

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>	2409 W Campbell Avenue Unit 20, Phoenix, AZ 85015	<b>Order ID</b>	6656615	<b>Property ID</b>	28197814
<b>Inspection Date</b>	03/16/2020	<b>Date of Report</b>	03/17/2020		
<b>Loan Number</b>	40234	<b>APN</b>	154-17-060		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Maricopa		

### Tracking IDs

<b>Order Tracking ID</b>	BotW_BPO_Request_03.12.20 (under 100k)	<b>Tracking ID 1</b>	BotW_BPO_Request_03.12.20 (under 100k)
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	BRECKENRIDGE PROPERTY FUND 2016 LLC	<b>Condition Comments</b> The subject property is assumed to be in average condition, since the subject is in a gated community and cannot be viewed.
<b>R. E. Taxes</b>	\$487	
<b>Assessed Value</b>	\$57,700	
<b>Zoning Classification</b>	Residential R-3	
<b>Property Type</b>	Condo	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	CIELO VISTA CONDOMINIUMS 800-932-6636	
<b>Association Fees</b>	\$225 / Month (Other: Common Area Maint.)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Private	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Market conditions and property values are improving within this area. REO/SS are less than 2% of recent sales and listings in this area.
<b>Local Economy</b>	Improving	
<b>Sales Prices in this Neighborhood</b>	Low: \$100,000 High: \$400,000	
<b>Market for this type of property</b>	Increased 2 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	2409 W Campbell Avenue Unit 20	2132 W Glenrosa Ave A79	2132 W Glenrosa Ave C82	2409 W Campbell Ave 1
<b>City, State</b>	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
<b>Zip Code</b>	85015	85015	85015	85015
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.34 <sup>1</sup>	0.37 <sup>1</sup>	0.03 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	\$	\$110,000	\$108,000	\$119,900
<b>List Price \$</b>	--	\$110,000	\$115,000	\$119,900
<b>Original List Date</b>		03/10/2020	10/06/2019	11/15/2019
<b>DOM · Cumulative DOM</b>	-- · --	4 · 7	162 · 163	122 · 123
<b>Age (# of years)</b>	39	45	46	39
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	1	1	1
<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 Condo	1 Story Condo	2 Stories Condo	1 Story Condo
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,058	1,080	960	1,058
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	3 · 2	2 · 1 · 1	2 · 2
<b>Total Room #</b>	4	6	4	4
<b>Garage (Style/Stalls)</b>	Carport 1 Car	Attached 1 Car	Carport 1 Car	Carport 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>	0.00 acres	0.00 acres	0.00 acres	0.00 acres
<b>Other</b>	None	None	None	None

\* Listing 3 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** Listing 1 is very similar in GLA to the subject property. However, the comp is superior in bedroom counts to the subject.

**Listing 2** List 2 is inferior to the subject property in both GLA and Bathroom counts.

**Listing 3** List 3 is in the same community as the subject, and has the same GLA and room counts as the subject.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	2409 W Campbell Avenue Unit 20	2133 W Turney Ave A87	2409 W Campbell Ave 19	2409 W Campbell Ave 3
<b>City, State</b>	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
<b>Zip Code</b>	85015	85015	85015	85015
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.33 <sup>1</sup>	0.00 <sup>1</sup>	0.03 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	--	\$110,000	\$149,900	\$109,900
<b>List Price \$</b>	--	\$110,000	\$149,900	\$112,900
<b>Sale Price \$</b>	--	\$113,000	\$138,000	\$111,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	11/21/2019	01/09/2020	05/06/2019
<b>DOM · Cumulative DOM</b>	-- · --	7 · 42	103 · 97	90 · 52
<b>Age (# of years)</b>	39	46	39	39
<b>Condition</b>	Average	Average	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	1	1	1
<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 Condo	1 Story Condo	1 Story Condo	1 Story Condo
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,058	1,080	1,058	1,058
<b>Bdrm · Bths · ½ Bths</b>	2 · 2	3 · 2	2 · 2	2 · 2
<b>Total Room #</b>	4	6	5	5
<b>Garage (Style/Stalls)</b>	Carport 1 Car	Attached 1 Car	Carport 2 Car(s)	Carport 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>	0.00 acres	0.00 acres	0.00 acres	0.00 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	-\$3,000	-\$7,500	-\$8,000
<b>Adjusted Price</b>	--	\$110,000	\$130,500	\$103,000

\* Sold 2 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** Sale # 1 is very similar to the subject property based on GLA. However, the comp is superior in bedroom counts to the subject. Bedroom -\$2000, Garage -\$1000, Total: -\$3000
- Sold 2** Sold Comp 2 is very similar to the subject based on GLA and Room Counts, and is in the same community as the subject. However, it is superior in condition. Condition Adjustment -\$5000, Concessions -\$1500, Carport -\$1000 Total -\$7500
- Sold 3** Sale 3 is in the same community as the subject, but is superior in condition. The comp is very similar based on GLA, Room Counts and other attributes. Condition Adjustment -\$5000, Concessions -\$2000, Carport -\$1000 Total -\$8000

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Not Listed.			
<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>	1						
<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>
--	--	--	--	Sold	02/21/2020	\$80,000	Tax Records

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$119,000	\$119,000
<b>Sales Price</b>	\$118,000	\$118,000
<b>30 Day Price</b>	\$109,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Gated Community: The subject property is located in a gated community, and could not be accessed. Therefore, a photo of the gate has been provided with this report. For address verification, a photo of the community address and the street sign has been provided. The subject community's location was verified by using a parcel map. The subject property is a condo, which is in overall average condition on the exterior. When searching for comps, the distance searched was 1 Mile and the time searched was 12 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 two 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 is within 1 Mile of a major freeway, which will not have a major negative impact on the subject's marketability. Comps within the subject's immediate market area support a price which is higher than the subject's last sales price.</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



Street



Street



## Subject Photos



Other



## Listing Photos

**L1** 2132 W GLENROSA AVE A79  
Phoenix, AZ 85015



Front

**L2** 2132 W GLENROSA AVE C82  
Phoenix, AZ 85015



Front

**L3** 2409 W CAMPBELL AVE 1  
Phoenix, AZ 85015



Front

## Sales Photos

**S1** 2133 W TURNEY AVE A87  
Phoenix, AZ 85015



Front

**S2** 2409 W CAMPBELL AVE 19  
Phoenix, AZ 85015



Front

**S3** 2409 W CAMPBELL AVE 3  
Phoenix, AZ 85015



Front

## ClearMaps Addendum

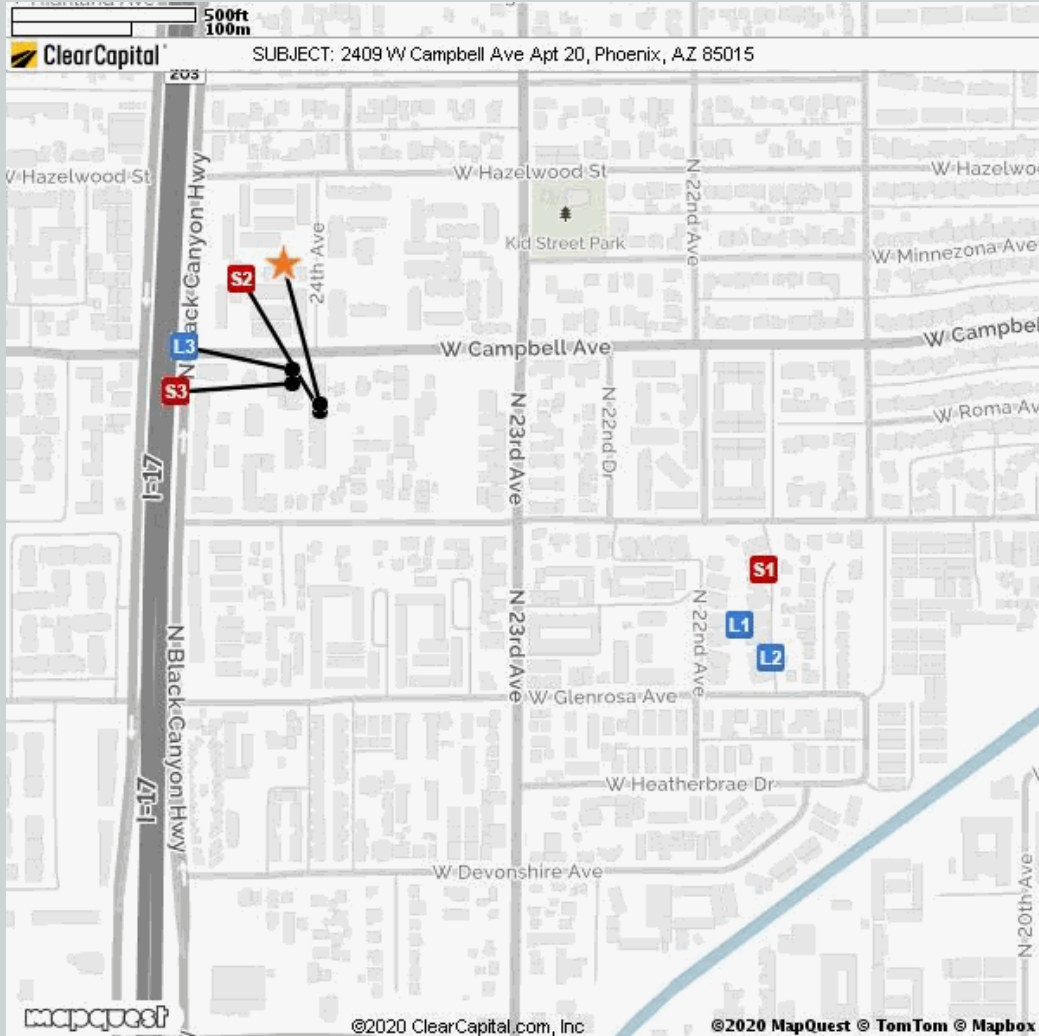
**Address** ★ 2409 W Campbell Avenue Unit 20, Phoenix, AZ 85015

**Loan Number** 40234

**Suggested List** \$119,000

**Suggested Repaired** \$119,000

**Sale** \$118,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2409 W Campbell Ave Apt 20, Phoenix, AZ	--	Parcel Match
L1 Listing 1	2132 W Glenrosa Ave A79, Phoenix, AZ	0.34 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2132 W Glenrosa Ave C82, Phoenix, AZ	0.37 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2409 W Campbell Ave 1, Phoenix, AZ	0.03 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2133 W Turney Ave A87, Phoenix, AZ	0.33 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2409 W Campbell Ave 19, Phoenix, AZ	0.00 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2409 W Campbell Ave 3, Phoenix, AZ	0.03 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>	Matthew Desaulniers	<b>Company/Brokerage</b>	Sunny Life Real Estate LLC
<b>License No</b>	BR638988000	<b>Address</b>	2315 E Pinchot Avenue Phoenix AZ 85016
<b>License Expiration</b>	06/30/2020	<b>License State</b>	AZ
<b>Phone</b>	6023500495	<b>Email</b>	mattdesaulniers@gmail.com
<b>Broker Distance to Subject</b>	4.76 miles	<b>Date Signed</b>	03/16/2020

*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.**