

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	109 S Alberta Cirle, Mesa, AZ 85206	Order ID	6148140	Property ID	26380168
Inspection Date	04/23/2019	Date of Report	04/23/2019		
Loan Number	37569	APN	140-29-286		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Maricopa		

Tracking IDs					
Order Tracking ID	BotW New Fac-DriveBy BPO 04.22.19	Tracking ID 1	BotW New Fac-DriveBy BPO 04.22.19		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	CLAYTON L NEILSEN LISA M CLARK NEILSEN	No repair items noted. Conforms to neighborhood. Community park, playground. Away from traffic. Backs to canal and high tension power lines. Cul de sac lot.
R. E. Taxes	\$2,229	
Assessed Value	\$27,610	
Zoning Classification	SFR GRADE 010-3	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Valencia Heights 480-345-0077	
Association Fees	\$67 / Month (Greenbelt)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Modern ranch style homes. Community park, playground. No negative commercial or industrial influences. No boarded up homes noted. Subject neighborhood surrounded by age restricted mobile homes communities. Approximately 1% REO activity.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$272,500 High: \$584,674	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	109 S Alberta Cirle	5722 E Ansel Ave	116 S Alberta Cir	307 N 56th Pl
City, State	Mesa, AZ	Mesa, AZ	Mesa, AZ	Mesa, AZ
Zip Code	85206	85206	85206	85205
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	2.44 ¹	0.03 ¹	2.46 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$309,000	\$370,000	\$305,000
List Price \$	--	\$309,000	\$365,000	\$305,000
Original List Date		04/20/2019	02/27/2019	02/08/2019
DOM · Cumulative DOM	-- · --	3 · 3	20 · 55	1 · 74
Age (# of years)	4	5	3	2
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Ranch	2 Stories Ranch	2 Stories Ranch	2 Stories Ranch
# Units	1	1	1	1
Living Sq. Feet	2,762	2,540	2,569	2,415
Bdrm · Bths · ½ Bths	4 · 3 · 1	3 · 2 · 1	5 · 3	4 · 3
Total Room #	9	7	8	8
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	0.116 acres	0.109 acres	0.206 acres	0.070 acres
Other	Backs to power lines	None	None	None

* 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.

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

Listing 1 Fair market. Similar square footage, lot size. Inferior bath count. Superior pool, location (away from power lines).

Listing 2 Fair market. Similar square footage, lot size. Inferior bath count. Superior location (away from power lines). In subject neighborhood.

Listing 3 Fair market. Inferior square footage, bath count, lot size. Superior location (away from power lines).

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	109 S Alberta Cirle	3625 E Aspen Ave	110 S Bermuda Cir	5252 E Carol Ave
City, State	Mesa, AZ	Mesa, AZ	Mesa, AZ	Mesa, AZ
Zip Code	85206	85206	85206	85206
Datasource	Tax Records	Tax Records	Tax Records	Tax Records
Miles to Subj.	--	0.16 ¹	0.17 ¹	1.98 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$339,990	\$339,990	\$375,000
List Price \$	--	\$344,990	\$334,990	\$375,000
Sale Price \$	--	\$335,000	\$318,990	\$355,000
Type of Financing	--	Va	Conventional	Conventional
Date of Sale	--	05/17/2018	05/17/2018	04/05/2019
DOM · Cumulative DOM	-- · --	10 · 162	1 · 55	3 · 36
Age (# of years)	4	2	1	14
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Ranch	2 Stories Ranch	2 Stories Ranch	2 Stories Ranch
# Units	1	1	1	1
Living Sq. Feet	2,762	2,576	2,910	3,317
Bdrm · Bths · ½ Bths	4 · 3 · 1	5 · 3	5 · 3	5 · 3
Total Room #	9	8	8	8
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	0.116 acres	0.113 acres	0.110 acres	0.133 acres
Other	Backs to power lines	None	None	Fireplace
Net Adjustment	--	-\$17,300	-\$7,590	-\$26,750
Adjusted Price	--	\$317,700	\$311,400	\$328,250

* 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.

Recent Sales - Cont.

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

- Sold 1** Fair market. Similar square footage (+\$9300), lot size. Inferior bath count (+\$3000). Superior location (away from power lines) (-5000). In subject neighborhood.
- Sold 2** Fair market. Seller paid incentive (-\$3190). Similar square footage (-\$7400), location (backs to busy road. Inferior bath count (+\$3000). In subject neighborhood.
- Sold 3** Fair market. Superior square footage (-\$27750), fireplace (+\$3000), location (away from power lines) (-5000). Inferior bath count (+\$3000).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Listed 1/5/2016 \$334,990. Price change 1/27/2016 \$336,990. Price change 2/10/2016 \$329,990. Under contract 2/23/2016. Sold 3/29/2016 \$329,990.			
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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$324,900	\$324,900
Sales Price	\$320,000	\$320,000
30 Day Price	\$305,000	--
Comments Regarding Pricing Strategy		
Subject price near midpoint of sold comp adjusted price range, weighted by sold comp 2, most similar to subject and in subject neighborhood. Limited comps due to age restricted mobile home communities in search area required expanded search to 12 months for subject neighborhood only, 6 months out side neighborhood, 6 mile radius, 2000- 3500 sf, 2005- 2019 age range.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The price is based on the subject being in average condition. Comps are similar in characteristics, located within 2.46 miles and the sold comps
Notes closed within the last 11 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Address Verification



Street



Other

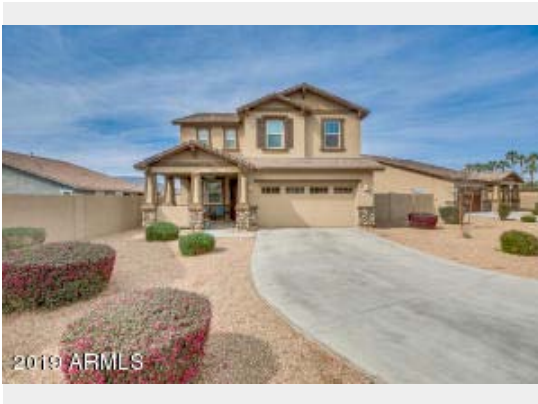
Listing Photos

L1 5722 E ANSEL AVE
Mesa, AZ 85206



Front

L2 116 S ALBERTA CIR
Mesa, AZ 85206



Front

L3 307 N 56TH PL
Mesa, AZ 85205



Front

Sales Photos

S1 3625 E ASPEN AVE
Mesa, AZ 85206



Front

S2 110 S BERMUDA CIR
Mesa, AZ 85206



Front

S3 5252 E CAROL AVE
Mesa, AZ 85206



Front

ClearMaps Addendum

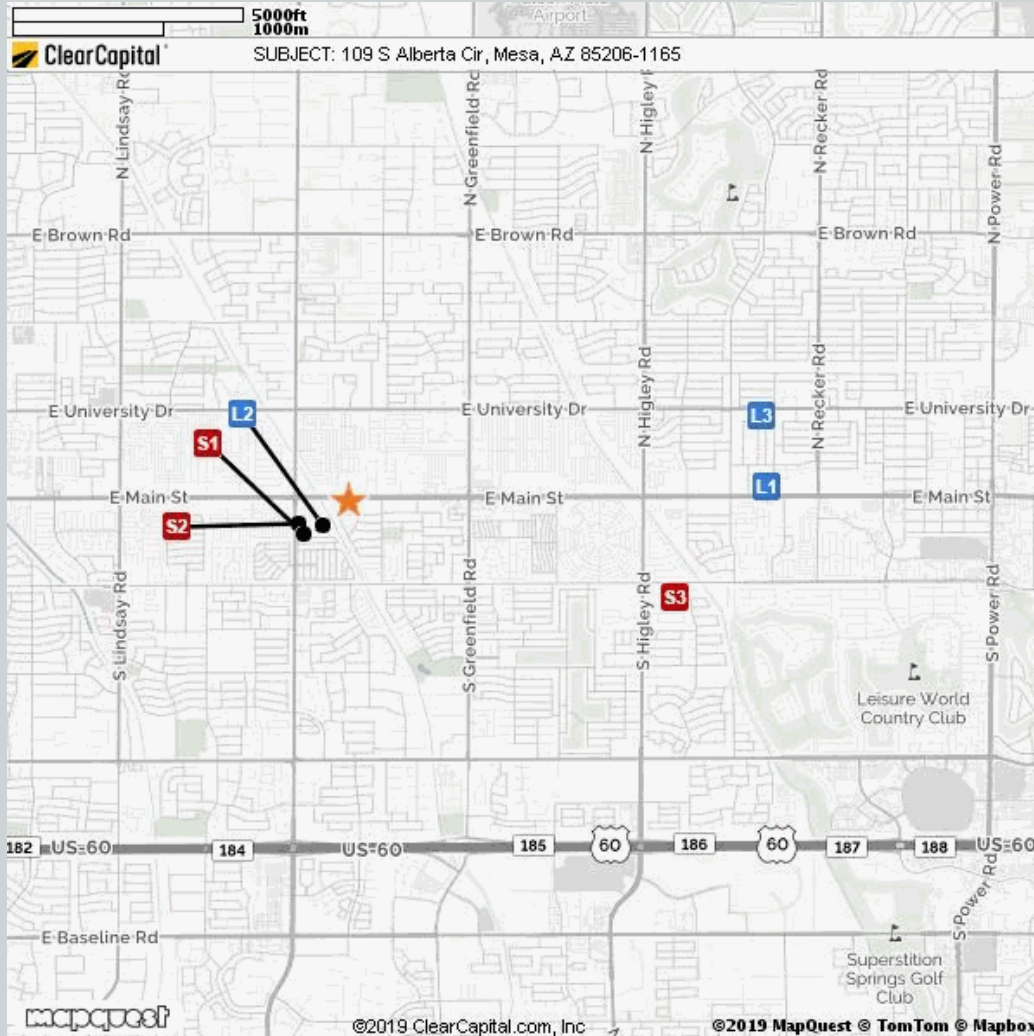
Address ★ 109 S Alberta Cir, Mesa, AZ 85206

Loan Number 37569

Suggested List \$324,900

Suggested Repaired \$324,900

Sale \$320,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	109 S Alberta Cir, Mesa, AZ	--	Parcel Match
L1 Listing 1	5722 E Ansel Ave, Mesa, AZ	2.44 Miles ¹	Parcel Match
L2 Listing 2	116 S Alberta Cir, Mesa, AZ	0.03 Miles ¹	Parcel Match
L3 Listing 3	307 N 56th Pl, Mesa, AZ	2.46 Miles ¹	Parcel Match
S1 Sold 1	3625 E Aspen Ave, Mesa, AZ	0.16 Miles ¹	Parcel Match
S2 Sold 2	110 S Bermuda Cir, Mesa, AZ	0.17 Miles ¹	Parcel Match
S3 Sold 3	5252 E Carol Ave, Mesa, AZ	1.98 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.

Addendum: Report Purpose

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.

Addendum: Report Purpose - cont.

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

Report Instructions - cont.

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	John Deidiker	Company/Brokerage	Vista Bonita Realty, llc
License No	BR103089000	Address	817 N 94th Pl Mesa AZ 85207
License Expiration	04/30/2021	License State	AZ
Phone	6025854349	Email	jdeidiker@gmail.com
Broker Distance to Subject	7.24 miles	Date Signed	04/23/2019

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 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.