

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	29847 Via Puesta Del Sol, Temecula, CA 92591	Order ID	9302512	Property ID	35342014
Inspection Date	04/27/2024	Date of Report	04/30/2024		
Loan Number	57064	APN	921-411-003		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Riverside		

Tracking IDs

Order Tracking ID	4.25_BPO	Tracking ID 1	4.25_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Breckenridge Property Funding	Condition Comments	
R. E. Taxes	\$3,742	The subject property appears in fair condition. There were no visible repair. There appears that personal belonging were left on the property . The front yard requires some care & the property has fair curb appeal. The property backs up to busy street .	
Assessed Value	\$284,665		
Zoning Classification	R-1		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (Door Locks)		
Ownership Type	Fee Simple		
Property Condition	Fair		
Estimated Exterior Repair Cost	\$10,000		
Estimated Interior Repair Cost	\$30,000		
Total Estimated Repair	\$40,000		
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 schools, shopping & parks. All of the properties on the subject streets are well cared for.	
Sales Prices in this Neighborhood	Low: \$500,000 High: \$700,000		
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	29847 Via Puesta Del Sol	29983 Via Puesta Del Sol	29923 Corte Castille	29769 Stonewood Rd
City, State	Temecula, CA	Temecula, CA	Temecula, CA	Temecula, CA
Zip Code	92591	92591	92591	92591
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.27 ¹	0.33 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$679,900	\$725,000	\$685,000
List Price \$	--	\$679,900	\$725,000	\$675,000
Original List Date		04/18/2024	04/08/2024	04/10/2024
DOM · Cumulative DOM	-- · --	8 · 12	7 · 22	5 · 20
Age (# of years)	38	38	36	36
Condition	Fair	Good	Good	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	2 Stories Contemporary	2 Stories Contemporary	1 Story Ranch	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,668	1,873	1,803	1,650
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 3	3 · 2	3 · 2 · 1
Total Room #	6	7	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.21 acres	0.19 acres	0.21 acres
Other	Patio, Fireplace	Patio, Fireplace	Patio, Fireplace	Patio, Fireplace, Solar

* Listing 3 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** Superior, No HOA! Great location in the heart of Temecula! Close to shopping and entertainment. Home boasts 4 bedrooms and 3 full baths. One full bedroom and bath on 1st floor. Enjoy California living at its best on your backyard patio!
- Listing 2** Superior, Welcome to your charming single-story home located in the heart of beautiful Temecula, California. This inviting 3-bedroom, 2-bathroom residence offers comfort, convenience, and style. Upon entering, you'll be greeted by a spacious and light-filled living area, perfect for relaxing or entertaining guests. The open floor plan seamlessly connects the living room to the dining area and kitchen, creating a warm and inviting atmosphere. The kitchen boasts modern appliances, walk-in pantry, ample cabinet space, and a convenient island, making meal preparation a breeze. The master bedroom offers a peaceful retreat with its generous size, plush carpeting, and en-suite bathroom. Two additional bedrooms provide versatility, ideal for accommodating guests, children, or a home office. Step outside to discover your private backyard oasis, complete with a covered patio, large side yard, perfect for al fresco dining or enjoying the temperate Temecula weather year-round. The low-maintenance landscaping ensures you'll have more time to relax and enjoy your new home
- Listing 3** Superior, !Welcome home to your 3 bed, 2.5 bath, 3 car garage home located in the heart of Temecula! This home sits at the end of a cul-de-sac with PAID OFF SOLAR and Tesla charger. This home offers new paint throughout, the kitchen has stainless steel appliances, granite countertops, matching granite backsplash, and room for eat-in dining. Adjacent to the kitchen is the family room with a cozy fireplace. Master bedroom and 2 other bedrooms are located upstairs with their own privacy and space. The backyard is an entertainer's dream, plenty of space for Sunday get together and BBQs. The property has plenty of room for parking all of your cars.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	29847 Via Puesta Del Sol	42026 Via Renate	29722 Ramsey Ct	41868 Humber Dr
City, State	Temecula, CA	Temecula, CA	Temecula, CA	Temecula, CA
Zip Code	92591	92591	92591	92591
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.31 ¹	0.34 ¹	0.69 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$600,000	\$660,000	\$649,900
List Price \$	--	\$600,000	\$649,900	\$670,000
Sale Price \$	--	\$600,000	\$645,000	\$670,000
Type of Financing	--	Conv	Fha	Conv.
Date of Sale	--	01/17/2024	01/24/2024	02/22/2024
DOM · Cumulative DOM	-- · --	21 · 86	87 · 105	7 · 35
Age (# of years)	38	35	36	37
Condition	Fair	Good	Good	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	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,668	1,836	1,856	1,697
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 3	4 · 2 · 1	4 · 2
Total Room #	6	7	7	7
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	--	--	--	--
Lot Size	0.18 acres	0.12 acres	0.17 acres	0.21 acres
Other	Patio, Fireplace	Patio, Fireplace	Patio, Fireplace, Solar	Fireplace, Patio
Net Adjustment	--	-\$64,144	-\$90,304	-\$40,000
Adjusted Price	--	\$535,856	\$554,696	\$630,000

* Sold 3 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** Superior, This beautiful 4-bedroom, 3-bathroom home in Temecula welcomes you with open arms. The abundant natural light that fills the open floor plan creates a warm and inviting ambiance throughout the space. The bottom floor offers the convenience of an additional bedroom and a full bathroom, along with a practical and well-placed laundry room. The master bedroom is a true retreat, featuring an en-suite bathroom and a spacious walk-in closet. As you step into the backyard, you'll find a vast expanse of potential, perfect for a wide range of outdoor activities and moments of relaxation. This home offers a perfect blend of comfort, convenience, and charm. Adjustments -\$6000 bathrooms, -\$18144 Sq. FT. living area. -\$40000 condition Net adjustments -\$64144
- Sold 2** Superior, Lovely cul-de-sac home. Features include 4 bedrooms and 2 1/2 bath, living room dining room combination, family room open to kitchen, and breakfast nook. Solar system (19 panels) is large enough that seller gets rebate at end of year. Seller will be paying off solar in escrow. Front and back yards are fully landscaped. Large patio across the back of the house. Lovely little patio in the front courtyard. 3 car garage has built-ins and door to house and back yard. You'll enjoy this home. Adjustments -\$20304 Sq. FT. living area, -\$20000 solar, -\$5000 sellers concessions-\$ 5000 garage space,-\$40000 condition . Net adjustments -\$90304.
- Sold 3** Superior, Gorgeous, newly remodeled home in the heart of Temecula! Located in Village community this 4 bedroom home boasts vaulted ceilings and an open floor plan with lots of natural light. Entering inside your foyer you'll find a formal living room with cozy double sided fireplace which backs to another living space/family room and adjoining kitchen with breakfast nook. Kitchen has been upgraded with NEW countertops , NEW appliances, and includes ample cabinet space. Formal dining room off the kitchen is light and airy and perfect for hosting gatherings or just enjoying your morning coffee. Heading upstairs you will find 4 nicely sized bedrooms including a primary bedroom with en-suite bathroom that has also been newly remodeled with NEW tile flooring, NEW countertops, NEW fixtures and features double sinks and a stand up shower The secondary bedrooms share another full bathroom upstairs also upgraded with NEW flooring and countertops. Two of the bedrooms feature built in bench seating by the windows for added storage and seating. Each bedroom includes NEW carpet and ample closet space Other upgrades to the home include NEW beautiful vinyl plank flooring throughout the main living areas and kitchen , NEW neutral paint inside and out, and NEW modern fixtures. The amenities don't stop there...stepping outside you will find your private outdoor space that is a whopping 9,148 sq ft! Room enough for whatever you desire and has added privacy with no rear neighbors. Adjustments , -\$40000 condition & upgradeds

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Please see attached MLS Sheet			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
06/22/2023	\$575,000	03/20/2024	\$500,000	Sold	04/26/2024	\$500,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$541,000	\$581,000
Sales Price	\$536,000	\$576,000
30 Day Price	\$516,000	--
Comments Regarding Pricing Strategy		
<p>There's still a demand for properties in this community. But there's a shortage of properties. There were four listing & five sold properties in the last six months .all of the listing & sold properties were fair market. There were no REO or Short sale in the area. The marketing time are now increasing & in some cases they are lowering the original list pricing. I'm basing my values off sold# 3 which has the closest net adjustment & most recent sale date .</p>		

Clear Capital Quality Assurance Comments Addendum

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

Subject Photos



Front



Address Verification



Side



Side



Street



Other

Listing Photos

L1 29983 Via Puesta Del Sol
Temecula, CA 92591



Front

L2 29923 Corte Castille
Temecula, CA 92591



Front

L3 29769 Stonewood Rd
Temecula, CA 92591



Front

Sales Photos

S1 42026 Via Renate
Temecula, CA 92591



Front

S2 29722 Ramsey Ct
Temecula, CA 92591



Front

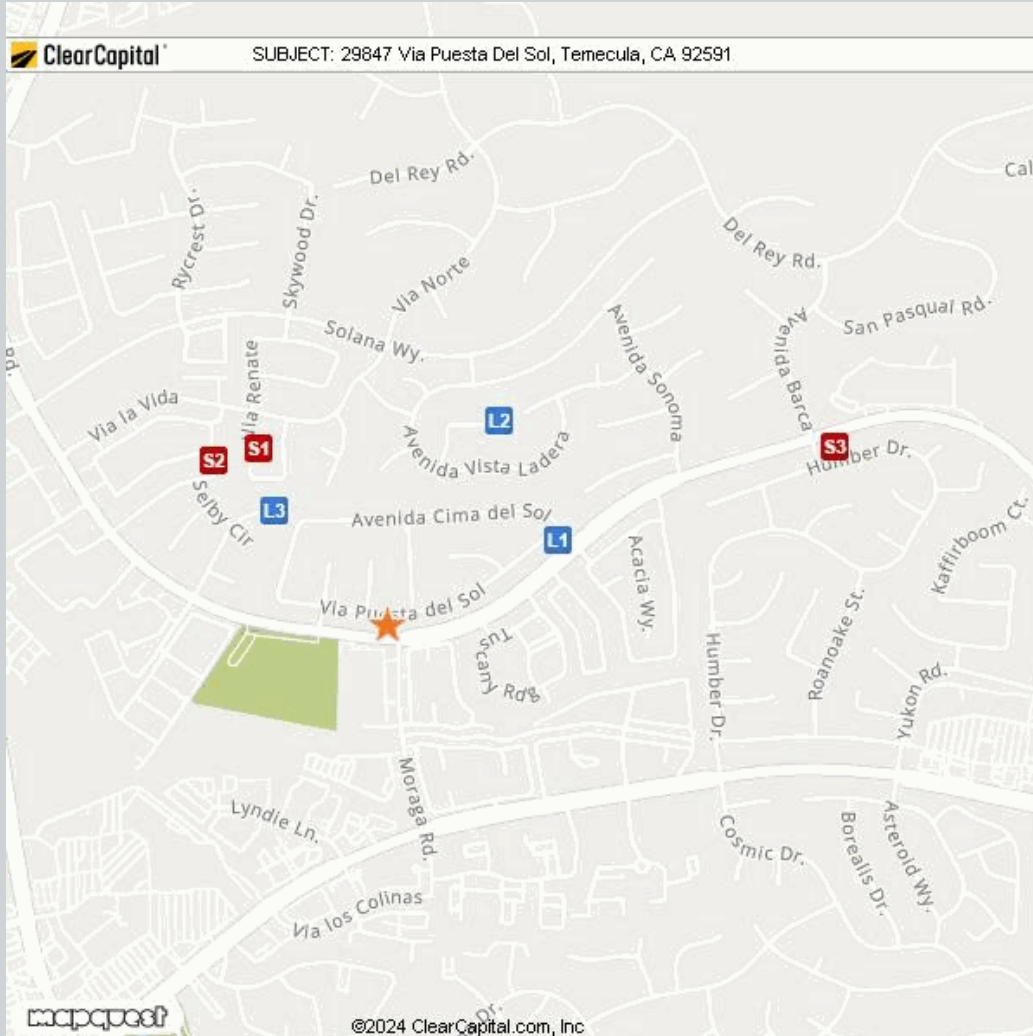
S3 41868 Humber Dr
Temecula, CA 92591



Front

ClearMaps Addendum

Address ★ 29847 Via Puesta Del Sol, Temecula, CA 92591
Loan Number 57064 **Suggested List** \$541,000 **Suggested Repaired** \$581,000 **Sale** \$536,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	29847 Via Puesta Del Sol, Temecula, CA 92591	--	Parcel Match
L1 Listing 1	29983 Via Puesta Del Sol, Temecula, CA 92591	0.27 Miles ¹	Parcel Match
L2 Listing 2	29923 Corte Castille, Temecula, CA 92591	0.33 Miles ¹	Parcel Match
L3 Listing 3	29769 Stonewood Rd, Temecula, CA 92591	0.23 Miles ¹	Parcel Match
S1 Sold 1	42026 Via Renate, Temecula, CA 92591	0.31 Miles ¹	Parcel Match
S2 Sold 2	29722 Ramsey Ct, Temecula, CA 92591	0.34 Miles ¹	Parcel Match
S3 Sold 3	41868 Humber Dr, Temecula, CA 92591	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	7.18 miles	Date Signed	04/30/2024

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.