

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	16459 N 163rd Drive Dr, Surprise, AZ 85388	Order ID	6000454	Property ID	25682329
Inspection Date	11/21/2018	Date of Report	11/21/2018		
Loan Number	36581	APN	509-04-284		
Borrower Name	Breckenridge Property Fund 2016 LLC				

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 11.20.18	Tracking ID 1	BotW New Fac-DriveBy BPO 11.20.18
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	
Occupancy	Occupied		Subject home appears to be in good condition, no visible repairs are evident from an exterior viewing. Home conforms to the neighborhood and has good curb appeal.
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	Northwest Ranch 602-957-9191		
Association Fees	\$50 / Month (Other: Common area maintenance)		
Visible From Street	Visible		

II. Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments		
Listing Agency/Firm			Home last sold in 2003 for \$151842	
Listing Agent Name				
Listing Agent Phone				
# of Removed Listings in Previous 12 Months	0			
# of Sales in Previous 12 Months	0			
Original List Date		Result		
Original List Price		Result Date		
Final List Date		Result Price		
Final List Price		Source		

III. Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving		Well maintained neighborhood consisting of both single story and 2 story homes. Average home size in this area is 1634 sq ft and most homes were built in the early to mid 2000's. Neighborhood is located less than 1 mile from shopping, restaurants, schools, and major roadways. Market values in this area are steadily increasing as supply decreases and demand increases. Most active and sold listings are traditional sales, however short sales and foreclosures do still exist. Most homes are selling in under 90 days and in most cases seller's are paying some concessions.
Sales Prices in this Neighborhood	Low: \$199,900 High: \$295,000		
Market for this type of property	Increased 1 % in the past 6 months.		
Normal Marketing Days	<90		

IV. Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	16459 N 163rd Drive Dr	16560 W Post Dr	16439 W Cottonwood St	16614 W Post Dr
City, State	Surprise, AZ	Surprise, AZ	Surprise, AZ	Surprise, AZ
Zip Code	85388	85388	85388	85388
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.31 ¹	0.17 ¹	0.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$225,000	\$229,900	\$239,900
List Price \$	--	\$225,000	\$229,900	\$239,900
Original List Date		09/20/2018	10/10/2018	11/02/2018
DOM · Cumulative DOM	-- · --	7 · 62	40 · 42	19 · 19
Age (# of years)	15	15	16	16
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,825	1,603	1,805	1,603
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	7	7	7	7
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	0.15 acres	0.13 acres	0.14 acres	0.13 acres
Other	--	--	--	--

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** Similar size, style, model, equal location, same number of bedrooms and baths, equal interior and exterior amenities, updated flooring, equal age and slightly smaller lot size, equal to subject home
- Listing 2** Similar size, style, model, equal location, one additional bedroom, same number of baths, equal interior and exterior amenities, sold with all appliances, equal age and slightly smaller lot size, equal to subject home
- Listing 3** Similar size, style, model, equal location, same number of bedrooms and baths, equal interior and exterior amenities, equal age and slightly smaller lot size, equal to subject home

* Listing 2 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.

V. Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	16459 N 163rd Drive Dr	16440 W Cottonsood St	16426 W Monte Cristo Ave	16403 N 165th Dr
City, State	Surprise, AZ	Surprise, AZ	Surprise, AZ	Surprise, AZ
Zip Code	85388	85388	85388	85388
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.16 ¹	0.53 ¹	0.27 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$225,000	\$234,900	\$235,000
List Price \$	--	\$225,000	\$234,900	\$235,000
Sale Price \$	--	\$225,000	\$234,900	\$235,000
Type of Financing	--	Conven	Va	Conven
Date of Sale	--	10/15/2018	8/30/2018	8/24/2018
DOM · Cumulative DOM	-- · --	2 · 33	1 · 38	3 · 25
Age (# of years)	15	16	15	15
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,825	1,712	1,805	1,603
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	7	7	7	7
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	--	--	--	Pool - Yes
Lot Size	0.15 acres	0.14 acres	0.15 acres	0.12 acres
Other	--	--	--	--
Net Adjustment	--	+\$150	+\$0	-\$7,000
Adjusted Price	--	\$225,150	\$234,900	\$228,000

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** Similar size, style, model, equal location, same number of bedrooms and baths, equal interior and exterior amenities, newer appliances, blinds throughout, equal age and slightly smaller lot size (+150), equal to subject home
- Sold 2** Similar size, style, model, equal location, one additional bedroom, same number of baths, equal interior and exterior amenities, new interior paint, updated flooring, sold with SS appliances, equal age and lot size, equal to subject home
- Sold 3** Similar size, style, model, equal location, same number of bedrooms and baths, equal interior amenities, comp has private pool (-7500), newer interior paint, equal age and slightly smaller lot size (+500), equal to subject home

* Sold 2 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

VI. Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$232,900	\$232,900
Sales Price	\$232,900	\$232,900
30 Day Price	\$229,900	--

Comments Regarding Pricing Strategy

Price subject home in the mid range of comps. Most homes are selling at or near original list price and in most cases seller's are paying some concessions. Most homes are selling in under 90 days.

VII. Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The price is based on the subject being in good condition. Comps are similar in characteristics, located within 0.53 miles and the sold comps closed within the last 3 months. The market is reported as having increased 1% in the last 6 months. The price conclusion is deemed supported.

VIII. Property Images

Address 16459 N 163rd Drive Dr, Surprise, AZ 85388
Loan Number 36581

Suggested List \$232,900

Suggested Repaired \$232,900

Sale \$232,900



Subject 16459 N 163rd Drive Dr

View Front



Subject 16459 N 163rd Drive Dr

View Address Verification

VIII. Property Images (continued)

Address 16459 N 163rd Drive Dr, Surprise, AZ 85388
Loan Number 36581

Suggested List \$232,900

Suggested Repaired \$232,900

Sale \$232,900



Subject 16459 N 163rd Drive Dr

View Street



Listing Comp 1 16560 W Post Dr

View Front

VIII. Property Images (continued)

Address 16459 N 163rd Drive Dr, Surprise, AZ 85388
Loan Number 36581

Suggested List \$232,900

Suggested Repaired \$232,900

Sale \$232,900



Listing Comp 2 16439 W Cottonwood St **View** Front



Listing Comp 3 16614 W Post Dr **View** Front

VIII. Property Images (continued)

Address 16459 N 163rd Drive Dr, Surprise, AZ 85388
Loan Number 36581

Suggested List \$232,900

Suggested Repaired \$232,900

Sale \$232,900



Sold Comp 1 16440 W Cottonsood St **View** Front



Sold Comp 2 16426 W Monte Cristo Ave **View** Front

VIII. Property Images (continued)

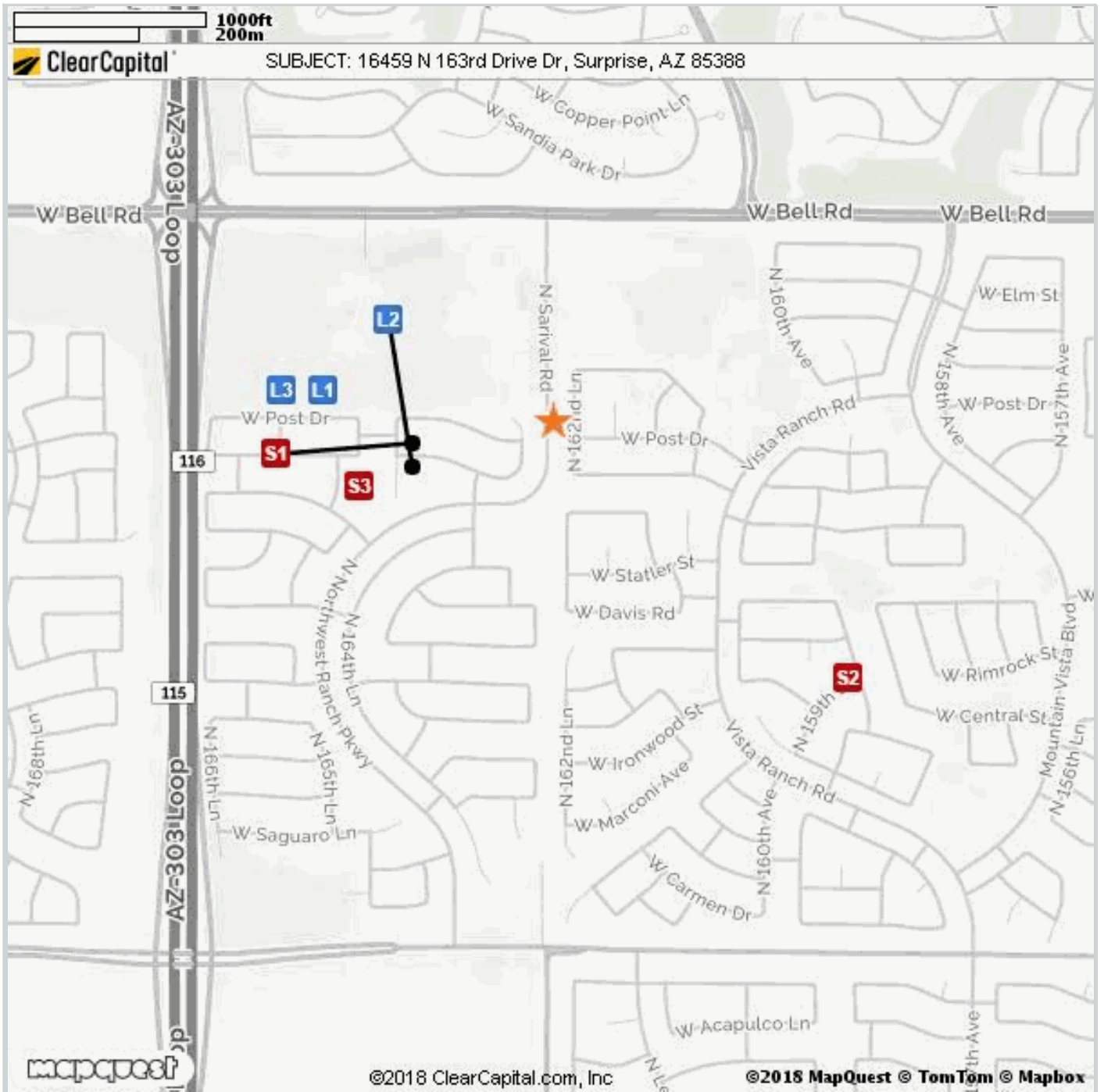
Address 16459 N 163rd Drive Dr, Surprise, AZ 85388
Loan Number 36581 **Suggested List** \$232,900 **Suggested Repaired** \$232,900 **Sale** \$232,900



Sold Comp 3 16403 N 165th Dr **View** Front

ClearMaps Addendum

Address ★ 16459 N 163rd Drive Dr, Surprise, AZ 85388
 Loan Number 36581 Suggested List \$232,900 Suggested Repaired \$232,900 Sale \$232,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	16459 N 163rd Drive Dr, Surprise, AZ	--	Parcel Match
L1 Listing 1	16560 W Post Dr, Surprise, AZ	0.31 Miles ¹	Parcel Match
L2 Listing 2	16439 W Cottonwood St, Surprise, AZ	0.17 Miles ¹	Parcel Match
L3 Listing 3	16614 W Post Dr, Surprise, AZ	0.36 Miles ¹	Parcel Match
S1 Sold 1	16440 W Cottonsood St, Surprise, AZ	0.16 Miles ¹	Parcel Match
S2 Sold 2	16426 W Monte Cristo Ave, Surprise, AZ	0.53 Miles ¹	Street Centerline Match
S3 Sold 3	16403 N 165th Dr, Surprise, AZ	0.27 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.

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.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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.

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	Jennifer Dewaele	Company/Brokerage	Pro-Formance Realty Concepts
License No	SA627850000		
License Expiration	06/30/2020	License State	AZ
Phone	6239107905	Email	jcdewaele3@yahoo.com
Broker Distance to Subject	5.21 miles	Date Signed	11/21/2018

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 Valuation 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.