighborhood. Comparable is an aged sale date however was specifically selected for proximity, GLA and condition and is most comparable due to those factors. Adjustments of -\$5800 buyer credit, -\$6100 GLA difference, -\$2000 lot size difference for a total adjustment of -\$13900
- Sold 3** MLS Description: Welcome to this delightful 3 bedroom, 1 bathroom home nestled on a large lot, with central HVAC, offering both comfort and convenience. With its prime location and desirable features, this property is sure to capture your heart. As you step inside, you'll be greeted by an inviting living area bathed in natural light, creating a warm and cozy ambiance. The open layout seamlessly connects the living space to the dining area, making it perfect for entertaining guests or spending quality time with family and friends. The three spacious bedrooms offer plenty of room for relaxation and privacy. Ideally located right off of the 91 freeway with several parks, shopping, and dining options just minutes away. MY COMMENTS: Comparable and subject are in similar neighborhoods. Comparable is in superior condition. Comparable specifically selected despite condition difference due to proximity and recent sale date. Adjustments of -\$52,800 (10% sale price) condition difference, +\$2000 age difference, +\$16,000 GLA difference, +\$5000/full-bath count, +\$2500 garage count, +\$3000 lot size difference for a total adjustment of -\$24,300

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				A search of the CRMLS MLS shows no records for this property. CRMLS is the primary MLS for the area. There are no MLS sheets to include with this report. Google and Zillow search for subject address found no current listing information for subject. Screenshot of Zillow is included as a miscellaneous document uploaded to this report.			
Listing Agent Name							
Listing Agent Phone							
# 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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$508,800	\$508,800
Sales Price	\$508,800	\$508,800
30 Day Price	\$508,800	--
Comments Regarding Pricing Strategy		
The suggested list considers the current listings with the most emphasis placed on L1 (under contract) and L2 (newly listed). The sale price is expected at full list, consistent with overall market dynamics. The 30 day price and sale price are the same due to DOM running under 30 days in this marketplace.		

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.
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Subject Photos



Front



Address Verification



Side



Side



Street

Listing Photos

L1 3085 Molly St
Riverside, CA 92506



Front

L2 7005 Marguerita Ave
Riverside, CA 92506



Front

L3 6532 San Diego Ave
Riverside, CA 92506



Front

Sales Photos

S1 7465 Santa Rosa Way
Riverside, CA 92504



Front

S2 2918 Jane St
Riverside, CA 92506



Front

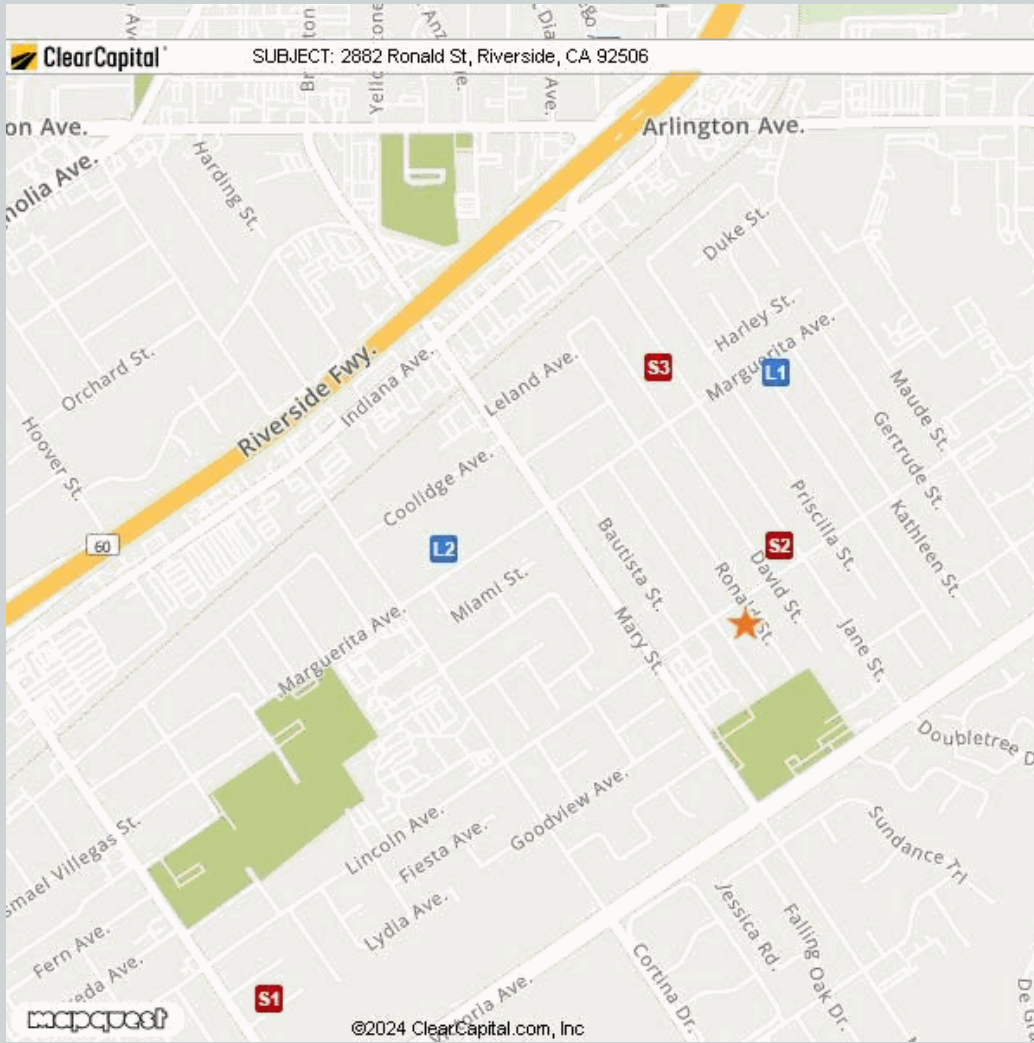
S3 3160 Jane St
Riverside, CA 92506



Front

ClearMaps Addendum

Address ★ 2882 Ronald St, Riverside, CA 92506
Loan Number 56731 **Suggested List** \$508,800 **Suggested Repaired** \$508,800 **Sale** \$508,800



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2882 Ronald St, Riverside, CA 92506	--	Parcel Match
L1 Listing 1	3085 Molly St, Riverside, CA 92506	0.36 Miles ¹	Parcel Match
L2 Listing 2	7005 Marguerita Ave, Riverside, CA 92506	0.44 Miles ¹	Parcel Match
L3 Listing 3	6532 San Diego Ave, Riverside, CA 92506	0.84 Miles ¹	Parcel Match
S1 Sold 1	7465 Santa Rosa Way, Riverside, CA 92504	0.86 Miles ¹	Parcel Match
S2 Sold 2	2918 Jane St, Riverside, CA 92506	0.12 Miles ¹	Parcel Match
S3 Sold 3	3160 Jane St, Riverside, CA 92506	0.39 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	Michael O'Connor	Company/Brokerage	Diamond Ridge Realty
License No	01517005	Address	12523 Limonite Avenue Eastvale CA 91752
License Expiration	10/04/2026	License State	CA
Phone	9518474883	Email	RealtorOConnor@aol.com
Broker Distance to Subject	10.16 miles	Date Signed	02/25/2024

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.