

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	20752 Grand Ave, Wildomar, CA 92595	Order ID	9644441	Property ID	35994149
Inspection Date	09/26/2024	Date of Report	09/26/2024		
Loan Number	58507	APN	368-100-041		
Borrower Name	Neighbor to Neighbor Homes LLC	County	Riverside		

Tracking IDs

Order Tracking ID	9.25_BPO	Tracking ID 1	9.25_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Jared Carter	Condition Comments The subject property appears in average condition & there were no visible repairs. There's large work shop & the yard is maintained.
R. E. Taxes	\$2,367	
Assessed Value	\$235,547	
Zoning Classification	RR1	
Property Type	Manuf. Home	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost		
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Partially Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments The subject property is located off dirt road , in rural community &at the end of cul-de-sac. The community is maintained. All of the properties on the subject street are maintained.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$450,000 High: \$680,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	20752 Grand Ave	26201 State Highway #74	25490 Roufus Rd	33245 9th St
City, State	Wildomar, CA	Perris, CA	Menifee, CA	Winchester, CA
Zip Code	92595	92570	92584	92596
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	9.16 ¹	4.88 ¹	14.05 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$599,000	\$559,900	\$579,900
List Price \$	--	\$575,000	\$600,000	\$579,900
Original List Date		05/12/2024	04/14/2024	08/28/2024
DOM · Cumulative DOM	-- · --	137 · 137	35 · 165	15 · 29
Age (# of years)	22	1	41	18
Condition	Average	Good	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	2,664	1,980	1,900	2,280
Bdrm · Bths · ½ Bths	5 · 3	4 · 2	3 · 2	5 · 3
Total Room #	9	8	7	9
Garage (Style/Stalls)	None	None	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.17 acres	0.75 acres	1.12 acres	0.50 acres
Other	Patio, Fireplace, Work Shop	None	Fireplace	Patio, Fireplace

* 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** Inferior, Some features include a huge island, beautiful modern interior doors, a large stainless steel kitchen sink, new appliances, a walk-in closet, brand new vinyl windows, and brand new high-efficiency central AC/Heater. Home Features a Manufactured Home On A Permanent Foundation, With Space For Your RVs, Off-Road Toys, And More.
- Listing 2** Inferior, Permanent 433 Foundation Recorded, Brand New Master Bathroom !!!!!Step into a remarkable opportunity with this robust 3-bedroom + den, 2-bathroom manufactured home, nestled on a sprawling 1.12-acre lot. Master Bathroom has been completely remolded with a large walk-in Shower New Flooring and Vanity. Master Bedroom has brand new plank flooring. Featuring vaulted ceilings, fresh paint and laminate flooring, this home is engineered for both comfort and style.
- Listing 3** Inferior, Welcome to this spacious and beautifully remodeled 5-bedroom, 3-bathroom home situated on a large half-acre corner lot, fully fenced and ideal for a growing family or anyone who loves space and recreation. This home features a 433 permanent foundation with low pro install. Inside, you'll find ample room for everyone with a large family room featuring a cozy fireplace, new waterproof flooring throughout, kitchen with new stainless steel appliances, and 2 large separate walk-in closets in the master suite.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	20752 Grand Ave	33275 Inyo Rd	27825 Stratton Dr	24750 Oak Circle Dr
City, State	Wildomar, CA	Homeland, CA	Winchester, CA	Wildomar, CA
Zip Code	92595	92548	92596	92595
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	16.58 ¹	14.27 ¹	2.70 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$433,000	\$595,000	\$659,900
List Price \$	--	\$433,000	\$584,000	\$659,900
Sale Price \$	--	\$450,000	\$540,000	\$645,000
Type of Financing	--	Conv.	Conv.	Va
Date of Sale	--	04/16/2024	06/10/2024	06/14/2024
DOM · Cumulative DOM	-- · --	6 · 47	153 · 215	24 · 57
Age (# of years)	22	43	20	22
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	2,664	2,304	2,640	2,880
Bdrm · Bths · ½ Bths	5 · 3	3 · 1 · 1	4 · 2	5 · 3
Total Room #	9	7	8	9
Garage (Style/Stalls)	None	Detached 2 Car(s)	Detached 3 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.17 acres	1.04 acres	1.19 acres	1.31 acres
Other	Patio, Fireplace, Work Shop	Patio, Fireplace	Patio, Fireplace, Solar	Patio, Fireplace
Net Adjustment	--	+\$69,000	+\$10,700	+\$2,960
Adjusted Price	--	\$519,000	\$550,700	\$647,960

* 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** Inferior, Wonderful Home nestled among Mountains and Hills in a well-established rural neighborhood, perfect for growing or expanding your family! It has a living area of 2,304 square feet, 3 bedrooms, 2 renovated baths, a large backyard with possible ADU potential. It sits in a flat, level 1.04 acre lot with plenty of room for parking an RV on the east side and additional parking spaces in front of a detached covered garage on the west side of the home. Adjustments, -\$7000 sellers concessions, -\$10000 garage space, +\$21000 year built, +\$20000 bathrooms, +\$30000 work shop, +\$15000 bathrooms, >net adjustments +\$69000.
- Sold 2** Inferior, , Welcome to the essence of Southern California living at 27825 Stratton Drive, Winchester, CA. This picturesque single-story home with OWNED SOLAR is nestled on a generous 1.19-acre parcel, offering the perfect blend of space, comfort, and versatility. With 3 bedrooms and a den converted into a 4th bedroom, along with 2 bathrooms, this residence provides ample room for your family's needs, Adjustments, -\$4300 sellers concessions, -\$20000 solar, -\$15000 garage spaces, +\$30000 work shop, +\$10000 bedroom, +\$10000 bathrooms, Net adjustments +\$10700.
- Sold 3** Similar, Welcome to 24750 Oak Circle Dr, Wildomar, CA 92595 – a unique opportunity to own a serene, off-grid retreat priced at \$659,900. Nestled on 1.31 acres of expansive land, this property features a manufactured home built in 2002 that exemplifies rural charm and modern convenience, but has a 1.05% tax rate.. This residence is ideally. Adjustments +\$30000 work Shop, -\$10000 garage space, -\$10000 lot size, -\$12960 Sq. FT. living area. Net adjustments +\$2960.

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	1						
# 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
01/07/2024	\$650,000	06/18/2024	\$650,000	Expired	06/18/2024	\$650,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$650,000	\$650,000
Sales Price	\$645,000	\$645,000
30 Day Price	\$625,000	--
Comments Regarding Pricing Strategy		
<p>The subject property is well cared for & can be sold as is. There were three listing within fourteen miles of the subject property . There were four sold properties in the last six months that were within fourteen miles of the subject property. All of the listing & sold properties were fair market. There were no REO or Short sale in the area. All of the properties used in the report were closest to the subject property based on criteria. I'm basing my values off sold # 1 which has the closest net adjustments, most recent sale date & in the same city.</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



Street

Listing Photos

L1 26201 State Highway #74
Perris, CA 92570



Front

L2 25490 Roufus Rd
Menifee, CA 92584



Front

L3 33245 9TH St
Winchester, CA 92596



Front

Sales Photos

S1 33275 Inyo Rd
Homeland, CA 92548



Front

S2 27825 Stratton Dr
Winchester, CA 92596



Front

S3 24750 Oak Circle Dr
Wildomar, CA 92595



Front

ClearMaps Addendum

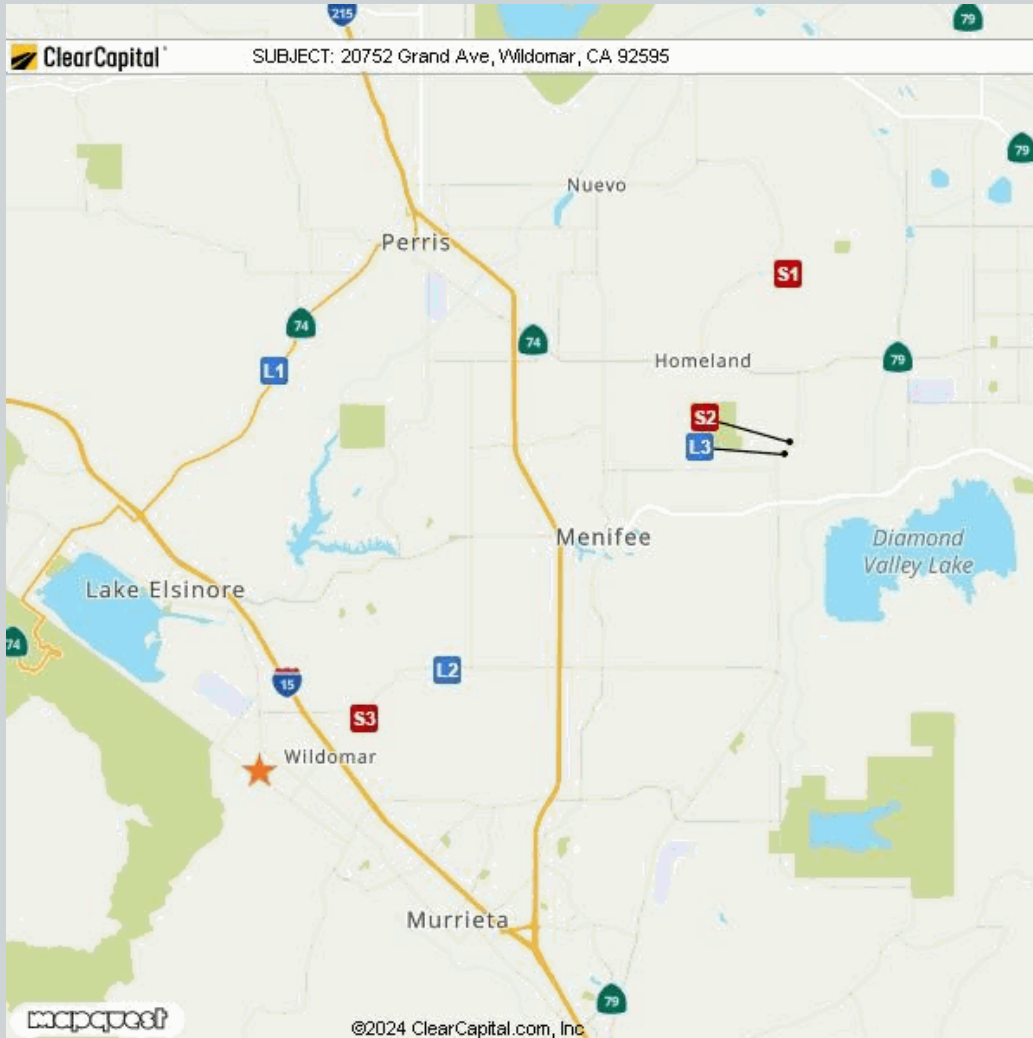
Address ★ 20752 Grand Ave, Wildomar, CA 92595

Loan Number 58507

Suggested List \$650,000

Suggested Repaired \$650,000

Sale \$645,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	20752 Grand Ave, Wildomar, CA 92595	--	Parcel Match
L1 Listing 1	26201 State Highway #74, Perris, CA 92570	9.16 Miles ¹	Parcel Match
L2 Listing 2	25490 Roufus Rd, Menifee, CA 92584	4.88 Miles ¹	Parcel Match
L3 Listing 3	33245 9th St, Winchester, CA 92596	14.05 Miles ¹	Parcel Match
S1 Sold 1	33275 Inyo Rd, Homeland, CA 92548	16.58 Miles ¹	Parcel Match
S2 Sold 2	27825 Stratton Dr, Winchester, CA 92596	14.27 Miles ¹	Parcel Match
S3 Sold 3	24750 Oak Circle Dr, Wildomar, CA 92595	2.70 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: 07/29/2024

Purpose:

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

Comparable Requirements:

If any of the following comparable criteria cannot be met, the commentary is required as to why you expanded your search, and what the effect on price will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Property Condition Definitions:

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

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, factual detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as substantiated distance to amenities, parks, schools, commercial or industrial influences, REO activity, traffic, 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.
10. No part of your analysis or reporting may be based on the race, color, religion, sex, actual or perceived sexual orientation, actual or perceived gender identity, age, actual or perceived marital status, disability, familial status, national origin of either the prospective owners or occupants of the subject property, present owners or occupants of the property, or present owners or occupants of the properties in the vicinity of the subject property, or on any other basis prohibited by federal, state or local law.
11. When commenting on the subject property or comp selections, refrain from the use of unsupported or subjective terms to assess or rate, such as, but not limited to, "high," "low," "good," "bad," "fair," "poor," "strong," "weak," "rapid," "slow," "fast" or "average" without providing a foundation for analysis and contextual information. It is inappropriate to add language that could indicate unconscious bias, including but not limited to: "pride of ownership," "crime-ridden area," "desirable neighborhood or location" or "undesirable neighborhood or location"

Undue Influence Concerns

Please contact uiproducer@clearcapital.com for any Undue Influence concerns.

Independence Hotline

Please notify Clear Capital of any independence concerns by calling (530) 550-2138

Report Instructions - cont.

Terms of Use, Code of Conduct and Professional Discretion:

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.

If you accept and perform this assignment, you do so in accordance with the Clear Capital Vendor Agreement Terms of Use and Code of Conduct to which you agreed.

All interactions with consumers (borrowers, homeowners, POCs, etc.) must be performed in a professional manner. Should you observe any concerning or suspicious activity while you engage with a consumer whether onsite or otherwise, please contact Clear Capital immediately. Please refrain from discussing anything related to the observation with the consumer directly. This includes suspected elder abuse, elder financial abuse, vulnerable adults, fraud, forgery or any violations of local, state or federal laws.

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	4.08 miles	Date Signed	09/26/2024

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.