

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 | 219 S 85th Street, Mesa, AZ 85208 | Order ID | 7251478 | Property ID | 30022687 |
| Inspection Date | 04/24/2021 | Date of Report | 04/25/2021 | | |
| Loan Number | 44007 | APN | 21860004 | | |
| Borrower Name | Breckenridge Property Fund 2016 LLC | County | Maricopa | | |

Tracking IDs

| | | | |
|--------------------------|---------|----------------------|---------|
| Order Tracking ID | 0422BPO | Tracking ID 1 | 0422BPO |
| Tracking ID 2 | -- | Tracking ID 3 | -- |

General Conditions

| | | |
|---------------------------------------|-------------------------------------|---|
| Owner | BRECKENRIDGE PROPERTY FUND 2016 LLC | Condition Comments No repair items noted. Conforms to neighborhood. Mountain views. Away from busy roads. |
| R. E. Taxes | \$383 | |
| Assessed Value | \$13,720 | |
| Zoning Classification | Residential M-H | |
| Property Type | SFR | |
| Occupancy | Vacant | |
| Secure? | Yes (Standard keyset) | |
| Ownership Type | Fee Simple | |
| Property Condition | Average | |
| Estimated Exterior Repair Cost | \$0 | |
| Estimated Interior Repair Cost | \$0 | |
| Total Estimated Repair | \$0 | |
| HOA | No | |
| Visible From Street | Visible | |
| Road Type | Public | |

Neighborhood & Market Data

| | | |
|--|-------------------------------------|---|
| Location Type | Suburban | Neighborhood Comments Ranch style homes. No negative commercial or industrial influences. Approximately 10% of sold comps include seller paid incentive. Approximately 1% REO activity. |
| Local Economy | Improving | |
| Sales Prices in this Neighborhood | Low: \$96000 High: \$339940 | |
| Market for this type of property | Decreased 5 % in the past 6 months. | |
| Normal Marketing Days | <30 | |

Current Listings

| | Subject | Listing 1 * | Listing 2 | Listing 3 |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 219 S 85th Street | 8651 E Pueblo Ave | 526 N 94th Way | 7837 E Garnet Ave |
| City, State | Mesa, AZ | Mesa, AZ | Mesa, AZ | Mesa, AZ |
| Zip Code | 85208 | 85208 | 85207 | 85209 |
| Datasource | Tax Records | Tax Records | Tax Records | Tax Records |
| Miles to Subj. | -- | 0.76 ¹ | 1.47 ¹ | 1.61 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$260,000 | \$290,000 | \$275,000 |
| List Price \$ | -- | \$260,000 | \$290,000 | \$275,000 |
| Original List Date | | 04/02/2021 | 03/29/2021 | 04/01/2021 |
| DOM · Cumulative DOM | -- · -- | 21 · 23 | 20 · 27 | 4 · 24 |
| Age (# of years) | 52 | 49 | 39 | 40 |
| Condition | Average | Average | Average | Average |
| 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 | 1,280 | 1,280 | 1,351 | 952 |
| Bdrm · Bths · ½ Bths | 2 · 1 | 3 · 1 | 3 · 1 | 3 · 2 |
| Total Room # | 4 | 5 | 5 | 5 |
| Garage (Style/Stalls) | None | None | None | Carport 1 Car |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.17 acres | 0.20 acres | 0.19 acres | 0.16 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 Fair market. Equal square footage. Similar square footage. Superior bed count.

Listing 2 Fair market. Similar square footage, lot size. Superior bed count.

Listing 3 Fair market. Inferior square footage. Similar lot size. Superior bath count, bed count, parking.

Recent Sales

| | Subject | Sold 1 | Sold 2 | Sold 3 * |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 219 S 85th Street | 307 S 85th St | 8502 E Edgewood Ave | 8020 E 4th Ave |
| City, State | Mesa, AZ | Mesa, AZ | Mesa, AZ | Mesa, AZ |
| Zip Code | 85208 | 85208 | 85208 | 85208 |
| Datasource | Tax Records | Tax Records | Tax Records | Tax Records |
| Miles to Subj. | -- | 0.09 ¹ | 0.75 ¹ | 0.62 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$235,000 | \$249,900 | \$242,900 |
| List Price \$ | -- | \$235,000 | \$249,900 | \$242,900 |
| Sale Price \$ | -- | \$243,000 | \$252,500 | \$248,000 |
| Type of Financing | -- | Conventional | Fha | Fha |
| Date of Sale | -- | 04/02/2021 | 12/16/2020 | 01/16/2021 |
| DOM · Cumulative DOM | -- · -- | 30 · 30 | 8 · 40 | 12 · 58 |
| Age (# of years) | 52 | 51 | 47 | 63 |
| Condition | Average | Average | Good | Average |
| 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 | 1,280 | 1,040 | 1,056 | 1,274 |
| Bdrm · Bths · ½ Bths | 2 · 1 | 2 · 1 | 3 · 1 | 3 · 1 |
| Total Room # | 4 | 4 | 5 | 5 |
| Garage (Style/Stalls) | None | Attached 2 Car(s) | None | Carport 2 Car(s) |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.17 acres | 0.17 acres | 0.22 acres | 0.21 acres |
| Other | None | None | None | None |
| Net Adjustment | -- | -\$8,000 | +\$7,200 | -\$17,600 |
| Adjusted Price | -- | \$235,000 | \$259,700 | \$230,400 |

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Fair market. Inferior square footage (+\$12000). Superior parking (-\$20000).

Sold 2 Fair market. Inferior square footage (+\$11200). Superior lot size (-\$2000), bed count (-\$2000).

Sold 3 Fair market. Similar square footage. Superior bed count (-\$2000), parking (-\$14000), lot size (-\$1600).

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|---------------------------------|---------------|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | Listing History Comments | | | | |
| Listing Agency/Firm | | | No MLS history for subject. | | | | |
| 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 | \$244,900 | \$244,900 |
| Sales Price | \$235,000 | \$235,000 |
| 30 Day Price | \$225,000 | -- |
| Comments Regarding Pricing Strategy | | |
| Subject price near midpoint of sold comp adjusted price range, weighted by sold comp 3, most similar to subject. | | |

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. |
|-------------------------|--|

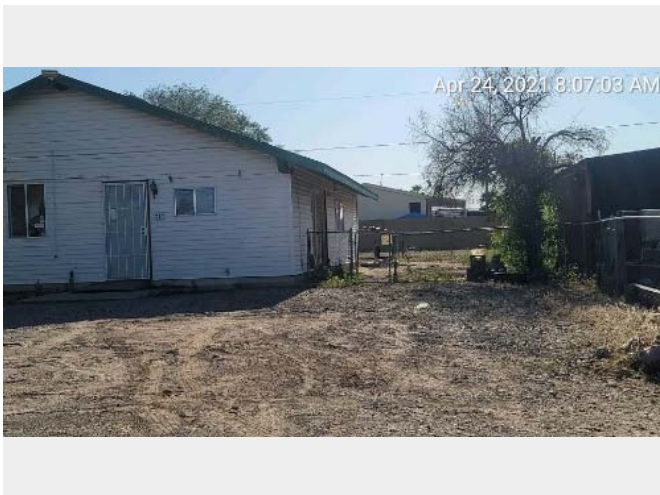
Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 8651 E Pueblo Ave
Mesa, AZ 85208



Front

L2 526 N 94TH WAY
Mesa, AZ 85207



Front

L3 7837 E Garnet Ave
Mesa, AZ 85209



Front

Sales Photos

S1 307 S 85th St
Mesa, AZ 85208



Front

S2 8502 E EDGEWOOD AVE
Mesa, AZ 85208



Front

S3 8020 E 4TH AVE
Mesa, AZ 85208



Front

ClearMaps Addendum

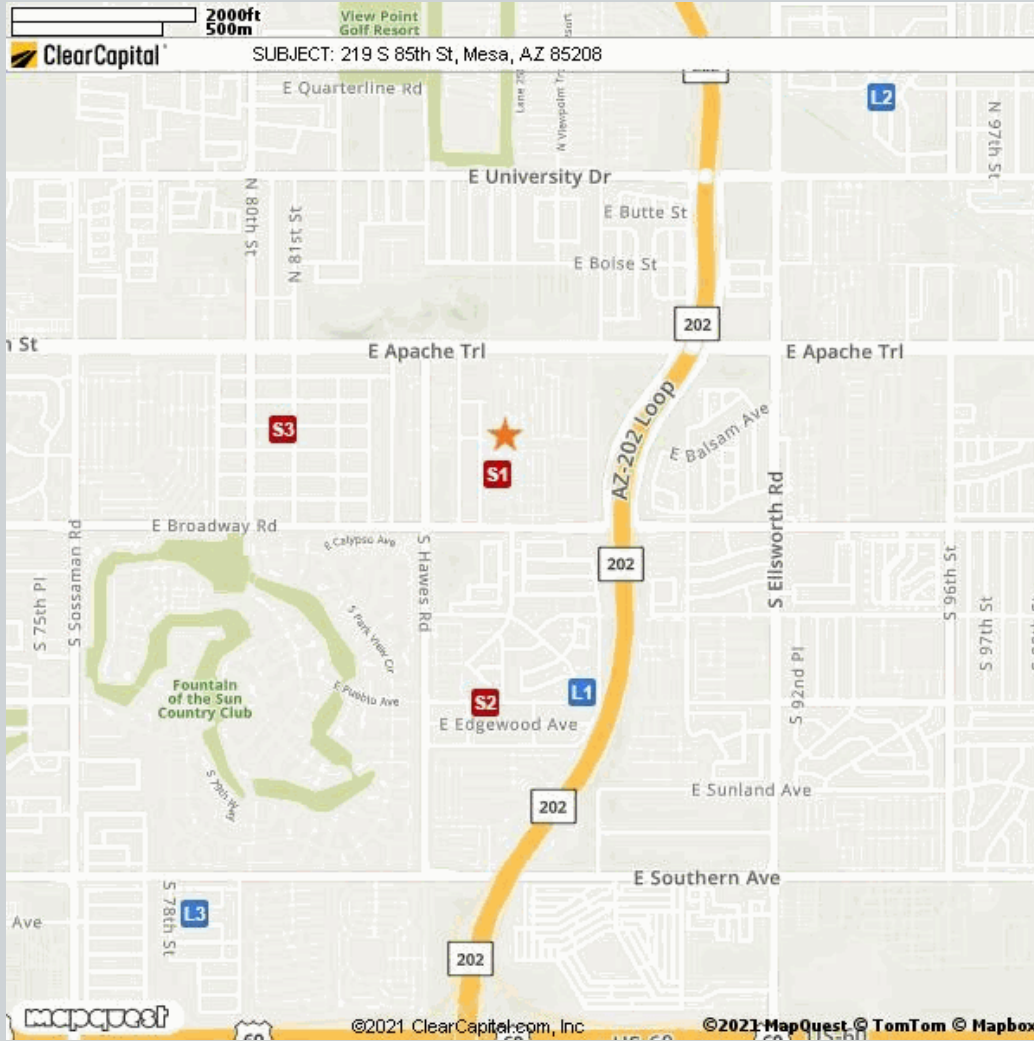
Address ★ 219 S 85th Street, Mesa, AZ 85208

Loan Number 44007

Suggested List \$244,900

Suggested Repaired \$244,900

Sale \$235,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|-------------------------------------|-------------------------|------------------|
| ★ Subject | 219 S 85th Street, Mesa, AZ 85208 | -- | Parcel Match |
| L1 Listing 1 | 8651 E Pueblo Ave, Mesa, AZ 85208 | 0.76 Miles ¹ | Parcel Match |
| L2 Listing 2 | 526 N 94th Way, Mesa, AZ 85207 | 1.47 Miles ¹ | Parcel Match |
| L3 Listing 3 | 7837 E Garnet Ave, Mesa, AZ 85209 | 1.61 Miles ¹ | Parcel Match |
| S1 Sold 1 | 307 S 85th St, Mesa, AZ 85208 | 0.09 Miles ¹ | Parcel Match |
| S2 Sold 2 | 8502 E Edgewood Ave, Mesa, AZ 85208 | 0.75 Miles ¹ | Parcel Match |
| S3 Sold 3 | 8020 E 4th Ave, Mesa, AZ 85208 | 0.62 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 realistic market value for this property at which it would sell in a typical marketing time for the area.

Comparable Requirements:

If any of the following comparable criteria cannot be met, commentary is required as to why you expanded your search, and what the effect on value will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Property Condition Definitions:

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

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.

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.

Photo Instructions

1. One current, original photo of the front of the subject
2. Damages (upload enough photos to support your repair cost estimates)
3. Two street scene photos, one looking

Report Instructions - cont.

each direction down the street

4. One view photo looking across the street from the subject
5. One address verification photo
6. MLS photos of all (3) sold comparables, if available
7. MLS photos of all (3) listing comparables, if available

Broker Information

| | | | |
|-----------------------------------|---------------|--------------------------|-----------------------------|
| Broker Name | John Deidiker | Company/Brokerage | Vista Bonita Realty, llc |
| License No | BR103089000 | Address | 817 N 94th Pl Mesa AZ 85207 |
| License Expiration | 04/30/2023 | License State | AZ |
| Phone | 4802173179 | Email | jdeidiker@gmail.com |
| Broker Distance to Subject | 1.80 miles | Date Signed | 04/24/2021 |

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.