

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	10903 W Oakmont Drive, Sun City, AZ 85351	Order ID	6953038	Property ID	29148794
Inspection Date	11/24/2020	Date of Report	11/24/2020		
Loan Number	42609	APN	200-87-017		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Maricopa		

Tracking IDs					
Order Tracking ID	1122BPOs	Tracking ID 1	42609		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	KENNETH A & JOANN D JANSEN	Per tax record subject property its an Owner Occupied Property. Noticed no damages to subject property from an outside view. Subject property with garage parking area, front parking slab, outside paint stucco, located on an age restricted community with rec centers, golf areas and community pool.
R. E. Taxes	\$566	
Assessed Value	\$49,600	
Zoning Classification	RESIDENTIAL	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	SUN CITY HOA 6239773860	
Association Fees	\$150 / Month (Other: COMMON MAINTENANCE AREA)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Urban	Subject neighborhood with similar color properties, with garage parking area, tile roof, outside paint stucco, front parking slab, mix of properties with private pool and none private pool, with decent proximity to main avenues, shopping centers, schools and parks.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$180,000 High: \$265,000	
Market for this type of property	Increased 5 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	10903 W Oakmont Drive	12649 N Augusta Dr	11431 N 111th Ave	10829 W Canterbury Dr
City, State	Sun City, AZ	Sun City, AZ	Sun City, AZ	Sun City, AZ
Zip Code	85351	85351	85351	85351
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.87 ¹	0.71 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$240,000	\$235,000	\$210,000
List Price \$	--	\$240,000	\$235,000	\$210,000
Original List Date		09/25/2020	11/18/2020	11/18/2020
DOM · Cumulative DOM	-- · --	58 · 60	4 · 6	4 · 6
Age (# of years)	60	60	59	59
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 RANCH	1 Story RANCH	1 Story RANCH	1 Story RANCH
# Units	1	1	1	1
Living Sq. Feet	1,361	1,243	1,270	1,232
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.22 acres	0.20 acres	0.15 acres	0.18 acres
Other	--	--	--	--

* 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 Property with shingle roof, desert front yard, front parking slab, garage parking area, access to community pool, backs out to golf course as subject.

Listing 2 Property with shingle roof, garage parking area, desert landscaping, front parking slab, no private pool.

Listing 3 Property with shingle roof, front parking slab, garage parking area, desert front landscaping, no private pool.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	10903 W Oakmont Drive	11015 W Oakmont Dr	12222 N Thunderbird Rd	11041 W Canterbury Dr
City, State	Sun City, AZ	Sun City, AZ	Sun City, AZ	Sun City, AZ
Zip Code	85351	85351	85351	85351
Datasource	Tax Records	MLS	Public Records	MLS
Miles to Subj.	--	0.17 ¹	0.78 ¹	0.51 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$214,900	\$227,900	\$209,900
List Price \$	--	\$214,900	\$222,200	\$197,000
Sale Price \$	--	\$214,900	\$212,000	\$196,550
Type of Financing	--	Fha	Cash	Conventional
Date of Sale	--	06/11/2020	08/25/2020	06/26/2020
DOM · Cumulative DOM	-- · --	46 · 46	60 · 73	125 · 125
Age (# of years)	60	60	60	59
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 RANCH	1 Story RANCH	1 Story RANCH	1 Story RANCH
# Units	1	1	1	1
Living Sq. Feet	1,361	1,177	1,165	1,226
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	3 · 2	2 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Carport 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.22 acres	0.17 acres	0.20 acres	0.18 acres
Other	--	--	--	--
Net Adjustment	--	-\$6,447	\$0	-\$3,500
Adjusted Price	--	\$208,453	\$212,000	\$193,050

* 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** Adjustment: Seller assist with buyers closing cost. Property with shingle roof, desert front yard, front parking slab, garage parking area, access to community pool, backs out to golf course as subject.
- Sold 2** Property with shingle roof, desert front yard, front parking slab, garage parking area, access to community pool, does not backs out to golf course as subject.
- Sold 3** Adjustment: Seller assist with buyers closing cost. Property with shingle roof, desert front yard, garage parking area, front parking slab, access to community pool, backs out to golf course as subject.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Found no listing history in the last 12 months.			
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	\$205,000	\$205,000
Sales Price	\$205,000	\$205,000
30 Day Price	\$197,000	--
Comments Regarding Pricing Strategy		
Taken in account subject sq ft, condition and location, selected comps within decent proximity to subject property, suggest property to be list As Is		

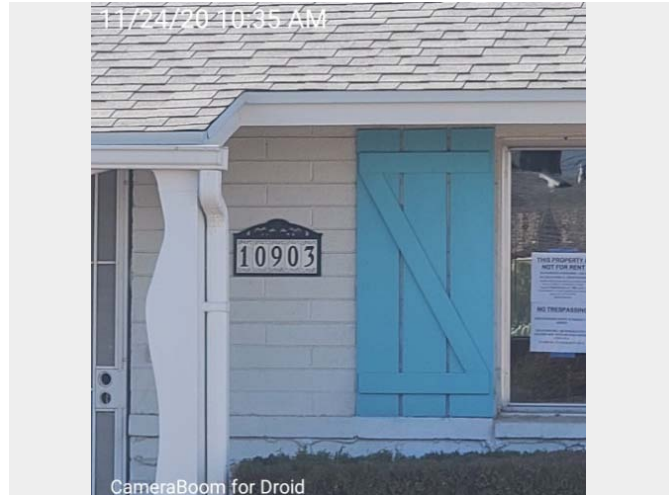
Clear Capital Quality Assurance Comments Addendum

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.
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Subject Photos



Front



Address Verification



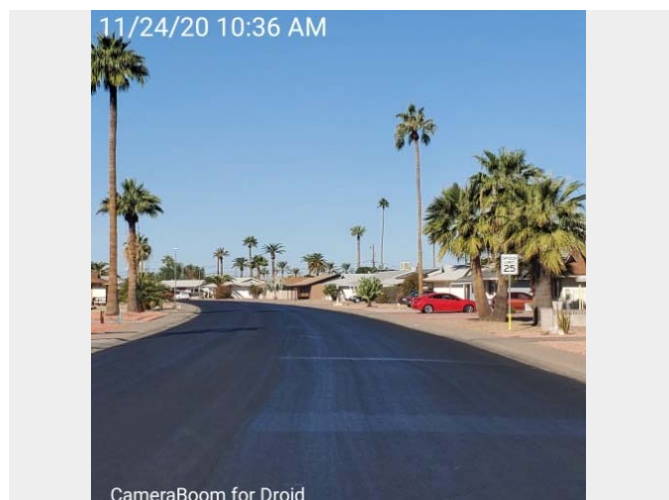
Side



Side

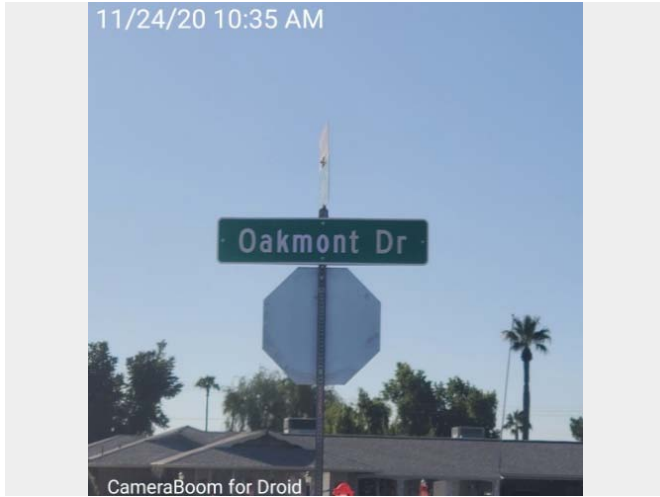


Street



Street

Subject Photos



Other

Listing Photos

L1 12649 N Augusta Dr
Sun City, AZ 85351



Front

L2 11431 N 111th Ave
Sun City, AZ 85351



Front

L3 10829 W Canterbury Dr
Sun City, AZ 85351



Front

Sales Photos

S1 11015 W Oakmont Dr
Sun City, AZ 85351



Front

S2 12222 N Thunderbird Rd
Sun City, AZ 85351



Front

S3 11041 W Canterbury Dr
Sun City, AZ 85351



Front

ClearMaps Addendum

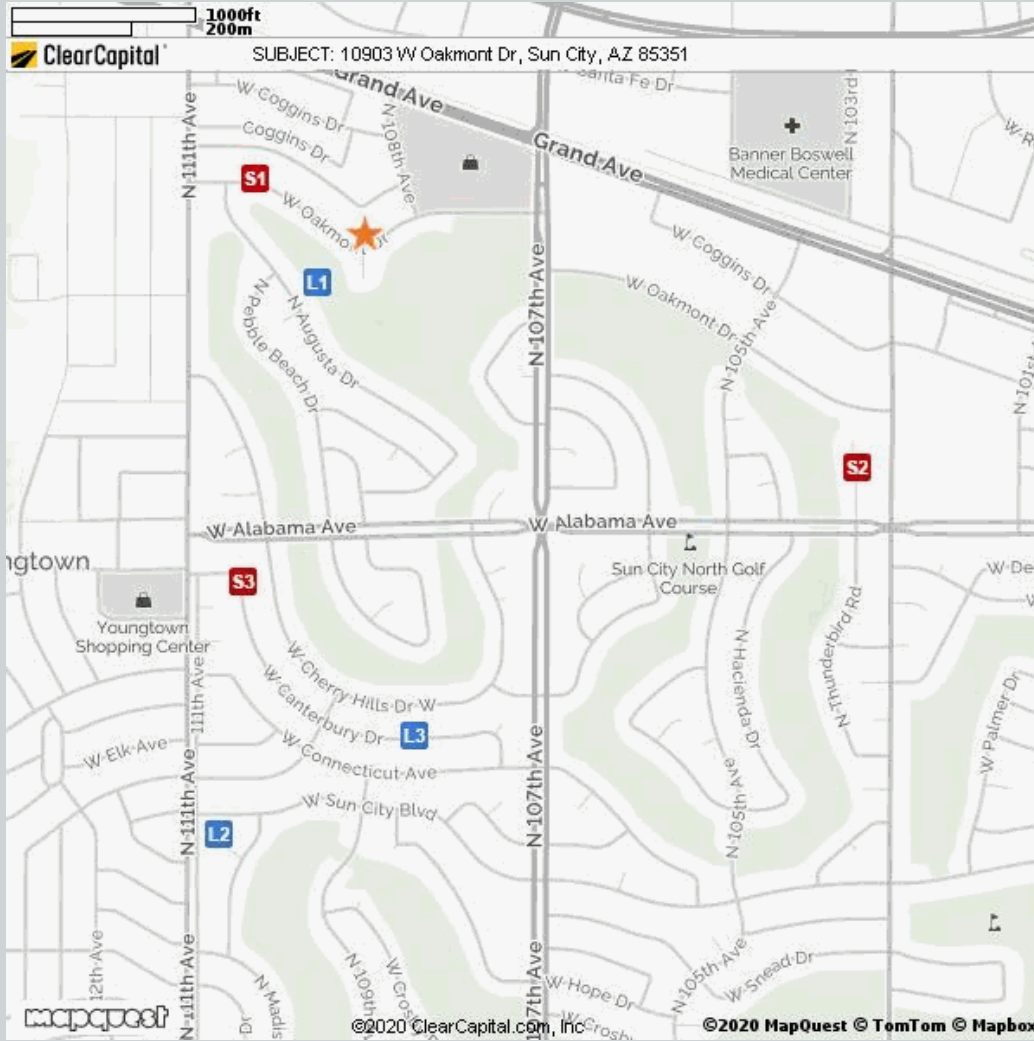
Address ★ 10903 W Oakmont Drive, Sun City, AZ 85351

Loan Number 42609

Suggested List \$205,000

Suggested Repaired \$205,000

Sale \$205,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10903 W Oakmont Drive, Sun City, AZ 85351	--	Parcel Match
L1	12649 N Augusta Dr, Sun City, AZ 85351	0.08 Miles ¹	Parcel Match
L2	11431 N 111th Ave, Sun City, AZ 85351	0.87 Miles ¹	Parcel Match
L3	10829 W Canterbury Dr, Sun City, AZ 85351	0.71 Miles ¹	Parcel Match
S1	11015 W Oakmont Dr, Sun City, AZ 85351	0.17 Miles ¹	Parcel Match
S2	12222 N Thunderbird Rd, Sun City, AZ 85351	0.78 Miles ¹	Parcel Match
S3	11041 W Canterbury Dr, Sun City, AZ 85351	0.51 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	Ramiro Gonzalez	Company/Brokerage	Prestige Realty
License No	BR568659000	Address	10220 N 31st Ave #129 PHOENIX AZ 85051
License Expiration	12/31/2021	License State	AZ
Phone	4805938438	Email	rgonzalez31@cox.net
Broker Distance to Subject	9.86 miles	Date Signed	11/24/2020

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.