

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	15243 N 67th Drive, Peoria, AZ 85381	Order ID	7049166	Property ID	29373470
Inspection Date	01/17/2021	Date of Report	01/19/2021		
Loan Number	42742	APN	200-64-186		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Maricopa		

Tracking IDs

Order Tracking ID	0116BPOs	Tracking ID 1	42742
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	ROBERT C & LINDA A STEWART	Condition Comments	
R. E. Taxes	\$1,486	The subject property appears to be in overall average exterior condition. The subject does not appear to be in need of major exterior repairs.	
Assessed Value	\$193,500		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	ARROWWOOD 623-572-7579		
Association Fees	\$98 / Quarter (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. This market area currently has strong demand and there are very limited homes listed for sale. Marketing Times are typically less than 45 days. REO/SS transactions are less than 1% of recent sales and listings in this area.	
Sales Prices in this Neighborhood	Low: \$200,000 High: \$500,000		
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	15243 N 67th Drive	6908 W Juniper Ave	11964 N 68th Ln	7632 W Redfield Rd
City, State	Peoria, AZ	Peoria, AZ	Peoria, AZ	Peoria, AZ
Zip Code	85381	85382	85345	85381
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.99 ¹	2.01 ¹	1.34 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$315,000	\$310,000	\$319,300
List Price \$	--	\$315,000	\$291,500	\$319,900
Original List Date		01/14/2021	10/02/2020	11/18/2020
DOM · Cumulative DOM	-- · --	3 · 5	99 · 109	60 · 62
Age (# of years)	19	22	29	29
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Adverse ; Commercial	Neutral ; Residential	Neutral ; Residential
View	Adverse ; City Street	Adverse ; Industrial	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	1,569	1,358	1,441	1,633
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
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	--	--	--	--
Lot Size	0.12 acres	0.16 acres	0.13 acres	0.16 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 Listing 1 is inferior in GLA to the subject property. The comp is similar in room counts and condition to the subject.

Listing 2 List Comp 2 is slightly inferior in GLA to the subject property. The comp is similar in room counts and lot size to the subject.

Listing 3 List 3 is superior in condition to the subject. The comp is slightly superior in GLA, and similar in room counts.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	15243 N 67th Drive	15244 N 67th Dr	6760 W Caribbean Ln	6767 W Caribbean Ln
City, State	Peoria, AZ	Peoria, AZ	Peoria, AZ	Peoria, AZ
Zip Code	85381	85381	85381	85381
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.11 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$319,900	\$320,000	\$316,000
List Price \$	--	\$319,900	\$320,000	\$316,000
Sale Price \$	--	\$320,000	\$310,000	\$300,000
Type of Financing	--	Conventional	Fha	Cash
Date of Sale	--	01/14/2021	12/10/2020	12/09/2020
DOM · Cumulative DOM	-- · --	42 · 42	55 · 55	27 · 27
Age (# of years)	19	19	18	19
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Neutral ; Residential	Adverse ; Busy Road	Neutral ; Residential
View	Adverse ; City Street	Neutral ; Residential	Adverse ; City Street	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,569	1,615	1,784	1,569
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	6	6	7	6
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	--	--	--	--
Lot Size	0.12 acres	0.13 acres	0.12 acres	0.13 acres
Other	None	None	None	None
Net Adjustment	--	-\$6,000	-\$6,000	-\$5,000
Adjusted Price	--	\$314,000	\$304,000	\$295,000

* 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** Sale 1 is slightly superior in GLA to the subject property. The comp is similar in room counts and lot size. GLA: -\$1000, Superior Location -\$5000, Total: -\$6000
- Sold 2** Sold Comp 2 is superior to the subject property based on GLA and Bedroom Counts. The comp is similar in lot size. GLA: -\$2000, Bedroom -\$4000. Total: -\$6000
- Sold 3** Sale 3 is very similar to the subject property based on GLA, Room Counts and other attributes. The comp is similar in condition. Superior Location -\$5000, Total: -\$5000

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	1						
# 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
11/18/2020	\$295,000	--	--	Cancelled	12/07/2020	\$295,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$315,000	\$315,000
Sales Price	\$305,000	\$305,000
30 Day Price	\$298,000	--
Comments Regarding Pricing Strategy		
<p>The subject property is a single family home, which is in overall average condition on the exterior. The distance searched for similar comps was 1 Mile and the time searched was 6 Months time. Comps were searched for beyond 2.25 Miles as there is a lack of GLA and Year Built similar comps in closer proximity to the subject. The GLA Tolerance searched for comps was +/- 20% of the subject's GLA. The subject is in average exterior condition and emphasis was placed on using comps which were also in average condition. However, this market area is saturated with comps which have updating and remodeling. In addition, there are limited comps which support the subject's GLA and other attributes. Therefore, it was necessary to use two superior condition comps within this report. This factor was considered and the superior condition comps received the least weight on the subject's final price. Market conditions and property values are improving within this area due to very strong demand and limited inventory of homes for sale. The subject backs to a major road, which is a negative site influence. Two comps were provided which are also in adverse locations. Comps within the subject's market area support a price which is slightly higher than the subject's last list 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



Side



Street

Subject Photos



Street



Other

Listing Photos

L1 6908 W Juniper Ave
Peoria, AZ 85382



Front

L2 11964 N 68TH LN
Peoria, AZ 85345



Front

L3 7632 W Redfield Rd
Peoria, AZ 85381



Front

Sales Photos

S1 15244 N 67th Dr
Peoria, AZ 85381



Front

S2 6760 W Caribbean Ln
Peoria, AZ 85381



Front

S3 6767 W Caribbean Ln
Peoria, AZ 85381



Front

ClearMaps Addendum

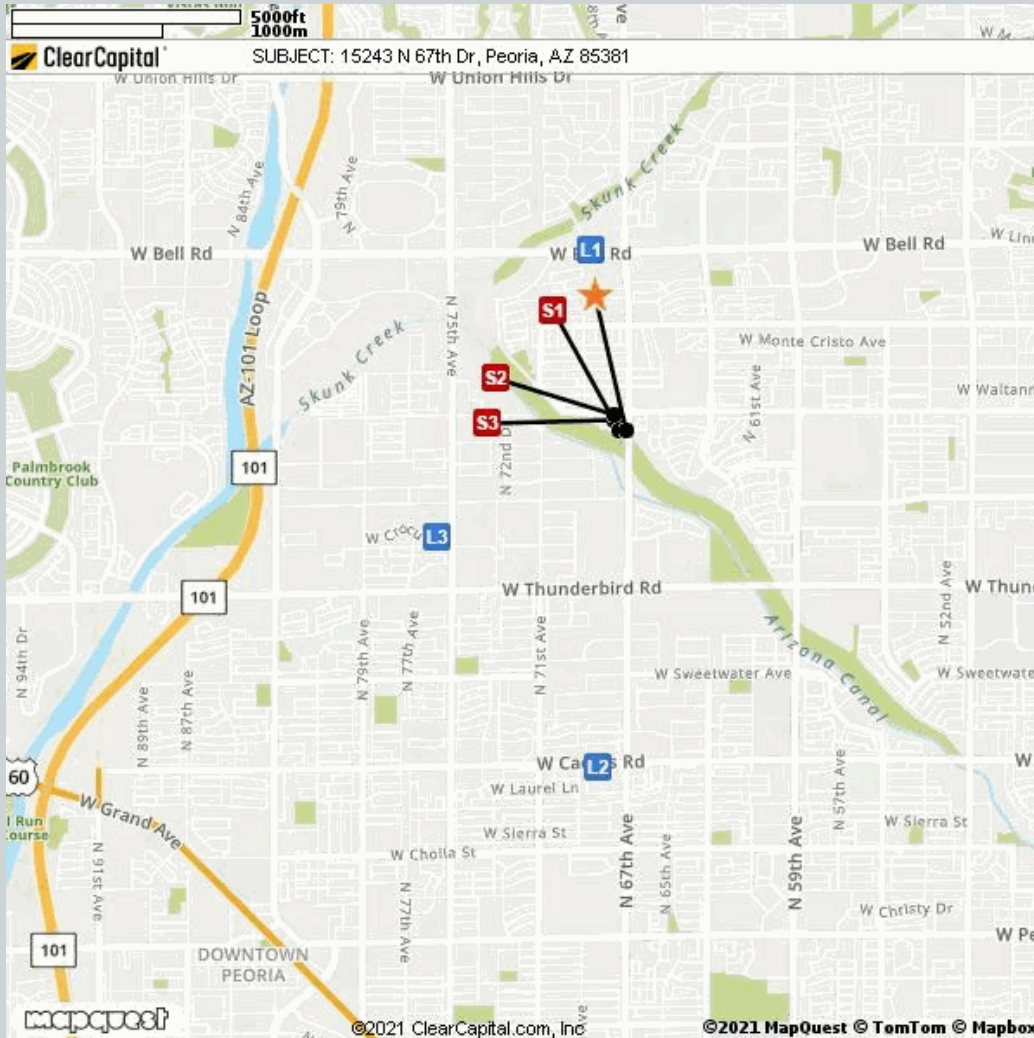
Address ★ 15243 N 67th Drive, Peoria, AZ 85381

Loan Number 42742

Suggested List \$315,000

Suggested Repaired \$315,000

Sale \$305,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	15243 N 67th Drive, Peoria, AZ 85381	--	Parcel Match
L1 Listing 1	6908 W Juniper Ave, Peoria, AZ 85382	0.99 Miles ¹	Parcel Match
L2 Listing 2	11964 N 68th Ln, Peoria, AZ 85345	2.01 Miles ¹	Parcel Match
L3 Listing 3	7632 W Redfield Rd, Peoria, AZ 85381	1.34 Miles ¹	Parcel Match
S1 Sold 1	15244 N 67th Dr, Peoria, AZ 85381	0.04 Miles ¹	Parcel Match
S2 Sold 2	6760 W Caribbean Ln, Peoria, AZ 85381	0.11 Miles ¹	Parcel Match
S3 Sold 3	6767 W Caribbean Ln, Peoria, AZ 85381	0.09 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	06/30/2022	License State	AZ
Phone	6023500495	Email	mattdesaulniers@gmail.com
Broker Distance to Subject	13.90 miles	Date Signed	01/17/2021

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.