

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	10565 W Ocotillo Drive, Sun City, AZ 85373	Order ID	6060945	Property ID	25997405
Inspection Date	01/30/2019	Date of Report	01/30/2019		
Loan Number	36968	APN	230-04-175-A		
Borrower Name	Breckenridge Property Fund 2016 LLC				

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 01.29.19	Tracking ID 1	BotW New Fac-DriveBy BPO 01.29.19
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	Condo	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	Sun City Condo Owners 623-225-64626		
Association Fees	\$172 / Month (Pool, Other: Water, Garbage, Front yard, blanket insur)		
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 \$73000	
Listing Agent Name			
Listing Agent Phone			
# of Removed Listings in Previous 12 Months	0		
# 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
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III. Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	Well maintained, active adult neighborhood consisting of both single story homes and condos. Average home size in this area is 1429 sq ft and most homes were built in the early to late 1970's. Neighborhood is located less than 1 mile from shopping, restaurants, 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: \$129,900 High: \$175,000		
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	10565 W Ocotillo Drive	17404 N 99th Ave 225	17214 N 107th Ave	9930 W Palmeras Dr
City, State	Sun City, AZ	Sun City, AZ	Sun City, AZ	Sun City, AZ
Zip Code	85373	85373	85373	85373
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.48 ¹	0.17 ¹	0.42 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$164,500	\$169,900	\$169,000
List Price \$	--	\$164,500	\$169,900	\$169,000
Original List Date		01/28/2019	12/24/2018	11/02/2018
DOM · Cumulative DOM	-- · --	2 · 2	11 · 37	87 · 89
Age (# of years)	45	34	45	41
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Garden Condo	1 Story Garden Condo	1 Story Garden Condo	1 Story Garden Condo
# Units	1	1	1	1
Living Sq. Feet	1,375	1,264	1,375	1,401
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 1	2 · 2
Total Room #	4	4	4	4
Garage (Style/Stalls)	Carport 1 Car	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.01 acres	0.00 acres	0.01 acres	0.01 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 countertops, updated flooring throughout, new windows, sold with all appliances, equal age and lot size, equal to subject home
- Listing 2** Similar size, style, model, equal location, same number of bedrooms and one less bath, equal interior and exterior amenities, updated flooring, sold with all appliances, new windows and roof, equal age and 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, updated kitchen and baths, new windows, sold with all SS appliances, new interior paint, equal age and 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	10565 W Ocotillo Drive	9946 W Palmeras Dr	17623 N 104th Ave	17615 N 99th Dr
City, State	Sun City, AZ	Sun City, AZ	Sun City, AZ	Sun City, AZ
Zip Code	85373	85373	85373	85373
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.40 ¹	0.34 ¹	0.51 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$164,900	\$169,400	\$169,300
List Price \$	--	\$164,900	\$169,400	\$169,300
Sale Price \$	--	\$164,900	\$166,400	\$170,000
Type of Financing	--	Convent	Cash	Conven
Date of Sale	--	12/31/2018	12/28/2018	10/31/2018
DOM · Cumulative DOM	-- · --	37 · 55	15 · 24	14 · 48
Age (# of years)	45	41	41	41
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Garden Condo	1 Story Garden Condo	1 Story Garden Condo	1 Story Garden Condo
# Units	1	1	1	1
Living Sq. Feet	1,375	1,401	1,401	1,401
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	4	4	4	4
Garage (Style/Stalls)	Carport 1 Car	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.01 acres	0.05 acres	0.01 acres	0.01 acres
Other	--	--	--	--
Net Adjustment	--	-\$2,500	+\$0	+\$0
Adjusted Price	--	\$162,400	\$166,400	\$170,000

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, updated flooring, new fixtures throughout, new interior paint, sold with all appliances, one additional garage stall (-1500) equal age and slightly larger lot size (-1000), equal to subject home
- Sold 2** Similar size, style, model, equal location, same number of bedrooms and baths, equal interior and exterior amenities, 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 and exterior amenities, new interior paint, updated countertops, sold with all SS appliances, equal age and lot size, 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	\$167,900	\$167,900
Sales Price	\$167,900	\$167,900
30 Day Price	\$165,000	--

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 little to no concessions. Most homes are selling in under 90 days.

VII. 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.

VIII. Property Images

Address 10565 W Ocotillo Drive, Sun City, AZ 85373
Loan Number 36968

Suggested List \$167,900

Suggested Repaired \$167,900

Sale \$167,900



Subject 10565 W Ocotillo Dr

View Front



Subject 10565 W Ocotillo Dr

View Address Verification

VIII. Property Images (continued)

Address 10565 W Ocotillo Drive, Sun City, AZ 85373
Loan Number 36968

Suggested List \$167,900

Suggested Repaired \$167,900

Sale \$167,900



Subject 10565 W Ocotillo Dr

View Street



Subject 10565 W Ocotillo Dr

View Other

Comment "another exterior view"

VIII. Property Images (continued)

Address 10565 W Ocotillo Drive, Sun City, AZ 85373
Loan Number 36968 **Suggested List** \$167,900

Suggested Repaired \$167,900

Sale \$167,900



Listing Comp 1 17404 N 99th Ave 225

View Front



Listing Comp 2 17214 N 107th Ave

View Front

VIII. Property Images (continued)

Address 10565 W Ocotillo Drive, Sun City, AZ 85373
Loan Number 36968 **Suggested List** \$167,900 **Suggested Repaired** \$167,900 **Sale** \$167,900



Listing Comp 3 9930 W Palmeras Dr **View** Front



Sold Comp 1 9946 W Palmeras Dr **View** Front

VIII. Property Images (continued)

Address 10565 W Ocotillo Drive, Sun City, AZ 85373
Loan Number 36968

Suggested List \$167,900

Suggested Repaired \$167,900

Sale \$167,900



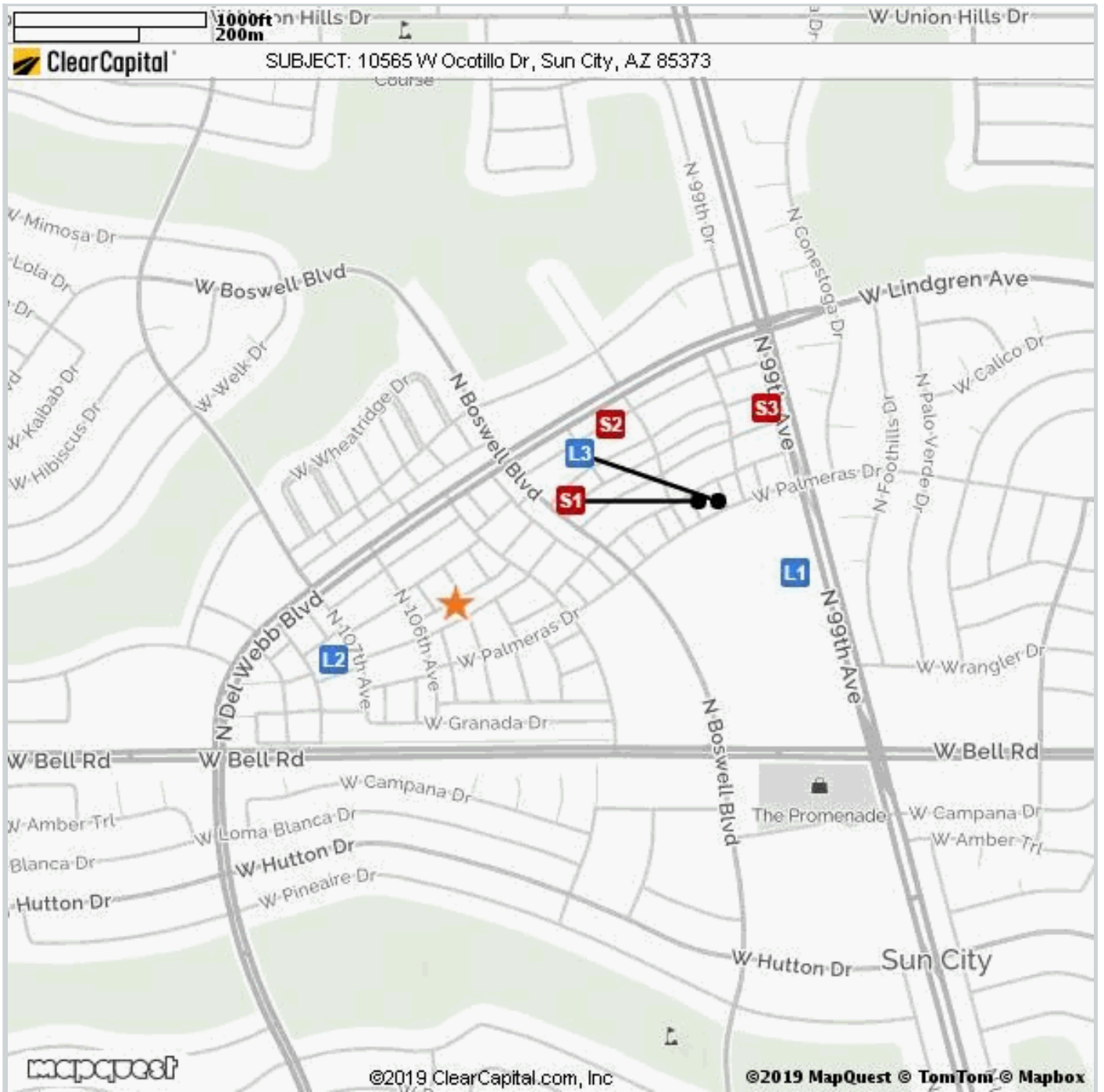
Sold Comp 2 17623 N 104th Ave **View** Front



Sold Comp 3 17615 N 99th Dr **View** Front

ClearMaps Addendum

Address ★ 10565 W Ocotillo Drive, Sun City, AZ 85373
Loan Number 36968 **Suggested List** \$167,900 **Suggested Repaired** \$167,900 **Sale** \$167,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10565 W Ocotillo Dr, Sun City, AZ	--	Parcel Match
L1 Listing 1	17404 N 99th Ave 225, Sun City, AZ	0.48 Miles ¹	Parcel Match
L2 Listing 2	17214 N 107th Ave, Sun City, AZ	0.17 Miles ¹	Parcel Match
L3 Listing 3	9930 W Palmyras Dr, Sun City, AZ	0.42 Miles ¹	Parcel Match
S1 Sold 1	9946 W Palmyras Dr, Sun City, AZ	0.40 Miles ¹	Parcel Match
S2 Sold 2	17623 N 104th Ave, Sun City, AZ	0.34 Miles ¹	Parcel Match
S3 Sold 3	17615 N 99th Dr, Sun City, AZ	0.51 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	11.05 miles	Date Signed	01/30/2019

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.