

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.

<b>Address</b>	10412 W Floriade Drive - Holdback, Sun City, AZ 85351	<b>Order ID</b>	6633398	<b>Property ID</b>	28111113
<b>Inspection Date</b>	02/28/2020	<b>Date of Report</b>	02/28/2020		
<b>Loan Number</b>	40231	<b>APN</b>	200-59-279		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Maricopa		

### Tracking IDs

<b>Order Tracking ID</b>	BotW New Fac-DriveBy BPO 02.27.20	<b>Tracking ID 1</b>	BotW New Fac-DriveBy BPO 02.27.20
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Breckenridge Property Fund	<b>Condition Comments</b> Subject home appears to be in good condition, no visible repairs are evident from an exterior viewing. Home conforms to the neighborhood and has good curb appeal.
<b>R. E. Taxes</b>	\$694	
<b>Assessed Value</b>	\$112,200	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>		
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>		
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Active adult neighborhood consisting of all single story homes. Average home size in this area is 1587 sq ft and most homes were built in the early to late 1970's. Neighborhood is located less than 1 mile from shopping, restaurants, and major roadways. Market values in this area are steadily increasing as supply decreases and demand increases. Most active and sold listings are traditional sales, however short sales and foreclosures do still exist. Most homes are selling in under 90 days and in most cases seller's are paying little to no concessions.
<b>Local Economy</b>	Improving	
<b>Sales Prices in this Neighborhood</b>	Low: \$185,000 High: \$359,900	
<b>Market for this type of property</b>	Increased 1 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	10412 W Floriade Drive - Holdback	10323 W Sierra Dawn Dr	10513 W Desert Forest Cir	14225 N Buttercup Dr
<b>City, State</b>	Sun City, AZ	Sun City, AZ	Sun City, AZ	Sun City, AZ
<b>Zip Code</b>	85351	85351	85351	85351
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.25 <sup>1</sup>	0.50 <sup>1</sup>	0.77 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$210,000	\$229,900	\$234,900
<b>List Price \$</b>	--	\$210,000	\$229,900	\$234,900
<b>Original List Date</b>		02/17/2020	01/31/2020	02/18/2020
<b>DOM · Cumulative DOM</b>	-- · --	11 · 11	1 · 28	10 · 10
<b>Age (# of years)</b>	50	50	49	49
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,310	1,305	1,299	1,489
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	3 · 2	2 · 2	3 · 2
<b>Total Room #</b>	5	5	5	5
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.20 acres	0.18 acres	0.19 acres	0.25 acres
<b>Other</b>	--	--	--	--

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Listing 1** Similar size, style, model, equal location, one additional bedroom, same number of baths, equal interior and exterior amenities, updated kitchen, newer flooring, equal age and slightly smaller lot size, equal to subject home

**Listing 2** Similar size, style, model, equal location, same number of bedrooms and baths, equal interior and exterior amenities, updated kitchen, newer windows, HVAC unit, newer roof, equal age and slightly smaller lot size, equal to subject home

**Listing 3** Similar size, style, model, equal location, one additional bedroom, same number of baths, equal interior and exterior amenities, updated flooring, sold with all appliances, new interior paint, owned solar, equal age and slightly larger lot size, equal to subject home

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	10412 W Floriade Drive - Holdback	13834 N Kaanapali Dr	10427 W Meade Dr	14208 N Purple Sage Ct
<b>City, State</b>	Sun City, AZ	Sun City, AZ	Sun City, AZ	Sun City, AZ
<b>Zip Code</b>	85351	85351	85351	85351
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.21 <sup>1</sup>	0.70 <sup>1</sup>	0.64 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$219,500	\$215,000	\$229,900
<b>List Price \$</b>	--	\$219,500	\$215,000	\$229,900
<b>Sale Price \$</b>	--	\$214,500	\$215,000	\$229,900
<b>Type of Financing</b>	--	Conventional	Fha	Conventional
<b>Date of Sale</b>	--	12/05/2019	01/17/2020	01/17/2020
<b>DOM · Cumulative DOM</b>	-- · --	79 · 78	36 · 36	36 · 45
<b>Age (# of years)</b>	50	50	49	49
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,310	1,541	1,299	1,541
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	2 · 2	2 · 2	2 · 2
<b>Total Room #</b>	5	5	5	5
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.20 acres	0.21 acres	0.21 acres	0.28 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	\$0	-\$5,450	-\$1,750
<b>Adjusted Price</b>	--	\$214,500	\$209,550	\$228,150

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Similar size, style, model, equal location, same number of bedrooms and baths, equal interior and exterior amenities, newer windows, newer roof, newer HVAC unit, equal age and slightly larger lot size, equal to subject home
- Sold 2** Similar size, style, model, equal location, same number of bedrooms and baths, equal interior and exterior amenities, newer flooring, newer roof, sold with all appliances, equal age and lot size, equal to subject home, seller paid buyer concessions (-5450)
- Sold 3** Similar size, style, model, equal location, same number of bedrooms and baths, equal interior and exterior amenities, sold with all appliances, newer flooring, new windows, new fixtures, equal age and larger lot size (-1750), equal to subject home

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Home last sold in 2012 for \$89000				
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$222,900	\$222,900
<b>Sales Price</b>	\$222,900	\$222,900
<b>30 Day Price</b>	\$219,900	--
<b>Comments Regarding Pricing Strategy</b>		
Price subject home in the mid range of comps. Most homes are selling at or near original list price and in most cases seller's are paying some concessions. Most homes are selling in under 90 days.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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.
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## Subject Photos



Front



Address Verification



Street

## Listing Photos

**L1** 10323 W Sierra Dawn Dr  
Sun City, AZ 85351



Front

**L2** 10513 W Desert Forest Cir  
Sun City, AZ 85351



Front

**L3** 14225 N Buttercup Dr  
Sun City, AZ 85351



Front



## Sales Photos

**S1** 13834 N Kaanapali Dr  
Sun City, AZ 85351



Front

**S2** 10427 W Meade Dr  
Sun City, AZ 85351



Front

**S3** 14208 N Purple Sage Ct  
Sun City, AZ 85351



Front



## ClearMaps Addendum

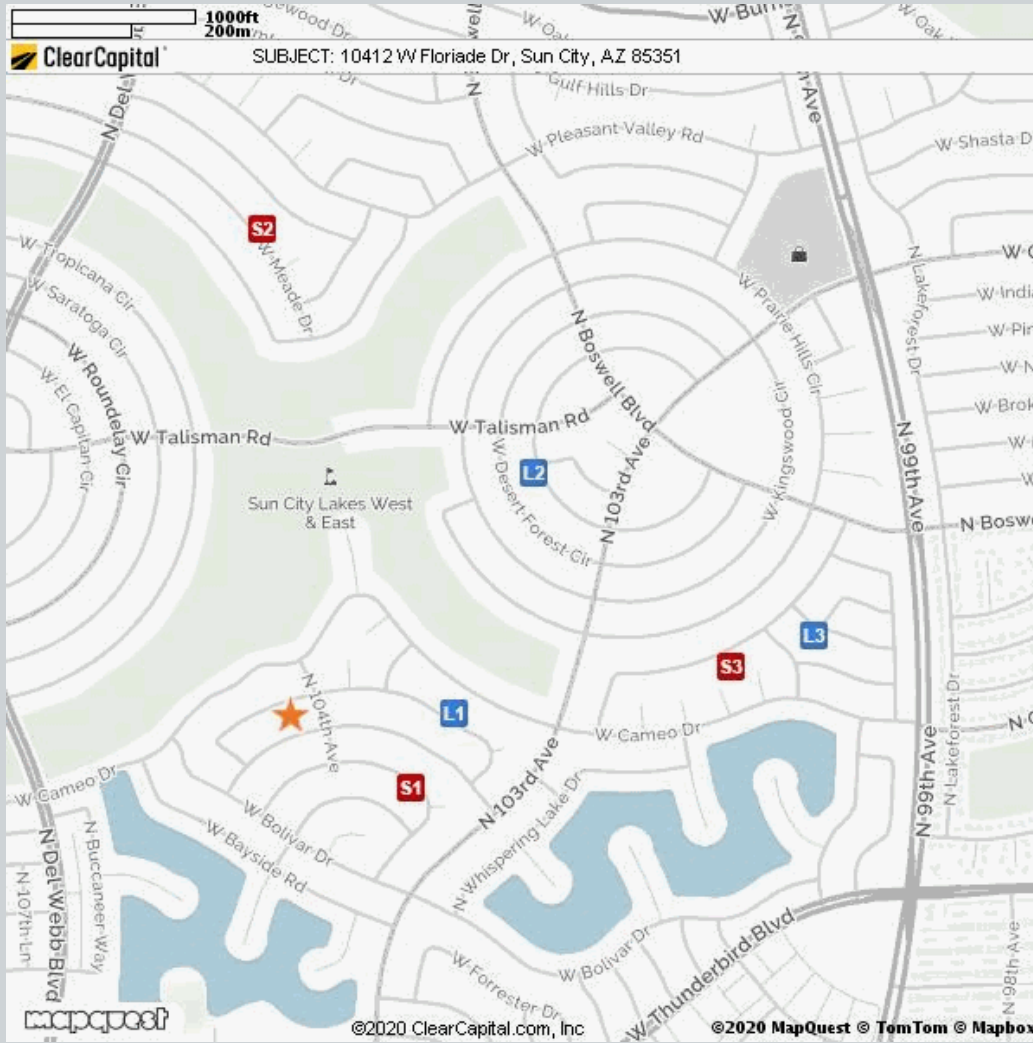
**Address** ★ 10412 W Floriade Drive - Holdback, Sun City, AZ 85351

**Loan Number** 40231

**Suggested List** \$222,900

**Suggested Repaired** \$222,900

**Sale** \$222,900



### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10412 W Floriade Dr, Sun City, AZ	--	Parcel Match
L1	10323 W Sierra Dawn Dr, Sun City, AZ	0.25 Miles <sup>1</sup>	Parcel Match
L2	10513 W Desert Forest Cir, Sun City, AZ	0.50 Miles <sup>1</sup>	Parcel Match
L3	14225 N Buttercup Dr, Sun City, AZ	0.77 Miles <sup>1</sup>	Parcel Match
S1	13834 N Kaanapali Dr, Sun City, AZ	0.21 Miles <sup>1</sup>	Parcel Match
S2	10427 W Meade Dr, Sun City, AZ	0.70 Miles <sup>1</sup>	Parcel Match
S3	14208 N Purple Sage Ct, Sun City, AZ	0.64 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Jennifer Dewaele	<b>Company/Brokerage</b>	Pro-Formance Realty Concepts
<b>License No</b>	SA627850000	<b>Address</b>	18436 W. Sunnyslope Ln Waddell AZ 85355
<b>License Expiration</b>	06/30/2020	<b>License State</b>	AZ
<b>Phone</b>	6239107905	<b>Email</b>	jcdewaele3@yahoo.com
<b>Broker Distance to Subject</b>	10.38 miles	<b>Date Signed</b>	02/28/2020

*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:

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