

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	6711 W Osborn Road Unit 30, Phoenix, AZ 85033	Order ID	6679894	Property ID	28261676
Inspection Date	04/01/2020	Date of Report	04/02/2020		
Loan Number	39283	APN	102-85-030		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Maricopa		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 03.31.20	Tracking ID 1	BotW New Fac-DriveBy BPO 03.31.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	BRECKENRIDGE PROPERTY FUND 2016 LLC	Condition Comments	The subject property is in overall good exterior condition.
R. E. Taxes	\$385		
Assessed Value	\$58,000		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (Doors are secured.)		
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Raintree Gardens 6236910567		
Association Fees	\$81 / Month (Other: Common area maint.)		
Visible From Street	Visible		
Road Type	Private		

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments	Property values are improving in this market area over the past year .
Local Economy	Improving		
Sales Prices in this Neighborhood	Low: \$70,000 High: \$300,000		
Market for this type of property	Increased 2 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	6711 W Osborn Road Unit 30	6711 W Osborn Rd 159	3351 N 69th Dr 48	6901 W Villa Rd 1214
City, State	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
Zip Code	85033	85033	85033	85033
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 ¹	0.34 ¹	0.63 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$134,000	\$97,000	\$108,000
List Price \$	--	\$131,900	\$102,900	\$116,900
Original List Date		02/19/2020	02/13/2020	03/28/2020
DOM · Cumulative DOM	-- · --	15 · 43	15 · 49	4 · 5
Age (# of years)	33	35	31	33
Condition	Good	Good	Good	Good
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	1 Story Townhouse	2 Stories Townhouse	1 Story Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	840	949	700	1,006
Bdrm · Bths · ½ Bths	2 · 1	2 · 2	2 · 1	2 · 2
Total Room #	4	5	4	5
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.03 acres	0.03 acres	0.04 acres	0.02 acres
Other	None	None	None	None

* Listing 1 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 This comp is superior to the subject in terms of GLA and superior room count, similar in lot size and inferior in age.

Listing 2 This comp is inferior to the subject in terms of GLA and similar room count, similar in lot size and superior in age.

Listing 3 This comp is superior to the subject in terms of GLA and superior room count, similar in lot size and similar in age.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	6711 W Osborn Road Unit 30	6711 W Osborn Rd 18	3120 N 67th Ln 63	3646 N 69th Ave 41
City, State	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
Zip Code	85033	85033	85033	85033
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.26 ¹	0.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$89,000	\$110,000	\$120,000
List Price \$	--	\$89,000	\$110,000	\$114,900
Sale Price \$	--	\$100,000	\$103,500	\$115,000
Type of Financing	--	Cash	Cash	Fha
Date of Sale	--	12/27/2019	12/02/2019	11/20/2019
DOM · Cumulative DOM	-- · --	10 · 52	5 · 16	48 · 87
Age (# of years)	33	32	37	38
Condition	Good	Good	Good	Good
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	1 Story Townhouse	1 Story Townhouse	1 Story Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	840	840	700	950
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	2 · 1	2 · 2
Total Room #	4	5	4	5
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 1 Car	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.03 acres	0.03 acres	0.03 acres	0.02 acres
Other	None	None	Patio	None
Net Adjustment	--	-\$1,400	+\$2,000	-\$2,600
Adjusted Price	--	\$98,600	\$105,500	\$112,400

* 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.

Recent Sales - Cont.

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

- Sold 1** GLA = \$0, Bedroom = -\$2000, Bathroom = \$0, Age = \$100, Lot size = \$0, Garage = \$500, Total = -\$1400, This comp is similar to the subject in terms of GLA and superior room count, similar in lot size and superior in age.
- Sold 2** GLA = \$1400, Bedroom = \$0, Bathroom = \$0, Age = -\$400, Lot size = \$0, Garage = \$1000, Total = \$2000, This comp is inferior to the subject in terms of GLA and similar room count, similar in lot size and inferior in age.
- Sold 3** GLA = -\$1100, Bedroom = \$0, Bathroom = -\$2000, Age = -\$500, Lot size = \$0, Garage = \$1000, Total = -\$2600, This comp is superior to the subject in terms of GLA and superior room count, similar in lot size and inferior in age.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Superstars Realty	MOVE IN READY! Beautifully updated! Charming End Unit 2 Bedroom single level townhome. Boasting NEW exterior paint, NEW Interior paint, New Laminate Flooring, New Nickelbrush Lighting Package, New Nickelbrush hardware, New Plush Carpet! And more! Close to local shopping and dining as well as the Grand Canyon University Golf Course and El Oso Park. Come by today					
Listing Agent Name	Arthur Welch						
Listing Agent Phone	623-239-0926						
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	11/12/2019	\$79,500	Tax Records
02/28/2020	\$119,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$117,000	\$117,000
Sales Price	\$107,000	\$107,000
30 Day Price	\$99,000	--
Comments Regarding Pricing Strategy		
<p>The subject property is a townhouse in good exterior condition. The subject current MLS listing indicates that the subject is in good condition and therefore all comps used in this report are also in good condition. The subject's MLS Listing, including the MLS Photos is attached to this report, which indicates that the subject is in good condition. The subject's MLS Listing notes that the subject has "Boasting NEW exterior paint, NEW Interior paint, New Laminate Flooring, New Nickelbrush Lighting Package, New Nickelbrush hardware, New Plush Carpet!" Due to all of these upgrades, and after reviewing the subject's MLS Photos, the subject appears to be in good condition with updating. Comps were searched for within 2 miles of the subject and 12 months time. Market conditions and property values are improving within this area. The subject is within 1/4 mile of a major road but is separated from the roadway and therefore this will not have a major negative impact on the subject's marketability. Comps within the subject's market area support a price which is slightly lower than the subjects list price. Sale 1 and 2, and List 1 and 2 are in the same complex as the subject property. Per the subject's current MLS Listing, the subject is vacant.</p>		

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.

Subject Photos



Front



Address Verification



Address Verification



Street

Listing Photos

L1 6711 W OSBORN RD 159
Phoenix, AZ 85033



Front

L2 3351 N 69TH DR 48
Phoenix, AZ 85033



Front

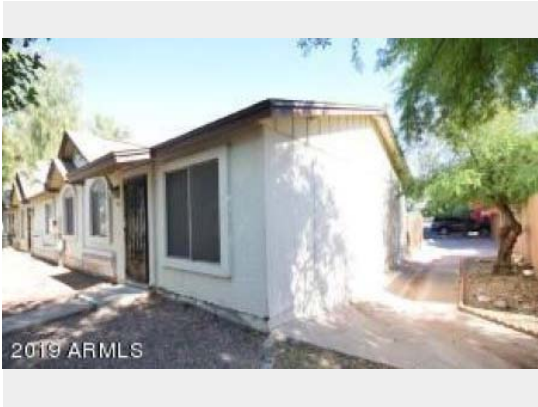
L3 6901 W VILLA RD 1214
Phoenix, AZ 85033



Front

Sales Photos

S1 6711 W OSBORN RD 18
Phoenix, AZ 85033



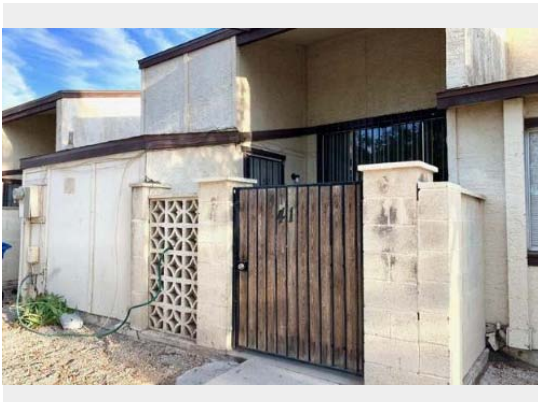
Front

S2 3120 N 67TH LN 63
Phoenix, AZ 85033



Front

S3 3646 N 69TH AVE 41
Phoenix, AZ 85033



Front

ClearMaps Addendum

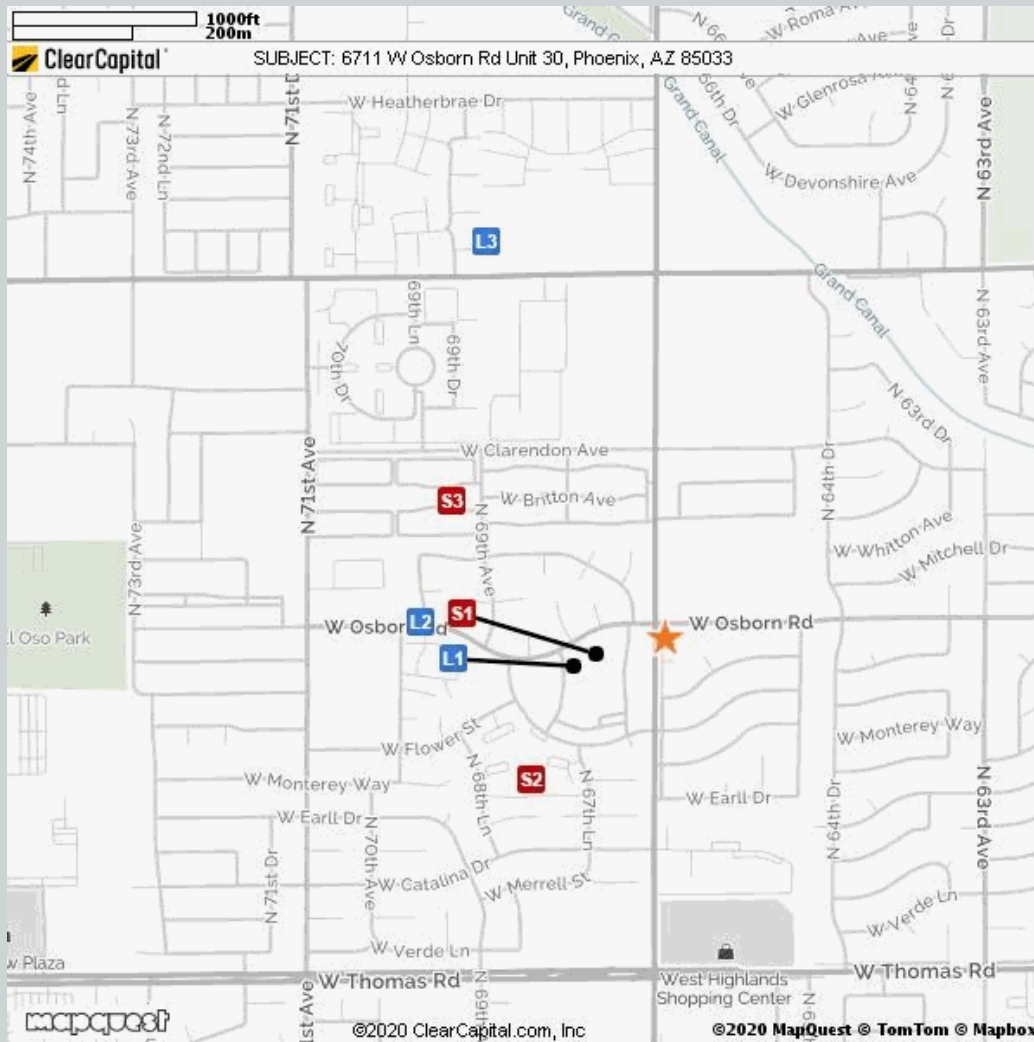
Address ★ 6711 W Osborn Road Unit 30, Phoenix, AZ 85033

Loan Number 39283

Suggested List \$117,000

Suggested Repaired \$117,000

Sale \$107,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6711 W Osborn Rd Unit 30, Phoenix, AZ	--	Parcel Match
L1 Listing 1	6711 W Osborn Rd 159, Phoenix, AZ	0.10 Miles ¹	Parcel Match
L2 Listing 2	3351 N 69th Dr 48, Phoenix, AZ	0.34 Miles ¹	Parcel Match
L3 Listing 3	6901 W Villa Rd 1214, Phoenix, AZ	0.63 Miles ¹	Parcel Match
S1 Sold 1	6711 W Osborn Rd 18, Phoenix, AZ	0.07 Miles ¹	Parcel Match
S2 Sold 2	3120 N 67th Ln 63, Phoenix, AZ	0.26 Miles ¹	Parcel Match
S3 Sold 3	3646 N 69th Ave 41, Phoenix, AZ	0.36 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	Matthew Desaulniers	Company/Brokerage	Sunny Life Real Estate LLC
License No	BR638988000	Address	2315 E Pinchot Avenue Phoenix AZ 85016
License Expiration	06/30/2020	License State	AZ
Phone	6023500495	Email	mattdesaulniers@gmail.com
Broker Distance to Subject	9.90 miles	Date Signed	04/01/2020

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.