

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	3511 E Baseline Road 1145, Phoenix, AZ 85042	Order ID	6667681	Property ID	28226489
Inspection Date	03/21/2020	Date of Report	03/22/2020		
Loan Number	40113	APN	301-23-572		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Maricopa		

Tracking IDs					
Order Tracking ID	BOTW_BPO_Request_03.20.20	Tracking ID 1	BOTW_BPO_Request_03.20.20		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	EDDIE NORWOOD III	Condition Comments	
R. E. Taxes	\$440	The subject property appeared to be in overall average exterior condition with no major, urgent repairs needed.	
Assessed Value	\$52,700		
Zoning Classification	Residential		
Property Type	Condo		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	SHADOW MOUNTAIN VILLAS CONDOMINIUM 480-759-4945		
Association Fees	\$209 / Month (Other: Exterior Mnt of Unit; Roof Repair; Blanket Ins Policy; Water; Garbage Collection; Pest Control; Common Area Maint)		
Visible From Street	Visible		
Road Type	Private		

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: \$75,000 High: \$450,000		
Market for this type of property	Increased 4 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	3511 E Baseline Road 1145	3434 E Baseline Rd Unit 241	10610 S 48th St 2092	3434 E Baseline Rd Unit 336
City, State	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
Zip Code	85042	85042	85044	85042
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.29 ¹	2.29 ¹	0.26 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$119,900	\$135,000	\$119,900
List Price \$	--	\$119,900	\$130,000	\$119,900
Original List Date		03/18/2020	10/11/2019	02/04/2020
DOM · Cumulative DOM	-- · --	2 · 4	105 · 163	7 · 47
Age (# of years)	34	21	36	21
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	2	2	3
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Condo	1 Story Condo	1 Story Condo	1 Story Condo
# Units	1	1	1	1
Living Sq. Feet	578	624	675	657
Bdrm · Bths · ½ Bths	1 · 1	1 · 1	1 · 1	1 · 1
Total Room #	4	4	4	4
Garage (Style/Stalls)	None	Carport 1 Car	None	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.00 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 Listing 1 is slightly superior to the subject property based on GLA and year built. The comp is similar in room counts.

Listing 2 List Comp # 2 is superior to the subject property based on GLA. It is similar in year built and room counts.

Listing 3 List Comp 3 is superior to the subject property based on GLA and condition. The comp is similar to the subject based on room counts. Condition Adjustment -\$5000

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3511 E Baseline Road 1145	3511 E Baseline Rd Unit 1056	3511 E Baseline Rd Unit 1116	3511 E Baseline Rd Unit 1051
City, State	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
Zip Code	85042	85042	85042	85042
Datasource	Tax Records	MLS	Public Records	MLS
Miles to Subj.	--	0.10 ¹	0.05 ¹	0.07 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$93,000	\$100,000	\$110,000
List Price \$	--	\$93,000	\$100,000	\$110,000
Sale Price \$	--	\$93,000	\$100,000	\$108,000
Type of Financing	--	Conventional	Unknown	Unknown
Date of Sale	--	06/28/2019	12/27/2019	10/17/2019
DOM · Cumulative DOM	-- · --	122 · 122	12 · 47	8 · 31
Age (# of years)	34	34	34	34
Condition	Average	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Condo	1 Story Condo	1 Story Condo	1 Story Condo
# Units	1	1	1	1
Living Sq. Feet	578	578	578	578
Bdrm · Bths · ½ Bths	1 · 1	1 · 1	1 · 1	1 · 1
Total Room #	4	4	4	4
Garage (Style/Stalls)	None	Carport 1 Car	None	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	None	None	None	None
Net Adjustment	--	-\$3,790	-\$6,000	-\$6,000
Adjusted Price	--	\$89,210	\$94,000	\$102,000

* 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** Sale 1 is very similar to the subject property based on GLA and Room Counts. The comp is in the same subdivision as the subject property. Parking -\$1000, Concessions -\$2790. Total -\$3790
- Sold 2** Sale # 2 is extremely similar to the subject property based on attributes. However, the comp is superior to the subject based on condition. Condition -\$5000, Concessions -\$1000. Total -\$6000 The financing type for this comp is unknown.
- Sold 3** Sold Comp 3 is very similar to the subject attributes and located in the same community. The comp is superior in condition. Condition -\$5000, Parking -\$1000 Total -\$6000 The financing type for this comp is unknown.

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	\$120,000	\$120,000
Sales Price	\$100,000	\$100,000
30 Day Price	\$92,000	--
Comments Regarding Pricing Strategy		
<p>The subject property is a condo unit, which is in overall average condition on the exterior. All of the sold comps are located in the same subdivision as the subject property. When searching for comps, the distance searched was 2.5 Miles and the time searched was 12 Months time. Comps were searched for beyond 1 Mile as there is a lack of condo comps in this area since the market area is predominantly SFR Homes. Comps were selected from similar and competing areas. 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 three superior condition comps with adjustments due to the limited similar comps in this area. Market conditions and property values are improving within this area. The subject did not appear to have any major negative site influences. The value variance between comps is larger than typical but was necessary due to the limited similar comps in this area. The price was bracketed within the adjusted range of comp values.</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



Side



Side



Street

DRIVE-BY BPO

by ClearCapital

3511 E Baseline Rd Unit 1145
Phoenix, AZ 85042

40113
Loan Number

\$100,000
● As-Is Value

Subject Photos



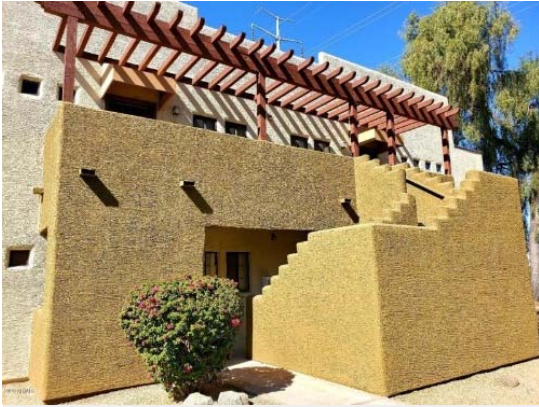
Street



Other

Listing Photos

L1 3434 E Baseline Rd Unit 241
Phoenix, AZ 85042



Front

L2 10610 S 48TH ST 2092
Phoenix, AZ 85044



Front

L3 3434 E Baseline Rd Unit 336
Phoenix, AZ 85042



Front

Sales Photos

S1 3511 E Baseline Rd Unit 1056
Phoenix, AZ 85042



Front

S2 3511 E Baseline Rd Unit 1116
Phoenix, AZ 85042



Front

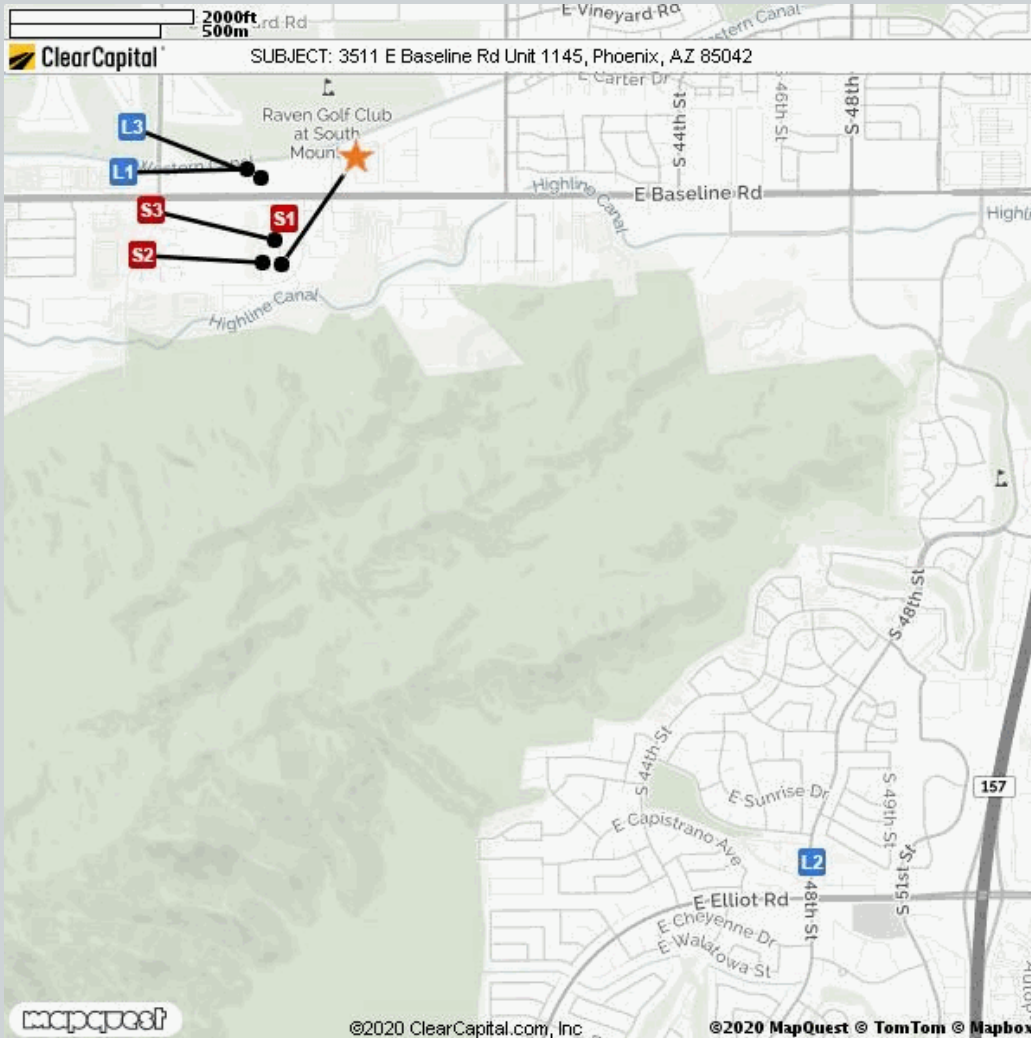
S3 3511 E Baseline Rd Unit 1051
Phoenix, AZ 85042



Front

ClearMaps Addendum

Address ★ 3511 E Baseline Road 1145, Phoenix, AZ 85042
Loan Number 40113 **Suggested List** \$120,000 **Suggested Repaired** \$120,000 **Sale** \$100,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3511 E Baseline Rd Unit 1145, Phoenix, AZ	--	Parcel Match
L1 Listing 1	3434 E Baseline Rd Unit 241, Phoenix, AZ	0.29 Miles ¹	Parcel Match
L2 Listing 2	10610 S 48th St 2092, Phoenix, AZ	2.29 Miles ¹	Parcel Match
L3 Listing 3	3434 E Baseline Rd Unit 336, Phoenix, AZ	0.26 Miles ¹	Parcel Match
S1 Sold 1	3511 E Baseline Rd Unit 1056, Phoenix, AZ	0.10 Miles ¹	Parcel Match
S2 Sold 2	3511 E Baseline Rd Unit 1116, Phoenix, AZ	0.05 Miles ¹	Parcel Match
S3 Sold 3	3511 E Baseline Rd Unit 1051, Phoenix, AZ	0.07 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	7.50 miles	Date Signed	03/22/2020

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.