

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	3347 W South Butte Road, San Tan Valley, AZ 85142	Order ID	6064369	Property ID	26008357
Inspection Date	02/02/2019	Date of Report	02/02/2019		
Loan Number	36991	APN	50902735		
Borrower Name	Breckenridge Property Fund 2016 LLC				

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 02.01.19	Tracking ID 1	BotW New Fac-DriveBy BPO 02.01.19
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments
Occupancy	Occupied	The subject is a single family home with 2878 square feet, 4 bed and 3 bath, built in 2004. Upon exterior inspection, the subject appears to be in average condition with no need of repair.
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	

II. Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments
Listing Agency/Firm		n/a
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	Stable	The subject is located in a suburban area within miles of commerce.
Sales Prices in this Neighborhood	Low: \$200,000 High: \$350,000	
Market for this type of property	Increased 5 % in the past 6 months.	
Normal Marketing Days	<180	

IV. Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3347 W South Butte Road	2858 W Mineral Butte Dr	33049 N Sonoran Trl	2826 W Tanner Ranch Rd
City, State	San Tan Valley, AZ	Queen Creek, AZ	Queen Creek, AZ	Queen Creek, AZ
Zip Code	85142	85142	85142	85142
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.32 ¹	0.41 ¹	0.39 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$274,900	\$265,000	\$265,000
List Price \$	--	\$268,400	\$265,000	\$259,000
Original List Date		12/05/2018	12/14/2018	12/14/2018
DOM · Cumulative DOM	-- · --	58 · 59	41 · 50	49 · 50
Age (# of years)	15	15	16	14
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional
# Units	1	1	1	1
Living Sq. Feet	2,878	2,760	2,791	2,781
Bdrm · Bths · ½ Bths	4 · 3	5 · 2 · 1	5 · 2 · 1	5 · 3
Total Room #	8	9	9	9
Garage (Style/Stalls)	Attached 3 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	0.16 acres	0.16 acres
Other	None	None	None	None

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

Listing 1 Similar in gla, age, lot, style, parking and superior in room.

Listing 2 Similar in lot, age, style, parking, gla and superior in room.

Listing 3 Similar in parking, style, lot, age, gla and superior in room.

* 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	3347 W South Butte Road	2900 W Sunshine Butte Dr	32879 N Double Bar Rd	3537 W Goldmine Mountain Cv
City, State	San Tan Valley, AZ	Queen Creek, AZ	Queen Creek, AZ	Queen Creek, AZ
Zip Code	85142	85142	85142	85142
Datasource	Tax Records	Public Records	Public Records	Public Records
Miles to Subj.	--	0.33 ¹	0.11 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$275,000	\$275,000	\$295,000
List Price \$	--	\$275,000	\$275,000	\$295,000
Sale Price \$	--	\$264,000	\$269,000	\$281,500
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	12/21/2018	1/14/2019	11/20/2018
DOM · Cumulative DOM	-- · --	25 · 56	19 · 40	74 · 202
Age (# of years)	15	15	15	14
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional
# Units	1	1	1	1
Living Sq. Feet	2,878	2,904	2,624	2,610
Bdrm · Bths · ½ Bths	4 · 3	5 · 3	3 · 3	4 · 3
Total Room #	8	9	7	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 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	0.15 acres	0.14 acres	0.14 acres
Other	None	None	None	None
Net Adjustment	--	-\$2,000	+\$4,000	+\$0
Adjusted Price	--	\$262,000	\$273,000	\$281,500

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

Sold 1 Similar in gla, age, style, lot, parking, superior in room -2000

Sold 2 Similar in lot, style, parking, age, inferior in room +2000 and gla +2000

Sold 3 Similar in room, age, style, superior in parking -2000 and inferior in gla +2000

* Sold 1 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	\$268,000	\$268,000
Sales Price	\$265,000	\$265,000
30 Day Price	\$260,000	--

Comments Regarding Pricing Strategy

Search for comparable market sales and listings was focused on the home's immediate market area, providing comps that reside within direct competition to the subject. Search in GLA was expanded beyond average due to a lack of similar comps. All comps offer a maturity that remains within 10 years of the subject in age. Comp selection was focused on providing FMV transactions, while also offering recent market sales. The subject should be valued with recent market sales, offering a consistent and accurate market value for the home. Comps that varied in criteria were all adjusted, neutralizing any superior or inferior features.

VII. Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.41 miles and the sold comps closed within the last 2 months. The market is reported as having increased 5% in the last 6 months. The price conclusion is deemed supported.

VIII. Property Images

Address 3347 W South Butte Road, San Tan Valley, AZ 85142
Loan Number 36991

Suggested List \$268,000

Suggested Repaired \$268,000

Sale \$265,000



Subject 3347 W South Butte Rd

View Front



Subject 3347 W South Butte Rd

View Address Verification

Comment "Address not visible on subject. The address has been verified using Tax, Google, and GPS. "

VIII. Property Images (continued)

Address 3347 W South Butte Road, San Tan Valley, AZ 85142
Loan Number 36991

Suggested List \$268,000

Suggested Repaired \$268,000

Sale \$265,000



Subject 3347 W South Butte Rd

View Side



Subject 3347 W South Butte Rd

View Side

VIII. Property Images (continued)

Address 3347 W South Butte Road, San Tan Valley, AZ 85142
Loan Number 36991

Suggested List \$268,000

Suggested Repaired \$268,000

Sale \$265,000



Subject 3347 W South Butte Rd

View Street



Subject 3347 W South Butte Rd

View Street

VIII. Property Images (continued)

Address 3347 W South Butte Road, San Tan Valley, AZ 85142
Loan Number 36991

Suggested List \$268,000

Suggested Repaired \$268,000

Sale \$265,000



Listing Comp 1 2858 W Mineral Butte Dr

View Front



Listing Comp 2 33049 N Sonoran Trl

View Front

VIII. Property Images (continued)

Address 3347 W South Butte Road, San Tan Valley, AZ 85142
Loan Number 36991

Suggested List \$268,000

Suggested Repaired \$268,000

Sale \$265,000



Listing Comp 3 2826 W Tanner Ranch Rd

View Front



Sold Comp 1 2900 W Sunshine Butte Dr

View Front

VIII. Property Images (continued)

Address 3347 W South Butte Road, San Tan Valley, AZ 85142
Loan Number 36991

Suggested List \$268,000

Suggested Repaired \$268,000

Sale \$265,000



Sold Comp 2 32879 N Double Bar Rd

View Front



Sold Comp 3 3537 W Goldmine Mountain Cv

View Front

ClearMaps Addendum

Address ★ 3347 W South Butte Road, San Tan Valley, AZ 85142
Loan Number 36991 **Suggested List** \$268,000 **Suggested Repaired** \$268,000 **Sale** \$265,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3347 W South Butte Rd, Queen Creek, AZ	--	Parcel Match
L1 Listing 1	2858 W Mineral Butte Dr, Queen Creek, AZ	0.32 Miles ¹	Parcel Match
L2 Listing 2	33049 N Sonoran Trl, Queen Creek, AZ	0.41 Miles ¹	Parcel Match
L3 Listing 3	2826 W Tanner Ranch Rd, Queen Creek, AZ	0.39 Miles ¹	Parcel Match
S1 Sold 1	2900 W Sunshine Butte Dr, Queen Creek, AZ	0.33 Miles ¹	Parcel Match
S2 Sold 2	32879 N Double Bar Rd, Queen Creek, AZ	0.11 Miles ¹	Parcel Match
S3 Sold 3	3537 W Goldmine Mountain Cv, Queen Creek, AZ	0.13 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	Lorraine McDermott	Company/Brokerage	Phoenix Capital Realty
License No	BR536359000		
License Expiration	05/31/2020	License State	AZ
Phone	4803316794	Email	AZAZAZBPO@gmail.com
Broker Distance to Subject	13.47 miles	Date Signed	02/02/2019

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.