

	Beds N/A	Full Baths N/A	Half Baths N/A	Sale Price \$1,000,000	Sale Date 11/04/2015
	Bldg Sq Ft N/A	Lot Sq Ft 397,703	Yr Built 2019	Type MISC	

## OWNER INFORMATION

Owner Name	Pinnacle Signature Assisted	Tax Billing Zip 92612
Owner Name 2		Tax Billing Zip+4
Mail Owner Name	Signature Assisted Pinnacle	Owner Vesting
Tax Billing Address	2361 Campus Dr	Owner Occupied
Tax Billing City & State	Irvine, CA	No Mail Flag

## COMMUNITY INSIGHTS

Median Home Value	<b>\$883,619</b>	School District	<b>MURRIETA VALLEY UNIFIED</b>
Median Home Value Rating	<b>9 / 10</b>	Family Friendly Score	<b>81 / 100</b>
Total Crime Risk Score (for the neighborhood, relative to the nation)	<b>60 / 100</b>	Walkable Score	<b>42 / 100</b>
Total Incidents (1 yr)	<b>95</b>	Q1 Home Price Forecast	<b>\$897,318</b>
Standardized Test Rank	<b>66 / 100</b>	Last 2 Yr Home Appreciation	<b>10%</b>

## LOCATION INFORMATION

Zip Code	<b>92562</b>	TGNO	
Carrier Route		Census Tract	<b>506.00</b>
Zoning		Topography	
Tract Number	<b>T</b>	Township Range Sect	
School District	<b>Murrieta Vly</b>	Neighborhood Code	
Comm College District Code	<b>Mt Jacinto</b>	Within 250 Feet of Multiple Flood Zone	<b>No</b>
Location Influence			

## TAX INFORMATION

APN	<b>906-020-091</b>	Tax Appraisal Area	
Alternate APN	<b>906-020-091</b>	Lot	<b>19</b>
Exemption(s)		Block	
% Improved		Water Tax Dist	<b>Western</b>
Tax Area	<b>024082</b>	Fire Dept Tax Dist	<b>Murrieta City</b>
Legal Description	<b>9.13 ACRES M/L IN POR LOT 19 M B 008/359 SD TR T L W C</b>		

## ASSESSMENT &amp; TAX

	2024	2023	2022
Assessed Value - Total	<b>\$1,160,583</b>	<b>\$1,137,827</b>	<b>\$1,115,517</b>
Assessed Value - Land	<b>\$1,160,583</b>	<b>\$1,137,827</b>	<b>\$1,115,517</b>
Assessed Value - Improved			
YOY Assessed Change (\$)	<b>\$22,756</b>	<b>\$22,310</b>	
YOY Assessed Change (%)	<b>2%</b>	<b>2%</b>	
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

Tax Year	Total Tax	Change (\$)	Change (%)
2022	<b>\$13,137</b>		
2023	<b>\$13,479</b>	<b>\$341</b>	<b>2.6%</b>
2024	<b>\$13,271</b>	<b>-\$207</b>	<b>-1.54%</b>

Special Assessment	Tax Amount
Csa 152-Murrieta Stormwater	<b>\$87.60</b>
Murrieta Csd	<b>\$19.86</b>
Murrieta Parks & Rec	<b>\$22.50</b>
Western Muni Wtr Standby	<b>\$210.00</b>
Western Muni Sewer Standy	<b>\$210.00</b>

CHARACTERISTICS	
County Land Use	Ct-Assisted Living
Universal Land Use	Miscellaneous
Lot Frontage	
Lot Depth	
Lot Acres	9.13
Lot Area	397,703
Lot Shape	
Style	
Building Sq Ft	
Gross Area	
2nd Floor Area	
Basement Sq Feet	
Stories	2
Total Units	
Total Rooms	
Bedrooms	
Total Baths	
MLS Total Baths	
Full Baths	
Half Baths	
Dining Rooms	
Family Rooms	
Other Rooms	
Fireplaces	
Condo Amenities	
Condition	
Quality	
Water	None
Sewer	None
Heat Type	Central
Heat Fuel Type	
Cooling Type	
Patio Type	
Garage Type	
Garage Sq Ft	
Parking Type	
Parking Spaces	
Roof Type	
Roof Material	
Roof Frame	
Roof Shape	
Construction Type	
Interior Wall	
Exterior	
Floor Cover	
Flooring Material	
Foundation	
Pool	
Year Built	2019
Effective Year Built	2019
Other Impv's	
Equipment	
Porch	
Patio/Deck 1 Area	
Patio/Deck 2 Area	
Porch 1 Area	
Porch Type	
Building Type	
Bldg Class	
Building Comments	
# of Buildings	1

SELL SCORE			
Rating		Value As Of	2025-04-27 04:32:56
Sell Score			

ESTIMATED VALUE			
RealAVM™		Confidence Score	
RealAVM™ Range		Forecast Standard Deviation	
Value As Of			

(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.

LISTING INFORMATION			
MLS Listing Number		MLS Original List Price	
MLS Status		Pending Date	
MLS Source		Closing Date	
MLS Area		MLS Sale Price	
MLS Status Change Date		MLS Listing Agent	
MLS Current List Price		MLS Listing Broker	
MLS Listing #			
MLS Status			
MLS Listing Date			
MLS Listing Price			
MLS Orig Listing Price			
MLS Close Date			
MLS Listing Close Price			
MLS Listing Cancellation Date			
MLS Source History			

#### LAST MARKET SALE & SALES HISTORY

Recording Date	11/06/2015	Sale Type	Unknown
Sale Date	11/04/2015	Deed Type	Grant Deed
Sale Price	\$1,000,000	Owner Name	Pinnacle Signature Assisted
Price Per Square Feet		Owner Name 2	
Multi/Split Sale		Seller	Enhanced Income Fund I LLC
Document Number	489775		

Recording Date	11/06/2015	07/02/2013	03/25/2011	11/10/2010	02/24/2006
Sale Date	11/04/2015	06/25/2013	04/09/2010	12/31/2008	02/15/2006
Sale Price	\$1,000,000	\$446,523			
Nominal			Y	Y	Y
Buyer Name	Pinnacle Signature Assisted Li	Enhanced Income Fund I LLC	Boundary Bay Capital LLC	Boundary Bay Capital LLC	Covenant Capital LLC
Seller Name	Enhanced Income Fund I LLC	Boundary Bay Capital LLC	Covenant Capital LLC	Covenant Capital LLC	Team Plaza LLC
Document Number	489775	321325	132281	539767	134057
Document Type	Grant Deed	Deed In Lieu Of Foreclosure	Quit Claim Deed	Quit Claim Deed	Grant Deed

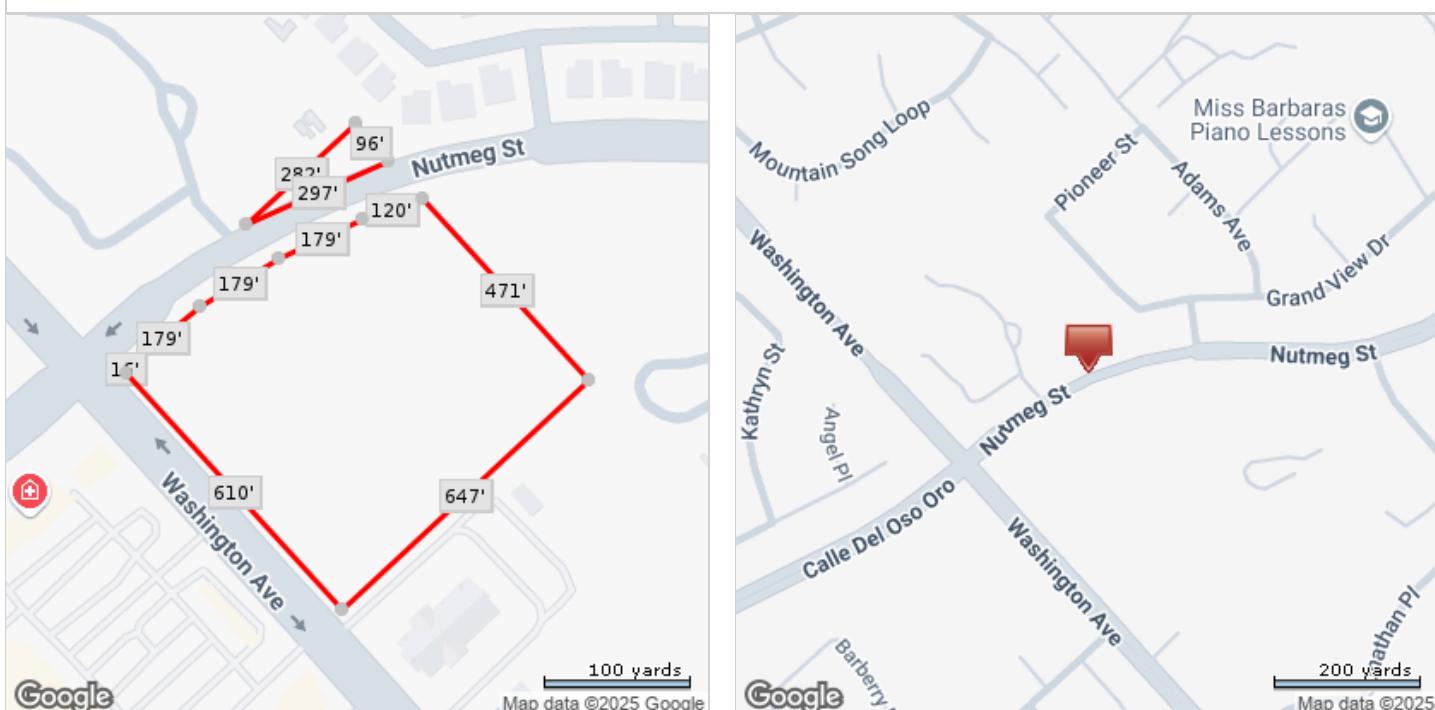
#### MORTGAGE HISTORY

Mortgage Date	12/18/2009	Notice Of Default	04/24/2009
Mortgage Amount	\$4,000,000		\$250,000
Mortgage Lender	Enhanced Income Fund I LLC		
Mortgage Code	Conventional		Private Party Lender

#### FORECLOSURE HISTORY

Document Type	Notice Of Default
Default Date	02/23/2011
Foreclosure Filing Date	02/24/2011
Recording Date	02/25/2011
Document Number	86772
Book Number	
Page Number	
Default Amount	\$262,325
Final Judgment Amount	
Original Doc Date	04/24/2009
Original Document Number	201282
Original Book Page	
Lien Type	

#### PROPERTY MAP



\*Lot Dimensions are Estimated