APPRAISAL REPORT

OF

22053 Highland St.
Wildomar, CA 92595

PREPARED FOR

Birgit Breitenbach
22053 Highland St.
Wildomar, CA 92595

AS OF

08/07/2025

PREPARED BY

Derek J Tidwell/Tidwell & Company
40545 Chantilly Circle
Temecula, CA 92591

Uniform Residential Appraisal Report

The purpose of this appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

SUBJECT

Property Address 22053 Highland St. City Wildomar State CA Zip Code 92595

Borrower Birgit Breitenbach & Spencer Alan Howe Owner of Public Record Birgit Breitenbach & Spencer Alan Howe County Riverside

Legal Description 3.81 ACRES M/L IN LOT 24 BLK R MB 015/699 SD SANTA ROSA ADD

Assessor's Parcel # 382-300-003 Tax Year 2024 R.E. Taxes $ 8,917

Neighborhood Name Santa Rosa Plateau Map Reference N/A Census Tract 432.72

Occupant [X] Owner [ ] Tenant [ ] Vacant Special Assessments $ 0 [ ] PUD HOA $ 0 [ ] per year [ ] per month

Property Rights Appraised [X] Fee Simple [ ] Leasehold [ ] Other (describe)

Assignment Type [ ] Purchase Transaction [ ] Refinance Transaction [X] Other (describe) Fair Market Value Analysis

Lender/Client Birgit Breitenbach Address 22053 Highland St., Wildomar, CA 92595

Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? [X] Yes [ ] No

Report data source(s) used, offerings price(s), and date(s). DOM 1;Subject property was offered for sale.;Original Price $2,089,000;Original Date 08/13/2025;MLS# IV25182741. Confirmed 08/14/2025.

CONTRACT

I [ ] did [ ] did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price $ Date of Contract Is the property seller the owner of public record? [ ] Yes [ ] No Data Source(s) County

Is there any financial assistance (loan charges, sale concessions, gift or down payment assistance, etc.) to be paid by any party on behalf of the borrower? [ ] Yes [ ] No

If Yes, report the total dollar amount and describe the items to be paid.

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends				One-Unit Housing			Present Land Use %	
Location	[ ] Urban	[X] Suburban	[ ] Rural	Property Values	[ ] Increasing	[X] Stable	[ ] Declining	PRICE		AGE	One-Unit	85 %
Built-Up	[X] Over 75%	[ ] 25-75%	[ ] Under 25%	Demand/Supply	[ ] Shortage	[X] In Balance	[ ] Over Supply	$ (000)		(yrs)	2-4 Unit	5 %
Growth	[ ] Rapid	[X] Stable	[ ] Slow	Marketing Time	[X] Under 3 mths	[ ] 3-6 mths	[ ] Over 6 mths	650	Low	0	Multi-Family	0 %
								2,495	High	75	Commercial	10 %
								1,920	Pred.	25	Other	%

Neighborhood Boundaries The neighborhood boundaries consist of: Canyon Hills to the north, Murrieta to the south, I-215 to the east, and La Cresta to the west.

Neighborhood Description The neighborhood is located near all typical amenities including employment centers, shopping centers, schools, municipal services, public transportation, and recreational facilities. Police and fire protection appears adequate. No unfavorable conditions that may have an affect upon the marketability of the neighborhood is apparent.

Market Conditions (including support for the above conclusions) Residential real estate values have a stabilizing trend. Financing includes jumbo, FHA, and conventional loans. Buyers and sellers typically pay their own normal closing costs. Buy downs and other loan concessions are not common. Typical marketing times are under 3 months.

SITE

Dimensions Irregular - see attached plat map Area 3.81 ac Shape Irregular View B;Mtn;

Specific Zoning Classification R-R Zoning Description SFR

Zoning Compliance [X] Legal [ ] Legal Nonconforming (Grandfathered Use) [ ] No Zoning [ ] Illegal (describe)

Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? [X] Yes [ ] No If No, describe.

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements--Type	Public	Private
Electricity	[X]	[ ]	Water	[X]	[ ]	Street Dirt	[X]	[ ]
Gas	[ ]	[X] Propane	Sanitary Sewer	[ ]	[X] Septic Tank	Alley None	[ ]	[ ]

FEMA Special Flood Hazard Area [ ] Yes [X] No FEMA Flood Zone X-500 FEMA Map # 53033C-1250G FEMA Map Date 08/18/2020

Are the utilities and/or off-site improvements typical for the market area? [X] Yes [ ] No If No, describe.

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? [ ] Yes [X] No If Yes, describe.

IMPROVEMENTS

General Description		Foundation		Exterior Description	materials/condition	Interior	materials/condition
Units [X] One [ ] One with Accessory Unit		[X] Concrete Slab	[ ] Crawl Space	Foundation Walls	Concrete/Gd	Floors	LVP/HW/Tile/New
# of Stories 2		[ ] Full Basement	[ ] Partial Basement	Exterior Walls	Wood/Stucco/Gd	Walls	Drywall/Gd
Type [X] Det. [ ] Att. [ ] S-Det./End Unit		Basement Area 0 sq. ft.		Roof Surface	Concrete Tile/Gd	Trim/Finish	Wood/Paint/New
[X] Existing [ ] Proposed [ ] Under Const.		Basement Finish 0 %		Gutters & Downspouts	Metal/Gd	Bath Floor	Tile/New
Design (Style) Contempo.		[ ] Outside Entry/Exit	[ ] Sump Pump	Window Type	Vinyl./ Dble/New	Bath Wainscot	Tile/New
Year Built 1987		Evidence of [ ] Infestation		Storm Sash/Insulated	None	Car Storage [ ] None	
Effective Age (Yrs) 10		[ ] Dampness	[ ] Settlement	Screens	Mesh/Gd	[X] Driveway # of Cars 15	
Attic	[ ] None	Heating [X] FWA [ ] HWBB	[ ] Radiant	Amenities	[ ] Woodstove(s) # 0	Driveway Surface Asphalt	
[ ] Drop Stair	[ ] Stairs	[ ] Other	Fuel Propane	[X] Fireplace(s) # 2	[X] Fence Vinyl	[X] Garage # of Cars 3	
[ ] Floor	[X] Scuttle	Cooling [X] Central Air Conditioning		[X] Patio/Deck Cvd	[X] Porch Covered	[ ] Carport # of Cars 0	
[ ] Finished	[ ] Heated	[ ] Individual	[ ] Other	[X] Pool Inground	[ ] Other None	[ ] Att. [X] Det. [ ] Built-in	

Appliances [X] Refrigerator [X] Range/Oven [X] Dishwasher [X] Disposal [X] Microwave [X] Washer/Dryer [ ] Other (describe)

Finished area **above** grade contains: 11 Rooms 5 Bedrooms 3.1 Bath(s) 4,376 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.) Financed Solar. None noted.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C3;Kitchen-remodeled-one to five years ago;Bathrooms-remodeled-one to five years ago;See comments - SUBJECT CONDITION

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? [ ] Yes [X] No If Yes, describe

No deficiencies noted or apparent at time of inspection.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? [X] Yes [ ] No If No, describe The subject property conforms in general to the neighborhood and does not suffer from any functional utility, style, condition or use issues. Construction methods appear typical and acceptable to the neighborhood.

Uniform Residential Appraisal Report

SALES COMPARISON ANALYSIS

There are 18 comparable properties currently offered for sale in the subject neighborhood ranging in price from $ 725,000 to $ 4,400,000 .

There are 40 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from $ 650,000 to $ 2,495,000 .

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	22053 Highland St. Wildomar, CA 92595	37372 Via Majorca Murrieta, CA 92562		22420 Montes Court Murrieta, CA 92562		21650 The Trails Circle Murrieta, CA 92562	
Proximity to Subject		0.91 miles SW		0.63 miles S		2.96 miles S	
Sale Price	$		$ 2,600,000		$ 1,725,000		$ 2,075,000
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 508.61 sq. ft.		$ 363.85 sq. ft.		$ 509.83 sq. ft.	
Data Source(s)		MLS#SW24190186;DOM 139		MLS#SW24127744;DOM 244		MLS# OC25054224;DOM 47	
Verification Source(s)		Tax Records DOC#52626		Tax Records DOC#144179		Tax Records DOC#164998	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing		ArmLth		ArmLth		ArmLth	
Concessions		Conv;28400	-28,400	Conv;0	0	Conv;0	0
Date of Sale/Time		s03/25;c02/25	0	s05/25;c04/25	0	s05/25;c04/25	0
Location	N;Res;	N;Res;		N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	3.81 ac	5.04 ac	-24,600	38333 sf	+73,250	5.10 ac	-32,250
View	B;Mtn;	B;CtySky;Mtn	-100,000	N;Res;	+100,000	B;Mtn;	
Design (Style)	DT2;Contempo.	DT2;Contempo.		DT1;Ranch	0	DT1;Ranch	0
Quality of Construction	Q4	Q4		Q4		Q4	
Actual Age	38	7	0	31	0	15	0
Condition	C3	C3	-150,000	C3		C3	
Above Grade Room Count (Total / Bdrms / Baths)	11 / 5 / 3.1	12 / 4 / 4.1	-50,000	9 / 5 / 4.1	+25,000	10 / 5 / 3.1	+25,000
Gross Living Area	4,376 sq. ft.	5,112 sq. ft.	-110,400	4,741 sq. ft.	-54,750	4,070 sq. ft.	+46,000
Basement & Finished Rooms Below Grade	0sf	0sf		0sf		0sf	
Functional Utility	Average / Typical	Average / Typical		Average / Typical		Average / Typical	
Heating/Cooling	FWA/Central	FWA/Central		FWA/Central		FWA/Central	
Energy Efficient Items	Financed Solar	None	0	None	0	None	0
Garage/Carport	3gd15dw	4ga12dw	-20,000	2ga6dw	+20,000	4ga8dw	-20,000
Porch/Patio/Deck	Patio/Porch	Patio/Porch		Patio/Porch		Patio/Porch	
Fireplaces	2 Fireplaces	1 Fireplace	+10,000	1 Fireplace	+10,000	2 Fireplace	
Amenities	Pool/Spa/HorseFac.	Pool/Spa	+25,000	Pool/Spa	+25,000	None	+100,000
SP-to-LP Ratio	100.00%	108.97%	0	106.00%	0	112.92%	0
Net Adjustment (Total)		[ ] + [X] -	$ -448,400	[X] + [ ] -	$ 198,500	[X] + [ ] -	$ 118,750
Adjusted Sale Price of Comparables		Net Adj: -17% Gross Adj : 20%	$ 2,151,600	Net Adj: 12% Gross Adj: 18%	$ 1,923,500	Net Adj: 6% Gross Adj: 11%	$ 2,193,750

I [X] did [ ] did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research [ ] did [X] did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Data source(s) County Records

My research [ ] did [X] did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.
Data source(s) County Records

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	County Records	County Records	County Records	County Records
Effective Date of Data Source(s)	08/07/2025	08/07/2025	08/07/2025	08/07/2025

Analysis of prior sale or transfer history of the subject property and comparable sales No market sales or transfers on subject in prior 36 months. No other market sales or transfers on comparables other than noted above in prior 12 months. The local MLS and county records were used as the primary source for the above prior sales data.

Summary of Sales Comparison Approach See Addendum.. Because we typically do not have access to purchase and sale agreements for comparable sales, the contract date shown is the date indicated in the MLS as the "pending" date indicated by the agent. This date typically represents the date of mutual acceptance, or the "meeting of the minds" for the sale.

Indicated Value by Sales Comparison Approach $ 2,100,000

RECONCILIATION

Indicated Value by: Sales Comparison Approach $ 2,100,000 **Cost Approach (if developed) $** 2,102,144 **Income Approach (if developed) $**

All three approaches to value were considered for this assignment. The income approach was not applicable. The cost approach was included solely at the request of the client and has been given minimal weight in arriving at the final opinion of value. The sales comparison approach is the preferred approach to value for a property like the subject and was given most weight in this appraisal assignment.

This appraisal is made [X] "as is," [ ] subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, [ ] subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or [ ] subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: This appraisal is made with the property in "as-is" condition. No personal property included.

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is $ 2,100,000 **, as of** 08/07/2025 **, which is the date of inspection and the effective date of this appraisal.**

Uniform Residential Appraisal Report

ADDITIONAL COMMENTS

See Addendum.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae.)

Provide adequate information for the lender/client to replicate your cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) The Cost Approach to Value is considered an unreliable indicator of market value and therefore it was given minimal weight. Site-to-value ratio over 30% is typical for this area and age of house. See comments - Site Value Opinion

ESTIMATED [ ] REPRODUCTION OR [X] REPLACEMENT COST NEW

Source of cost data Marshall & Swift - Swift Estimator

Quality rating from cost service 3.00 Effective date of cost data 2024-12-01

Comments on Cost Approach (gross living area calculations, depreciation, etc.)

The Cost Approach to value is being submitted at the specific request of the lender-client. Users of this report are cautioned that the Cost Approach is not relevant to Market Value as defined and should not be relied on for insurance or any other purpose. Please see http://www.liability.com/claim-alerts/claimalerts_costapproach.aspx for more clarification.

Estimated Remaining Economic Life (HUD and VA only) 75 Years

OPINION OF SITE VALUE			=$	840,000
Dwelling	4,376 Sq. Ft. @ $	300.00	=$	1,312,800
	Sq. Ft. @ $		=$	
Other Components				40000
Garage/Carport	720 Sq. Ft. @ $	50.00	=$	36,000
Total Estimate of Cost-new			=$	1,388,800
Less	Physical 12	Functional 0	External 0	
Depreciation	166,656	0	0	=$ (166,656)
Depreciated Cost of Improvements			=$	1,222,144
"As-is" Value of Site Improvements			=$	40000
Indicated Value By Cost Approach			=$	2,102,144

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae.)

Estimated Monthly Market Rent $ X Gross Multiplier =$ Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM)

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowner's Association (HOA)? [ ] Yes [ ] No Unit type(s) [ ] Detached [ ] Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal Name of Project

Total number of phases Total number of units Total number of units sold

Total number of units rented Total number of units for sale Data source(s)

Was the project created by the conversion of existing building(s) into a PUD? [ ] Yes [ ] No If Yes, date of conversion.

Does the project contain any multi-dwelling units? [ ] Yes [ ] No Data source.

Are the units, common elements, and recreation facilities complete? [ ] Yes [ ] No If No, describe the status of completion.

Are the common elements leased to or by the Homeowner's Association? [ ] Yes [ ] No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

Uniform Residential Appraisal Report

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the 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.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

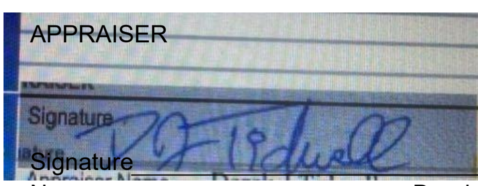
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER



Signature
Name: Derek J Tidwell
Company Name: Tidwell & Company
Company Address: 40545 Chantilly Circle
Temecula, CA 92591
Telephone Number: 14152357511
Email Address: derektidwellappraisals@hotmail.com
Date of Signature and Report: 08/14/2025
Effective Date of Appraisal: 08/07/2025
State Certification #: AR030689
or State License #
or Other (describe) State #
State: CA
Expiration Date of Certification or License: 05/01/2027

ADDRESS OF PROPERTY APPRAISED
22053 Highland St.
Wildomar, CA 92595

APPRAISED VALUE OF SUBJECT PROPERTY $ 2,100,000

LENDER/CLIENT
Name
Company Name: Birgit Breitenbach
Company Address: 22053 Highland St.
Wildomar, CA 92595
Email Address

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature
Name
Company Name
Company Address
Telephone Number
Email Address
Date of Signature
State Certification #
or State License #
State
Expiration Date of Certification or License

SUBJECT PROPERTY

☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection
☐ Did inspect interior and exterior of subject property
Date of Inspection

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection

Tidwell & Company
EXTRA COMPARABLES 4-5-6

File No. 20250802
Case No.

Borrower Birgit Breitenbach & Spencer Alan Howe
Property Address 22053 Highland St.
City Wildomar County Riverside State CA Zip Code 92595
Lender/Client Birgit Breitenbach Address 22053 Highland St., Wildomar, CA 92595

SALES COMPARISON ANALYSIS

FEATURE	SUBJECT	COMPARABLE SALE # 4		COMPARABLE SALE # 5		COMPARABLE SALE # 6	
Address	22053 Highland St. Wildomar, CA 92595	37305 Calle De Lobo Murrieta, CA 92562					
Proximity to Subject		2.03 miles W					
Sale Price	$		$ 2,250,000		$		$
Sale Price/Gross Liv. Area	$ 0.00 sq. ft.	$ 448.30 sq. ft.		$ 0.00 sq. ft.		$ sq. ft.	
Data Source(s)		MLS#OC25040174;DOM 165					
Verification Source(s)		Realist/Tax					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment	DESCRIPTION	+(-) $ Adjustment
Sale or Financing		Listing					
Concessions		None;0	0				
Date of Sale/Time		Active	0				
Location	N;Res;	N;Res;					
Leasehold/Fee Simple	Fee Simple	Fee Simple					
Site	3.81 ac	5.20 ac	-35,000				
View	B;Mtn;	B;Mtn;					
Design (Style)	DT2;Contempo.	DT1;Ranch	0				
Quality of Construction	Q4	Q4					
Actual Age	38	23	0				
Condition	C3	C3					
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	11 5 3.1	11 3 4.0	-12,500	0 0 0.0			
Gross Living Area	4,376 sq. ft.	5,019 sq. ft.	-96,450	sq. ft.		sq. ft.	
Basement & Finished Rooms Below Grade	0sf 0	0sf		0sf			
Functional Utility	Average / Typical	Average / Typical					
Heating/Cooling	FWA/Central	FWA/Central					
Energy Efficient Items	Financed Solar	None	0		0		
Garage/Carport	3gd15dw	3ga8dw	0				
Porch/Patio/Deck	Patio/Porch	Patio/Porch					
Fireplaces	2 Fireplaces	2 Fireplaces					
Amenities	Pool/Spa/HorseFac.	Pool/Spa/HorseFac.					
SP-to-LP Ratio	100.00%	120.00%	0				
Net Adjustment (Total)		☐ + ☒ -	$ -143,950	☐ + ☐ -	$	☐ + ☐ -	$
Adjusted Sale Price of Comparables		Net Adj: -6% Gross Adj : 6%	$ 2,106,050	Net Adj: 0% Gross Adj: 0%	$	Net Adj: 0% Gross Adj: 0%	$

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales

ITEM	SUBJECT	COMPARABLE SALE # 4	COMPARABLE SALE # 5	COMPARABLE SALE # 6
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	County Records	County Records		
Effective Date of Data Source(s)	08/07/2025	08/07/2025		

Analysis of prior sale or transfer history of the subject property and comparable sales

Summary of Sales Comparison Approach

COMMENT ADDENDUM

File No. 20250802
Case No.

Borrower	Birgit Breitenbach & Spencer Alan Howe						
Property Address	22053 Highland St.						
City	Wildomar	County	Riverside	State	CA	Zip Code	92595
Lender/Client	Birgit Breitenbach	Address	22053 Highland St., Wildomar, CA 92595				

PHYSICAL DEFICIENCIES OR ADVERSE CONDITIONS Utilities were turned on. Plumbing, propane, and electrical systems appear to be functional. The kitchen appears to be functional with new cabinetry . For a more detailed description of utilities and functionality a qualified home inspector or contractor should be consulted. The appraiser did "heads and shoulders" inspection of the attic and it appears to be clear and sound. No health or safety issues were noted. The appraiser is not an expert in this area, for further inspection a qualified home inspector should be consulted. The appraiser did only a visual observation of the roof from the ground if further information regarding the remaining life of the roof is required a qualified contractor should be consulted. There are no apparent adverse conditions which affect the livability, soundness, or structural integrity of the property. The appraiser is not a structural expert and should further advice be needed an expert in that field should be consulted. This report is not a home inspection, the appraiser performed only a visual inspection of accessible areas. This appraisal can not be relied upon to disclose conditions and/or defects in the property.

COMMENTS ON SALES COMPARISON Comparables used in this appraisal were selected from recent similar sales to best reflect room count, gross living area, condition, utility and functionality of the subject and are considered to be among the most similar and the most appropriate available at the time of the appraisal. All sales are the most recent, proximate and similar to the subject in overall appeal. All sales are the most recent, proximate and similar to the subject in overall appeal. Appraiser notes, the appraiser does not adjust for bedroom count. Appraiser adjusts for total room count, and bathroom count, therefore, no adjustment is warranted for bedrooms. Appraiser notes, I have not provided valuation services for the subject property in the prior 36 months. Exposure time for the subject is approximately 1-3 months. comp #1 is a larger sized 4 bedroom home adjusted for concessions, site, views, condition, a room, a bath, gla, parking, FP, and HF's. comp #2 is a larger sized 5 bedroom home adjusted for site, views, rooms, a bath, gla, parking, FP, and HF's. comp #3 is a smaller sized 5 bedroom home adjusted for site, a room, gla, pool/spa, parking, FP, and HF's. comp #4 is a larger sized 3 bedroom home adjusted for site, half a bath, and gla. Adjustments: gla @ $150 per sq', location @ 5%, site size greater/lesser than .5 AC @ $25,000 per AC, total rooms and baths @ $25,000 each, parking @ $20,000 per space, condition @ $150,000, horse facilities @ $25,000, pool/spa @ $75,000, views @ $100,000, and fireplaces @ $10,000, which is considered a conservative approach to value. All sales verified closed. One Active. Comps. #1, #2, and #3 are given the most weight, due to their overall similarities, and lack of adjustments, while comp. #4 was given less weight in the final conclusion of value. Appraisers comparable adjusted value noted is $2,095,842, adjusted to final value of $2,100,000. Appraiser notes, the appraiser visually inspected each comparable from the street and shot a photo. Because residential real estate appears to be in an stabilizing period active or pending listings were used as comparables #4 as an indicator of future value. Due to the lack of SIMILAR active/pending comps. only one was utilized. No listing to sale adjustment was made on active listings as 1004mc research indicates that listing price and sales price have been similar. All other adjustments appear to be self explanatory. The subject was measured per ANSI guidelines.

FINAL RECONCILIATION The sales comparison approach to market value was given the most weight in determining the subjects market value. The cost approach is in support but is limited due to the lack of similar land sales. Because the subject neighborhood is primarily owner occupied the income approach was deemed unreliable due to insufficient rental data and so excluded.

CONDITIONS OF APPRAISAL This is a credible appraisal report prepared pursuant to uspap. This report is intended for use only by the Client (Birgit Breitenbach) and her assignees. Use of this report by others is not intended by the appraiser. This report is not intended for any other use. Additional Comments

CLARIFICATION OF INTENDED USE AND INTENDED USER: The intended user of this appraisal report is the Client (Birgit Breitenbach). The intended use is to evaluate the property that is the subject of this appraisal for a Fair Market Valuation Analysis, subject to the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value. No additional intended users are identified by the appraiser. DISCLOSURE OF PRIOR SERVICES: In compliance with the ethics rule of uspap, I hereby certify that this appraiser has not performed any services regarding the subject property within the 3 year time period immediately preceding acceptance of this assignment, as an appraiser or in any other capacity. HVCC CHECKLIST I certify that am licensed or certified in the state in which the subject is located. No employee, director, officer, or agent of the lender, or any other third party acting as a joint venture partner, independent contractor, appraisal management company, or partner on behalf of the lender has influenced or attempted to influence the development, reporting, result, or review of this assignment through coercion, extortion, collusion, compensation, instruction, inducement, intimidation, bribery or in any

COMMENT ADDENDUM

File No. 20250802
Case No.

Borrower	Birgit Breitenbach & Spencer Alan Howe
Property Address	22053 Highland St.
City	Wildomar
County	Riverside
State	CA
Zip Code	92595
Lender/Client	Birgit Breitenbach
Address	22053 Highland St., Wildomar, CA 92595

other manner. This assignment was not engaged with a preliminary, predetermined or desired value estimate. I was not asked to provide a preliminary estimate for the subject property prior to the completion of this appraisal report. I understand that my fee is not contingent on my final opinion, conclusion, or valuation. I further understand that I cannot be removed from NO AMC's list of approved appraisers due to to my opinion or value estimate. I agree to immediately report any unauthorized contacts either personally by phone or electronically to No AMC.

COMMENT ADDENDUM

File No. 20250802
Case No.

Borrower Birgit Breitenbach & Spencer Alan Howe
Property Address 22053 Highland St.
City Wildomar State CA Zip Code 92595
Lender/Client Birgit Breitenbach Address 22053 Highland St., Wildomar, CA 92595

SUBJECT CONDITION
Subject property features Q4 quality construction and is in C3 overall condition. The subject property features recent upgrades of $500,000 since acquisition in 2021 and features all new interior/exterior paint, wall to wall LVP/HW/Tile flooring, double pane vinyl windows, vaulted ceilings, built-ins, FAU/AC, 2 fireplaces, baseboards/ceiling fans, and and recessed lighting. Modern Kitchen features tile floors, quartz surfaces, custom cabinets, dual stainless appliances, double sinks, and new quality fixtures. Baths feature tile flooring, granite/tile/quartz surfaces, custom vanities, custom cabinets, tub, with new quality fixtures. Subject features a landscaped front/rear yard, with automatic irrigation, with perimeter fence, covered concrete patios/decks/porches, a pool/spa, horse facilities, additional extensive parking for events, and 3 car detached garage. All major utility systems were in working condition and operational at the time of inspection. Appraiser notes, a co detector was present and working on both levels. Smoke detectors were present on both levels. The roof has a minimum 2 year life expectancy. Water heater is double strapped with pressure relief valve facing downward in both units. No functional or physical inadequacies noted. All appliances were tested and operational. No modifications made. No deferred maintenance observed.

SUBJECT PHOTO ADDENDUM

File No. 20250802
Case No.

Owner	Birgit Breitenbach & Spencer Alan Howe
Property Address	22053 Highland St.
City	Wildomar
County	Riverside
State	CA
Zip Code	92595
Client	Birgit Breitenbach
Address	22053 Highland St., Wildomar, CA 92595

FRONT OF SUBJECT PROPERTY
22053 Highland St.
Wildomar, CA 92595

REAR OF SUBJECT PROPERTY

STREET SCENE

2 stall paddocks with office and half bath.

Outdoor recreational area.

Arena/Excessive parking area.

3 Car detached garage.

Mountain View

Pool/Spa

File No. 20250802
Case No.

Owner	Birgit Breitenbach & Spencer Alan Howe
Property Address	22053 Highland St.
City	Wildomar · County Riverside · State CA · Zip Code 92595
Client	Birgit Breitenbach · Address 22053 Highland St., Wildomar, CA 92595

Primary Bath

Primary Bath

Primary Bedroom

Bedroom

Bath

Bedroom

File No. 20250802
Case No.

Owner Birgit Breitenbach & Spencer Alan Howe
Property Address 22053 Highland St.
City Wildomar County Riverside State CA Zip Code 92595
Client Birgit Breitenbach Address 22053 Highland St., Wildomar, CA 92595

Bedroom

Den

Living Room

Pano Room

Dining Room

Bedroom

File No. 20250802
Case No.

Owner Birgit Breitenbach & Spencer Alan Howe
Property Address 22053 Highland St.
City Wildomar County Riverside State CA Zip Code 92595
Client Birgit Breitenbach Address 22053 Highland St., Wildomar, CA 92595


Bath


Family Room


Half Bath


Kitchen


Subject side.


Subject front.

Owner	Birgit Breitenbach & Spencer Alan Howe						
Property Address	22053 Highland St.						
City	Wildomar	County	Riverside	State	CA	Zip Code	92595
Client	Birgit Breitenbach	Address	22053 Highland St., Wildomar, CA 92595				

COMPARABLE SALE # 1
37372 Via Majorca
Murrieta, CA 92562

COMPARABLE SALE # 2
22420 Montes Court
Murrieta, CA 92562

COMPARABLE SALE # 3
21650 The Trails Circle
Murrieta, CA 92562

Owner Birgit Breitenbach & Spencer Alan Howe
Property Address 22053 Highland St.
City Wildomar County Riverside State CA Zip Code 92595
Client Birgit Breitenbach Address 22053 Highland St., Wildomar, CA 92595

COMPARABLE SALE # 4
37305 Calle De Lobo
Murrieta, CA 92562

COMPARABLE SALE # 5

COMPARABLE SALE # 6

Owner Birgit Breitenbach & Spencer Alan Howe	
Property Address 22053 Highland St.	
City Wildomar	County Riverside State CA Zip Code 92595
Client Birgit Breitenbach	Address 22053 Highland St., Wildomar, CA 92595


Business, Consumer Services & Housing Agency

BUREAU OF REAL ESTATE APPRAISERS

REAL ESTATE APPRAISER LICENSE

Derek J. Tidwell

has successfully met the requirements for a license as a residential real estate appraiser in the State of California and is, therefore, entitled to use the title:

"Certified Residential Real Estate Appraiser"

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AR 030689

Effective Date: May 2, 2025
Date Expires: May 1, 2027

Angela Jemmott, Bureau Chief, BREA

3081683

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"

HDI

REAL ESTATE SERVICES ERRORS AND OMISSIONS INSURANCE

THIS IS A CLAIMS MADE AND REPORTED INSURANCE POLICY.
PLEASE READ THE ENTIRE INSURANCE POLICY CAREFULLY.

PART 1.

DECLARATIONS PAGE

1. Named Insured / Address: Policy Number: HGI-1053209-01

Individual Licensee : Derek Tidwell
DBA: Tidwell
Physical Address: 4054 Chantilly Circle
Temecula, CA 92591
Mailing Address: 4054 Chantilly Circle
Temecula, CA 92591

2. Policy Period: 01-21-2025 to 01-21-2026 (12:01 AM at address #1)

3. Retroactive Date: See Insured Services section. Retroactive date is bound to each insured service separately.

4. Insured Services:

Insured Service Name	Prior Acts Type	Retroactive Date
Appraisal of 1-4 unit residential properties.	Match Priors	

5. Limit of Liability *:

a. Each Wrongful Act $1,000,000
b. Aggregate $1,000,000
c. Discrimination To Policy Limit
d. Lockbox To Policy Limit
e. Contingent Liability $100,000

*Limit of Liability reduced by the amount of Defense Costs. Please read Policy in its entirety.

6. Retention: $2,500

7. Premium: $576

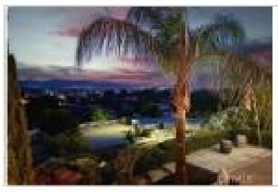
8. Forms and Endorsements:

Endorsements	Form Number
Commercial Lines Policy Jacket	HDI E&O JACKET (0120)
Professional Liability Application	HDI-3006 (0818)
Real Estate Services Errors & Omissions Liability Insurance Policy	HDI-EO1009 (0120)
Contingent Liability Coverage - $100,000	HDI-0311 (0717)
Additional Insured Endorsement	HDI-0306 (0717)

Owner Birgit Breitenbach & Spencer Alan Howe
Property Address 22053 Highland St.
City Wildomar County Riverside State CA Zip Code 92595
Client Birgit Breitenbach Address 22053 Highland St., Wildomar, CA 92595

22053 Highland St, Wildomar, CA 92595-8660, Riverside County

APN: 382-300-003 CLIP: 3104398406



MLS Beds	MLS Full Baths	Half Baths	Sale Price	Sale Date
5	**4**	**1**	**$990,000**	**06/22/2021**
MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
4,376	**165,964**	**1988**	**SFR**	

OWNER INFORMATION

Owner Name	**Howe Birgit Breitenbach**	Tax Billing City & State	**Wildomar, CA**
Owner Name 2	**Howe Spencer Alan**	Tax Billing Zip	**92595**
Mail Owner Name	**Birgit Breitenbach & Spencer Alan Howe**	Tax Billing Zip+4	**8660**
Tax Billing Address	**22053 Highland St**	Owner Occupied	**Yes**

COMMUNITY INSIGHTS

Median Home Value	**$1,350,811**	School District	**LAKE ELSINORE UNIFIED**
Median Home Value Rating	**10 / 10**	Family Friendly Score	**87 / 100**
Total Crime Risk Score (for the neighborhood, relative to the nation)	**76 / 100**	Walkable Score	**3 / 100**
Total Incidents (1 yr)	**38**	Q1 Home Price Forecast	**$1,357,864**
Standardized Test Rank	**69 / 100**	Last 2 Yr Home Appreciation	**13%**

LOCATION INFORMATION

Zip Code	**92595**	Comm College District Code	**Mt Jacinto**
Carrier Route	**R010**	Census Tract	**432.72**
Zoning	**R-R**	Within 250 Feet of Multiple Flood Zone	**Yes (X500, X)**
School District	**Lake Elsinore**		

TAX INFORMATION

APN	**382-300-003**	Tax Area	**025007**
Alternate APN	**382-300-003**	Lot	**24**
Exemption(s)	**Disabled**	Block	**R**
% Improved	**92%**	Water Tax Dist	**Western 01st Fringe**
Legal Description	**3.81 ACRES M/L IN LOT 24 BLK R MB 015/699 SD SANTA ROSA ADD**		

ASSESSMENT & TAX

Assessment Year	2025	2024	2023
Assessed Value - Total	**$1,050,595**	**$1,029,996**	**$1,009,800**
Assessed Value - Land	**$79,590**	**$78,030**	**$76,500**
Assessed Value - Improved	**$971,005**	**$951,966**	**$933,300**
YOY Assessed Change ($)	**$20,599**	**$20,196**	
YOY Assessed Change (%)	**2%**	**2%**	

Tax Year	Total Tax	Change ($)	Change (%)
2022	**$8,768**		
2023	**$9,210**	**$442**	**5.04%**
2024	**$8,917**	**-$293**	**-3.18%**

Special Assessment	Tax Amount
Fld Cntl Stormwater/Cleanwater	**$5.18**
Mwd Standby West	**$35.16**
Measure Z Parks Tax	**$28.00**
Total Of Special Assessments	**$68.34**

CHARACTERISTICS

County Land Use	**Single Family Dwelling**	Sewer	**None**
Universal Land Use	**SFR**	Heat Type	**Central**
Lot Acres	**3.81**	Cooling Type	**Central**
Lot Area	**165,964**	Garage Type	**Attached Garage**
Building Sq Ft	**Tax: 3,994 MLS: 4,376**	Garage Sq Ft	**648**
Gross Area	**4,642**	Parking Type	**Attached Garage**
Stories	**2**	Parking Spaces	**3**

Owner	Birgit Breitenbach & Spencer Alan Howe
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Zip Code	92595
Client	Birgit Breitenbach
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Bedrooms	Tax: 4 MLS: 5	Roof Material	Slate
Total Baths	Tax: 3 MLS: 5	Pool	Pool
MLS Total Baths	5	Year Built	Tax: 1987 MLS: 1988
Full Baths	Tax: 2 MLS: 4	Effective Year Built	1988
Half Baths	1	Other Impvs	Yes
Fireplaces	1	# of Buildings	1
Water	Type Unknown		

SELL SCORE

Rating	High	Value As Of	2025-08-10 04:32:31
Sell Score	661		

ESTIMATED VALUE

RealAVM™	$2,114,200	Confidence Score	79
RealAVM™ Range	$1,918,200 - $2,310,200	Forecast Standard Deviation	9
Value As Of	07/28/2025		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS

Estimated Value	5214	Cap Rate	1.6%
Estimated Value High	6465	Forecast Standard Deviation (FSD)	0.24
Estimated Value Low	3963		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION

MLS Listing Number	SW25179043	MLS Current List Price	$2,089,000
MLS Status	Canceled	MLS Original List Price	$1,089,000
MLS Source	CRM	MLS Listing Agent	Swortiser-Serina Ortiz-Tomlinson
MLS Area	SRCAR - SOUTHWEST RIVERSIDE COUNTY	MLS Listing Broker	FIRST TEAM REAL ESTATE
MLS Status Change Date	08/08/2025		

MLS Listing #	Ptp2502746	Cv21046073	Iv20047059	Sw19045066	Oc15166404
MLS Status	Canceled	Closed	Canceled	Closed	Canceled
MLS Listing Date	04/17/2025	03/02/2021	03/03/2020	02/27/2019	07/29/2015
MLS Listing Price	$2,199,000	$950,000	$988,000	$5,900	$3,995
MLS Orig Listing Price	$2,350,000	$950,000	$1,100,000	$5,900	$3,995
MLS Close Date		07/27/2021		06/03/2019	
MLS Listing Close Price		$990,000		$5,500	
MLS Listing Cancellation Date	07/16/2025		02/25/2021		08/05/2015
MLS Source History	CRP	CRM	CRM	CRM	CRM

MLS Listing #	Oc15070379	Sw14195114
MLS Status	Closed	Canceled
MLS Listing Date	04/04/2015	09/10/2014
MLS Listing Price	$725,000	$749,900
MLS Orig Listing Price	$725,000	$749,000
MLS Close Date	07/20/2015	
MLS Listing Close Price	$716,000	
MLS Listing Cancellation Date		03/09/2015
MLS Source History	CRM	CRM

LAST MARKET SALE & SALES HISTORY

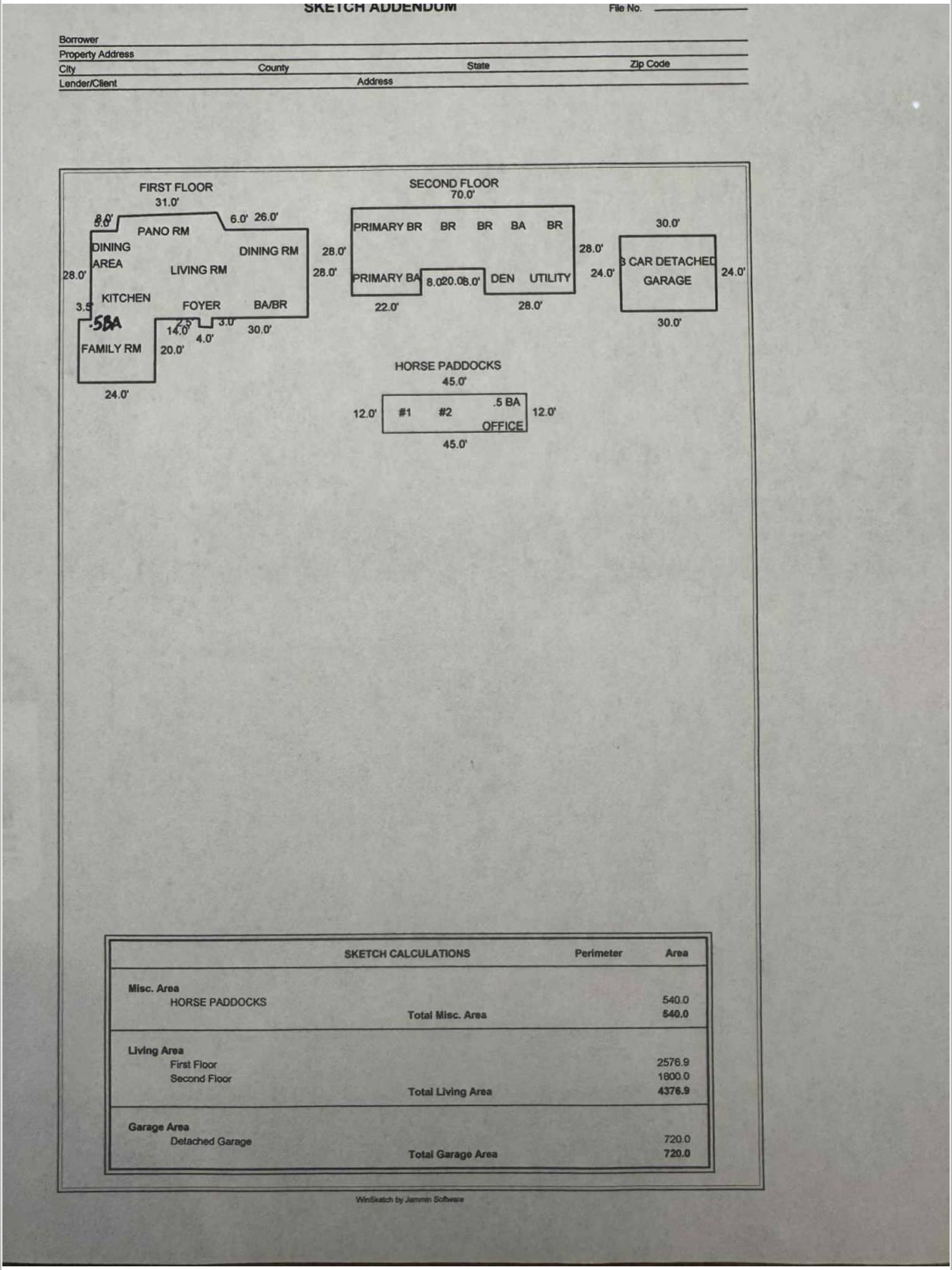
Recording Date	07/27/2021	Sale Type	Full
Sale Date	06/22/2021	Deed Type	Grant Deed
Sale Price	$990,000	Owner Name	Howe Birgit Breitenbach
Price Per Square Feet	$247.87	Owner Name 2	Howe Spencer Alan
Document Number	449066	Seller	Liu Min

Tidwell & Company

SKETCH ADDENDUM

File No. 20250802
Case No.

Borrower	Birgit Breitenbach & Spencer Alan Howe
Property Address	22053 Highland St.
City	Wildomar
County	Riverside
State	CA
Zip Code	92595
Lender/Client	Birgit Breitenbach
Address	22053 Highland St., Wildomar, CA 92595



SKETCH CALCULATIONS		Perimeter	Area
Misc. Area			
HORSE PADDOCKS			540.0
	Total Misc. Area		**540.0**
Living Area			
First Floor			2576.9
Second Floor			1800.0
	Total Living Area		**4376.9**
Garage Area			
Detached Garage			720.0
	Total Garage Area		**720.0**

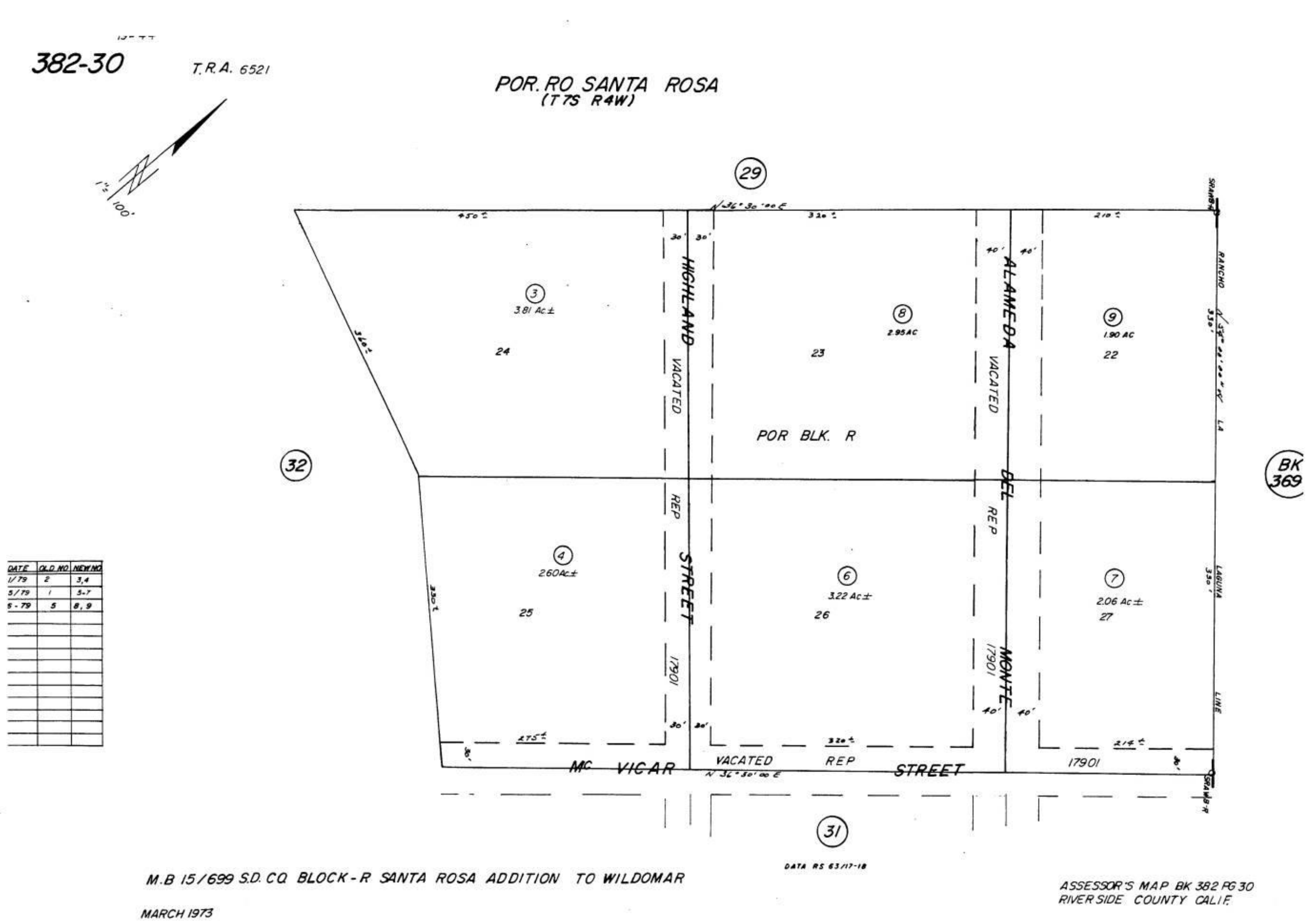
WinSketch by Jammin Software

Tidwell & Company

PLAT MAP

File No. 20250802
Case No.

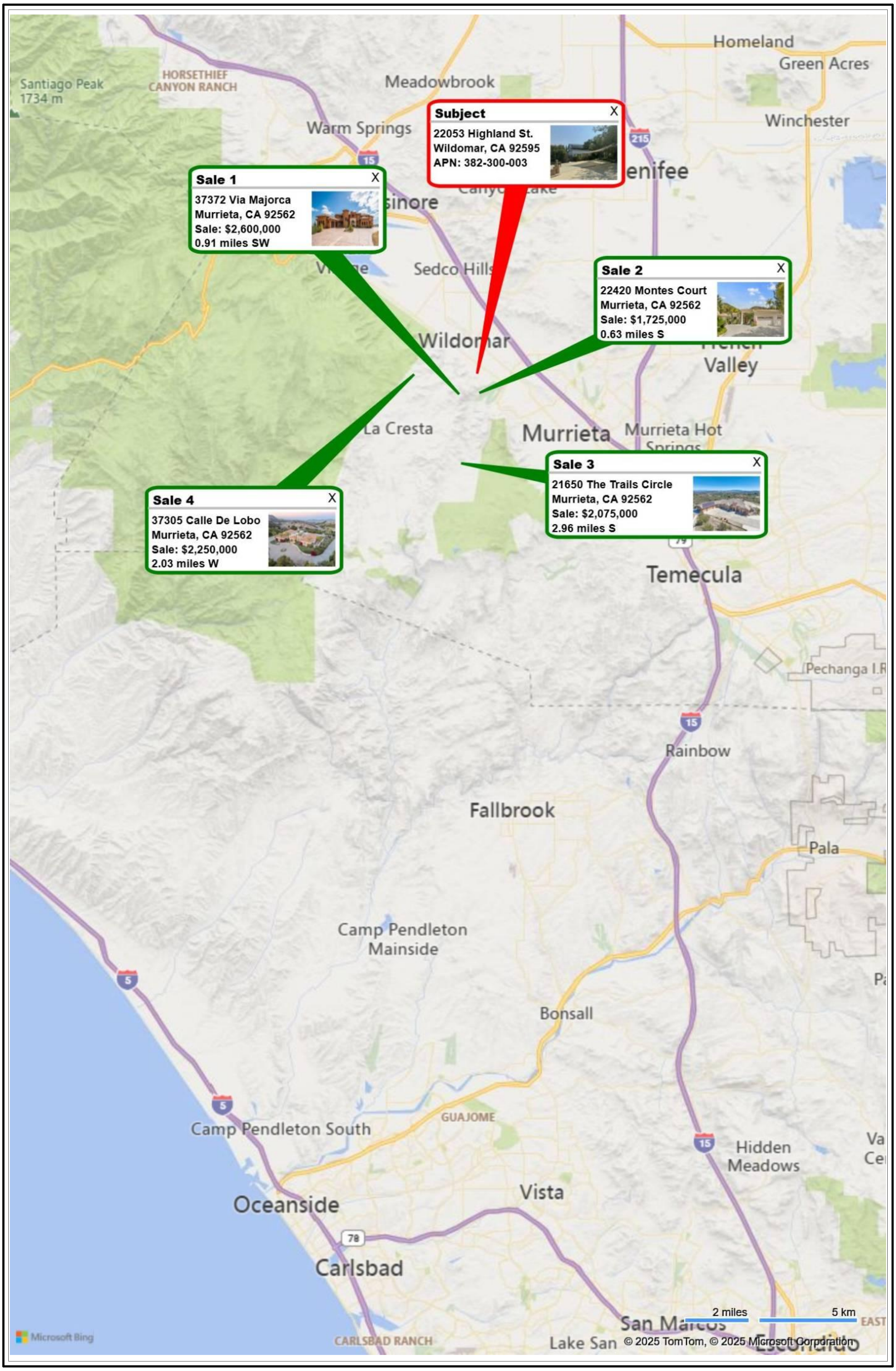
Owner Birgit Breitenbach & Spencer Alan Howe
Property Address 22053 Highland St.
City Wildomar County Riverside State CA Zip Code 92595
Client Birgit Breitenbach Address 22053 Highland St., Wildomar, CA 92595



LOCATION MAP ADDENDUM

File No. 20250802
Case No.

Borrower	Birgit Breitenbach & Spencer Alan Howe						
Property Address	22053 Highland St.						
City	Wildomar	County	Riverside	State	CA	Zip Code	92595
Lender/Client	Birgit Breitenbach	Address	22053 Highland St., Wildomar, CA 92595				

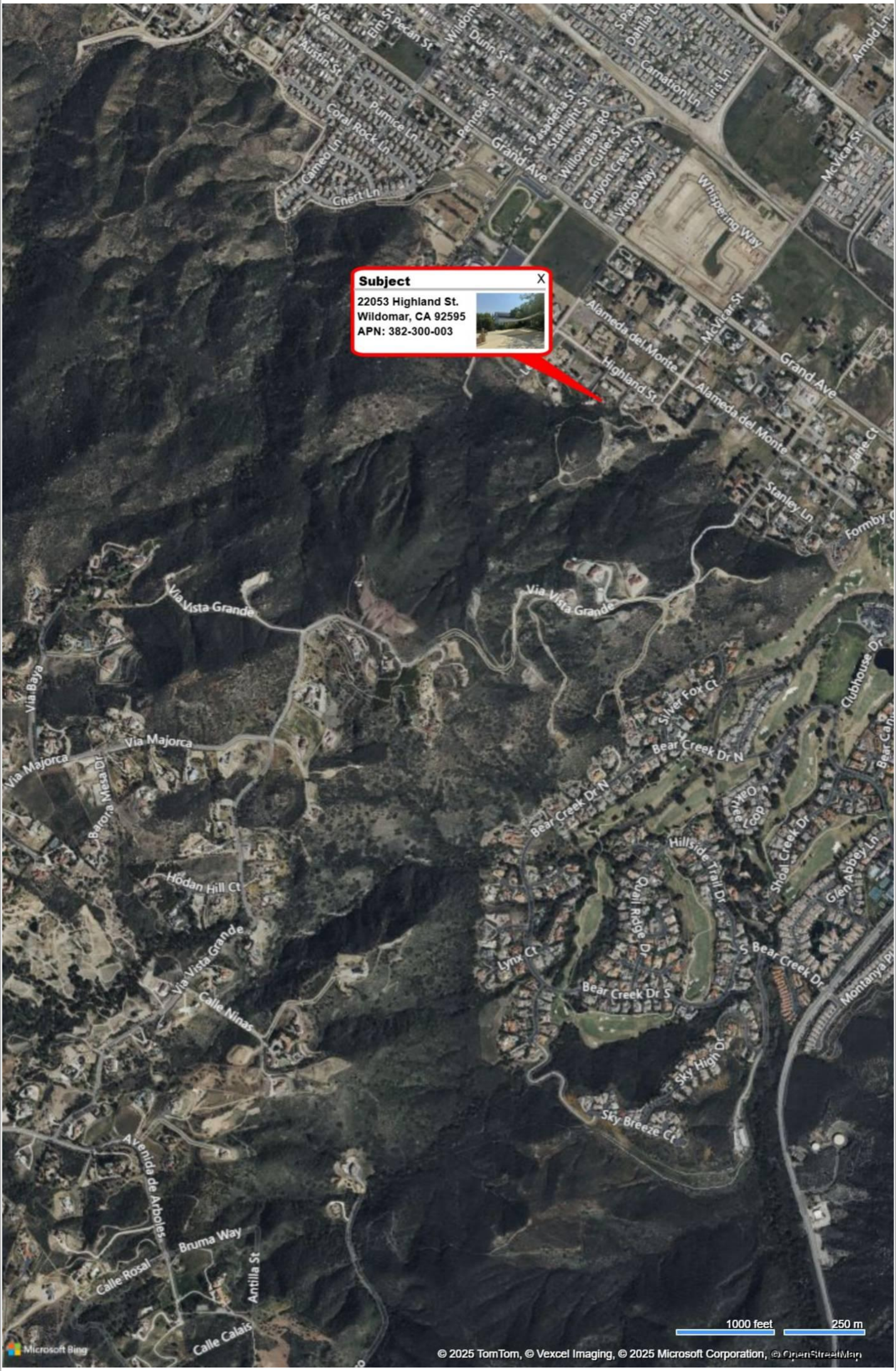


Tidwell & Company

AERIAL MAP ADDENDUM

File No. 20250802
Case No.

Borrower	Birgit Breitenbach & Spencer Alan Howe						
Property Address	22053 Highland St.						
City	Wildomar	County	Riverside	State	CA	Zip Code	92595
Lender/Client	Birgit Breitenbach	Address	22053 Highland St., Wildomar, CA 92595				



File No. 20250802
Case No.

APPRAISER INDEPENDENCE CERTIFICATION

The undersigned appraiser, being duly licensed or certified by the State in which the subject property is located, hereby represents and warrants that the appraisal performed in conjunction with this Certification complies with all elements of the Home Valuation Code of Conduct published December 2008.

In addition, the undersigned appraiser agrees that no one has influenced or attempted to influence the development, reporting, result, or review of this appraisal through coercion, extortion, collusion, compensation, inducement, intimidation, bribery or in any other manner including but not limited to:

[X] withholding or threatening to withhold timely payment or partial payment for this appraisal report;

[X] withholding or threatening to withhold future business;

[X] expressly or implied promising future business, promotions, or increased compensation;

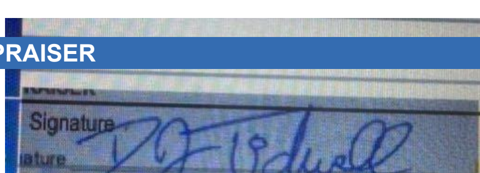
[X] conditioning the ordering of the appraisal report or the payment of the appraisal fee on the opinion, conclusion, or valuation to be reached, or on a preliminary value estimate requesting;

[X] requesting that the appraiser provide an estimated, predetermined, or desired valuation in this appraisal report prior to the completion of the appraisal report, or requesting that the appraiser provide estimated values or comparable sales at any time prior to the completion of this appraisal report;

[X] providing to the appraiser an anticipated, estimated, encouraged, or desired value for the subject property or a proposed or target amount to be loaned to the borrower, except that a copy of the sales contract for purchase transactions may be provided;

[X] providing the appraiser, or any entity or person related to the appraiser, any other financial or non-financial benefits;

APPRAISER



Signature	
Appraiser Name	Derek J Tidwell
Company Name	Tidwell & Company
Company Address	40545 Chantilly Circle Temecula, CA 92591
Date of Signature	08/14/2025
State Certification #	AR030689
or State License #	
or Other (describe)	
State	CA
Expiration Date of Certification or License	05/01/2027

SUPERVISOR

Signature	
Name	
Company Name	
Company Address	
Date of Signature	
State Certification #	
or State License #	
State	
Expiration Date of Certification or License	