

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	8222 W Superior Avenue, Phoenix, AZ 85043	Order ID	6502374	Property ID	27844437
Inspection Date	01/25/2020	Date of Report	01/25/2020		
Loan Number	39947	APN	104-53-628		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Maricopa		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 01.24.20	Tracking ID 1	BotW New Fac-DriveBy BPO 01.24.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	WILLIAM & PAMELA O BARTON	Condition Comments	
R. E. Taxes	\$1,451	The subject property appeared to be in overall average exterior condition with no major, urgent repairs needed.	
Assessed Value	\$185,600		
Zoning Classification	Residential		
Property Type	PUD		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	TUSCANO 602-957-9191		
Association Fees	\$68 / Month (Other: Common Area Maint.)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	Market conditions and property values are improving within this area. REO/SS are less than 2% of recent sales and listings in this area.	
Sales Prices in this Neighborhood	Low: \$175,000 High: \$325,000		
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	8222 W Superior Avenue	2637 S 81st Ln	3210 S 86th Ave	8316 W Hamster Ln
City, State	Phoenix, AZ	Phoenix, AZ	Tolleson, AZ	Tolleson, AZ
Zip Code	85043	85043	85353	85353
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.42 ¹	0.49 ¹	0.80 ¹
Property Type	PUD	PUD	PUD	PUD
Original List Price \$	\$	\$280,000	\$262,000	\$254,900
List Price \$	--	\$280,000	\$262,000	\$254,900
Original List Date		11/01/2019	01/17/2020	01/09/2020
DOM · Cumulative DOM	-- · --	41 · 85	7 · 8	6 · 16
Age (# of years)	16	20	14	17
Condition	Average	Average	Average	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	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional
# Units	1	1	1	1
Living Sq. Feet	2,348	2,166	2,228	1,979
Bdrm · Bths · ½ Bths	5 · 3	4 · 3	4 · 3	3 · 2 · 1
Total Room #	9	8	8	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	0.13 acres	0.16 acres	0.21 acres	0.13 acres
Other	None	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 This comp is inferior to the subject in terms of GLA and inferior room count, superior in lot size and inferior in age.

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

Listing 3 This comp is inferior to the subject in terms of GLA and inferior room count, similar in lot size and inferior in age. Condition Adjustment -\$5000

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	8222 W Superior Avenue	3514 S 81st Dr	3206 S 81st Ave	8135 W Miami St
City, State	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
Zip Code	85043	85043	85043	85043
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.23 ¹	0.12 ¹
Property Type	PUD	PUD	PUD	PUD
Original List Price \$	--	\$270,000	\$265,000	\$274,900
List Price \$	--	\$265,000	\$265,000	\$274,900
Sale Price \$	--	\$250,000	\$267,000	\$270,000
Type of Financing	--	Conventional	Fha	Fha
Date of Sale	--	09/05/2019	08/22/2019	11/27/2019
DOM · Cumulative DOM	-- · --	100 · 113	47 · 108	4 · 28
Age (# of years)	16	16	18	15
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 Conventional	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,348	2,609	2,003	2,117
Bdrm · Bths · ½ Bths	5 · 3	4 · 3	4 · 2	4 · 2
Total Room #	9	8	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	--	Pool - Yes	Pool - Yes
Lot Size	0.13 acres	0.15 acres	0.19 acres	0.26 acres
Other	None	None	None	None
Net Adjustment	--	+\$4,190	+\$3,980	-\$390
Adjusted Price	--	\$254,190	\$270,980	\$269,610

* Sold 3 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 = -\$2610, Bedroom = \$2000, Bathroom = \$0, Age = \$0, Lot size = -\$200, Garage = \$0, Pool +\$5000 Total = +\$4190, This comp is superior to the subject in terms of GLA and inferior room count, superior in lot size and similar in age.
- Sold 2** GLA = \$3450, Bedroom = \$2000, Bathroom = \$2000, Age = -\$200, Lot size = -\$600, Garage = \$0, Concessions -\$2670 Total = \$3980, This comp is inferior to the subject in terms of GLA and inferior room count, superior in lot size and inferior in age. This comp closed sale above its last list price, and this is likely due to seller concessions being provided.
- Sold 3** GLA = \$2310, Bedroom = \$2000, Bathroom = \$2000, Age = \$100, Lot size = -\$1300, Garage = \$0, Concessions -\$5400 Total = \$-390, This comp is inferior to the subject in terms of GLA and inferior room count, superior in lot size and superior in age.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		Not Listed.					
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	\$269,000	\$269,000
Sales Price	\$265,000	\$265,000
30 Day Price	\$259,000	--
Comments Regarding Pricing Strategy		
<p>The subject property is a single family home, which is in overall average condition on the exterior. When searching for comps, the distance searched was 1 Mile and the time searched was 6 Months time. It was necessary to search beyond 3 months time for sold comps as there were limited recent similar sales in this area. Since the subject is in average condition, emphasis was placed on using comps which were also in average condition. There are many rehabbed/remodeled homes in this market area, and they were excluded from the initial comp search. However, it was necessary to use one superior condition comp with adjustments due to the limited similar comps in this area. Market conditions and property values are improving within this area. The subject was confirmed to be located in a PUD Community, as the subject's Deed of Trust includes a PUD Rider, and the subject community has an HOA. The subject's bedroom count is unique and could not be bracketed. However, all sold comps have been adjusted for this difference. The subject did not appear to have any major negative site influences. The subject's lot size could not be bracketed by the sold comps, but is bracketed by the listing comps. The sold comps were adjusted for their differences in lot size.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Street

Listing Photos

L1 2637 S 81ST LN
Phoenix, AZ 85043



Front

L2 3210 S 86TH AVE
Tolleson, AZ 85353



Front

L3 8316 W HAMSTER LN
Tolleson, AZ 85353



Front

Sales Photos

S1 3514 S 81ST DR
Phoenix, AZ 85043



Front

S2 3206 S 81ST AVE
Phoenix, AZ 85043



Front

S3 8135 W MIAMI ST
Phoenix, AZ 85043



Front

ClearMaps Addendum

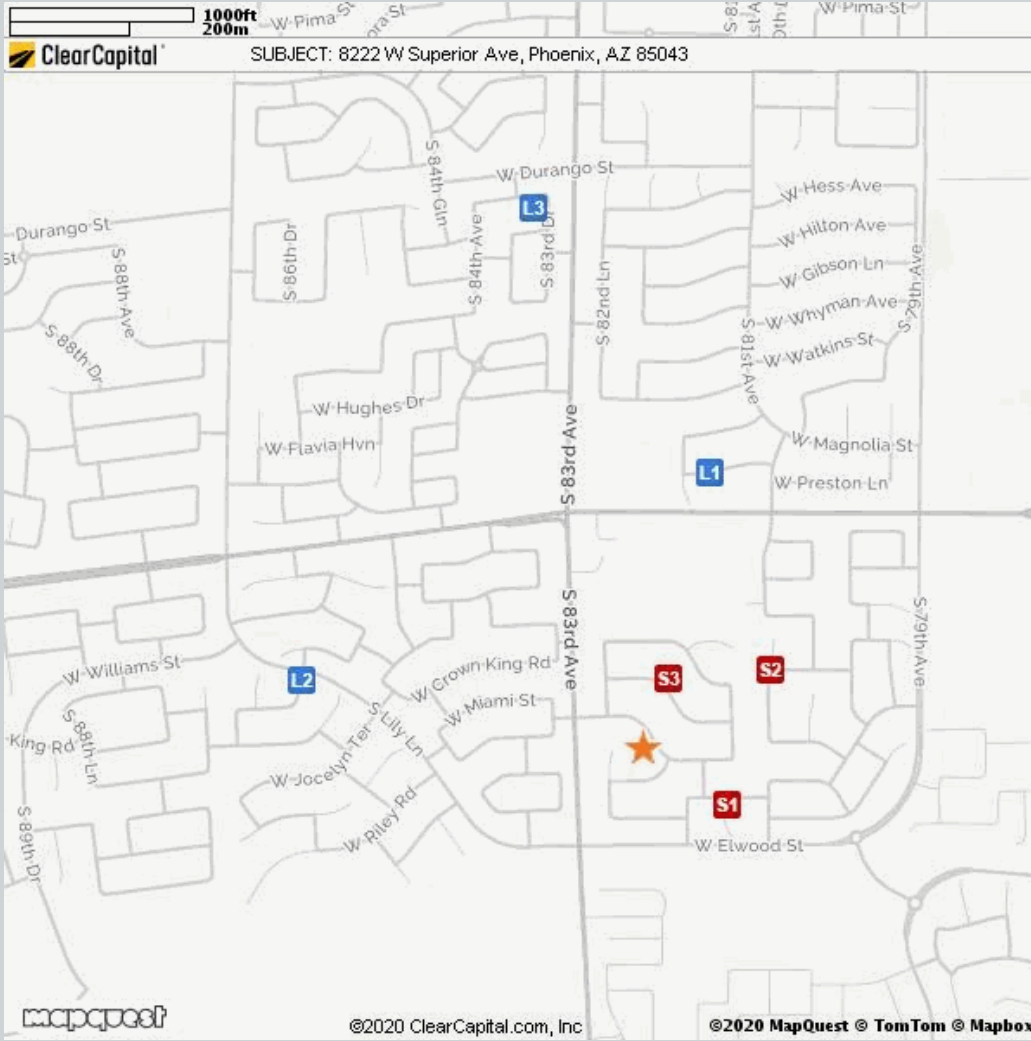
Address ★ 8222 W Superior Avenue, Phoenix, AZ 85043

Loan Number 39947

Suggested List \$269,000

Suggested Repaired \$269,000

Sale \$265,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8222 W Superior Ave, Phoenix, AZ	--	Parcel Match
L1	2637 S 81st Ln, Phoenix, AZ	0.42 Miles ¹	Parcel Match
L2	3210 S 86th Ave, Tolleson, AZ	0.49 Miles ¹	Parcel Match
L3	8316 W Hamster Ln, Tolleson, AZ	0.80 Miles ¹	Parcel Match
S1	3514 S 81st Dr, Phoenix, AZ	0.15 Miles ¹	Parcel Match
S2	3206 S 81st Ave, Phoenix, AZ	0.23 Miles ¹	Parcel Match
S3	8135 W Miami St, Phoenix, AZ	0.12 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.

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.

Report Instructions - cont.

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	12.64 miles	Date Signed	01/25/2020

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.