

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>	40913 N Parker Court, Anthem, AZ 85086	<b>Order ID</b>	7397270	<b>Property ID</b>	30559576
<b>Inspection Date</b>	06/29/2021	<b>Date of Report</b>	06/29/2021		
<b>Loan Number</b>	44617	<b>APN</b>	20303054		
<b>Borrower Name</b>	Breckenridge Property Fund 2016, LLC	<b>County</b>	Maricopa		

### Tracking IDs

<b>Order Tracking ID</b>	0628BPOa	<b>Tracking ID 1</b>	44617
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	BRECKENRIDGE PROPERTY FUND 2016 LLC	<b>Condition Comments</b> Drive by inspection did not reveal any observable required repairs.
<b>R. E. Taxes</b>	\$2,905	
<b>Assessed Value</b>	\$29,920	
<b>Zoning Classification</b>	Residential D	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	Anthem Community Association. 6237426020	
<b>Association Fees</b>	\$84 / Month (Pool,Tennis,Greenbelt,Other: Tennis, Community center)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Subject in in the Parkside area of the Anthem master planned community. It conforms to the neighborhood and is within a 10 minute drive to all amenities.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$308750 High: \$651500	
<b>Market for this type of property</b>	Increased 10 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	40913 N Parker Court	3628 W Wayne Ln	41226 N Parker Ln	41120 N Hudson Trl
<b>City, State</b>	Anthem, AZ	Anthem, AZ	Anthem, AZ	Anthem, AZ
<b>Zip Code</b>	85086	85086	85086	85086
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.10 <sup>1</sup>	0.20 <sup>1</sup>	0.23 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$570,000	\$550,000	\$559,990
<b>List Price \$</b>	--	\$555,000	\$550,000	\$554,990
<b>Original List Date</b>		04/29/2021	04/04/2021	06/01/2021
<b>DOM · Cumulative DOM</b>	-- · --	61 · 61	86 · 86	28 · 28
<b>Age (# of years)</b>	17	17	17	17
<b>Condition</b>	Good	Good	Good	Good
<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>	2 Stories contemporary	2 Stories contemporary	2 Stories contemporary	2 Stories contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	3,006	3,190	3,389	3,389
<b>Bdrm · Bths · ½ Bths</b>	4 · 3 · 1	4 · 3	4 · 3	5 · 3
<b>Total Room #</b>	8	8	9	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 3 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>	--	--	Pool - Yes	--
<b>Lot Size</b>	.22 acres	0.13 acres	0.12 acres	0.12 acres
<b>Other</b>	--	--	--	--

\* Listing 1 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.

## Current Listings - Cont.

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

**Listing 1** This Anthem two-story home offers a patio, granite countertops, and a three-car garage

**Listing 2** Enjoy the open feel of this spacious 4 bedroom, 3 bath home with 3389 square feet, 2 car garage and your own private pool! Downstairs you'll find a great room, including Kitchen with walk in pantry plenty of cabinets with Silestone countertops, den and a guest bedroom with full bath. Upstairs is a large master bedroom/bath with dual sinks & walk in closet, an additional 2 bedrooms & a loft area bonus room! Ceiling fans throughout and West facing windows & patio slider replaced in 2018 with Andersen Dual Pane, Low E windows. Solar lease is fixed at \$136.00/month. Walk just a few short blocks to Anthem Community Park Enjoy all the amenities of living in Anthem!

**Listing 3** Immaculate home that has been newly renovated in a very modern look. Amazing kitchen!!! Home has new porcelain tile flooring, new fresh interior and exterior paint, new top quality carpet, new granite counter tops, new bathroom vanities, epoxy floor in garage, artificial sod back yard with new pavers, new lighting and ceiling fans throughout. So many upgrades its hard to mention everything. Schedule a showing!! this home is amazing.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	40913 N Parker Court	3743 W Wayne Ln	3738 W Wayne Ln	41332 N Hudson Trl
<b>City, State</b>	Anthem, AZ	Anthem, AZ	Anthem, AZ	Anthem, AZ
<b>Zip Code</b>	85086	85086	85086	85086
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.17 <sup>1</sup>	0.17 <sup>1</sup>	0.33 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$475,000	\$499,500	\$429,900
<b>List Price \$</b>	--	\$475,000	\$499,500	\$429,900
<b>Sale Price \$</b>	--	\$523,000	\$499,500	\$429,900
<b>Type of Financing</b>	--	Conventional	Other	Va
<b>Date of Sale</b>	--	06/17/2021	06/21/2021	02/05/2021
<b>DOM · Cumulative DOM</b>	-- · --	35 · 35	58 · 58	57 · 57
<b>Age (# of years)</b>	17	17	18	18
<b>Condition</b>	Good	Good	Good	Good
<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>	2 Stories contemporary	2 Stories contemporary	2 Stories contemporary	2 Stories contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	3,006	3,190	3,190	3,190
<b>Bdrm · Bths · ½ Bths</b>	4 · 3 · 1	4 · 3	4 · 3	4 · 3
<b>Total Room #</b>	8	8	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 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>	.22 acres	0.12 acres	0.12 acres	0.13 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$3,000	-\$3,000	-\$3,000
<b>Adjusted Price</b>	--	\$520,000	\$496,500	\$426,900

\* Sold 3 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** GLA -\$13,000, lot size +\$10,000 Stunning 4 bed/3 bath property in Anthem! Step inside to an open airy floor plan with soaring ceilings in the great room. A spotless kitchen equipped with high-end appliances, walk-in pantry, subway back-splash, ample cabinet space and kitchen island. There's a convenient family room off the kitchen! The large master suite is upstairs and offers a bath w/walk-in closet & dual sinks. Use the huge loft as game room or convert it to a 5th bedroom if needed! One bedroom and one full bath downstairs perfect for guests! Other great features are the wood-look plank flooring through main level and the plantation shutters on every window. Backyard has covered patio w/extended pavers. Let's not forget the 3 car tandem garage!
- Sold 2** GLA -\$13,000, lot size +\$10,000 Spacious home in amazing location! This home is a problem-solver! Steps to Anthem School, the community park, playground and lake, the amazing community center, Boulder Creek High School, and Safeway plaza shopping + dining! Downstairs bedroom with full bathroom could be an office. Upstairs there are 3 more very spacious bedrooms and an enormous loft for use as a game room, office, hobby room or den. Formal living/dining room can be used traditionally or as additional flex space. Great room has a breakfast bar + space for dining table, gas stove, walk-in pantry. Lots of storage + a 3-car tandem garage! Low maintenance landscape (who needs a backyard when you are steps from Anthem's lush 64-acre park!) Exterior freshly painted.
- Sold 3** GLA -\$13,000, lot size +\$10,000 Fantastic Value for this 3,190 sf including 4 bedrooms 3 full baths(1 bed and full bath downstairs). 3 Large living spaces including the Formal Living Room, Huge Family Room and Huge Loft. Plenty of room for fun. Recent improvements include fresh paint throughout the interior, New Carpet, Refinished White Cabinets and Quartz Counters. Open Kitchen to the Family room has large walk in pantry, Kitchen Island, white appliances and Gray Quartz Counters. Private Backyard with Covered Patio. Enjoy Fantastic Arizona SunSets! 3 Car Tandem Garage for lots of storage. Located 1,300 ft from Anthem Community Park and ~2,000 feet to the Anthem Pool, Gym and all the goodies. The Market is HOT and Rates are LOW! Come see your New Home! Washer Dryer and refrigerator convey with the home in As Is condition

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				last sale date 6/4/2021. Subject was flipped on 6/4/2021 from \$372,000 to \$480,000.			
<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>	2						
<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	06/02/2021	\$480,000	Tax Records
--	--	--	--	Sold	06/02/2021	\$372,000	Tax Records

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$499,900	\$499,900
<b>Sales Price</b>	\$480,000	\$480,000
<b>30 Day Price</b>	\$460,000	--
<b>Comments Regarding Pricing Strategy</b>		
Market As-is to move up buyers.		

## 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

## Listing Photos

**L1** 3628 W Wayne Ln  
Anthem, AZ 85086



Front

**L2** 41226 N Parker Ln  
Anthem, AZ 85086



Front

**L3** 41120 N Hudson Trl  
Anthem, AZ 85086



Front



## Sales Photos

**S1** 3743 W Wayne Ln  
Anthem, AZ 85086



Front

**S2** 3738 W Wayne Ln  
Anthem, AZ 85086



Front

**S3** 41332 N Hudson Trl  
Anthem, AZ 85086



Front

### ClearMaps Addendum

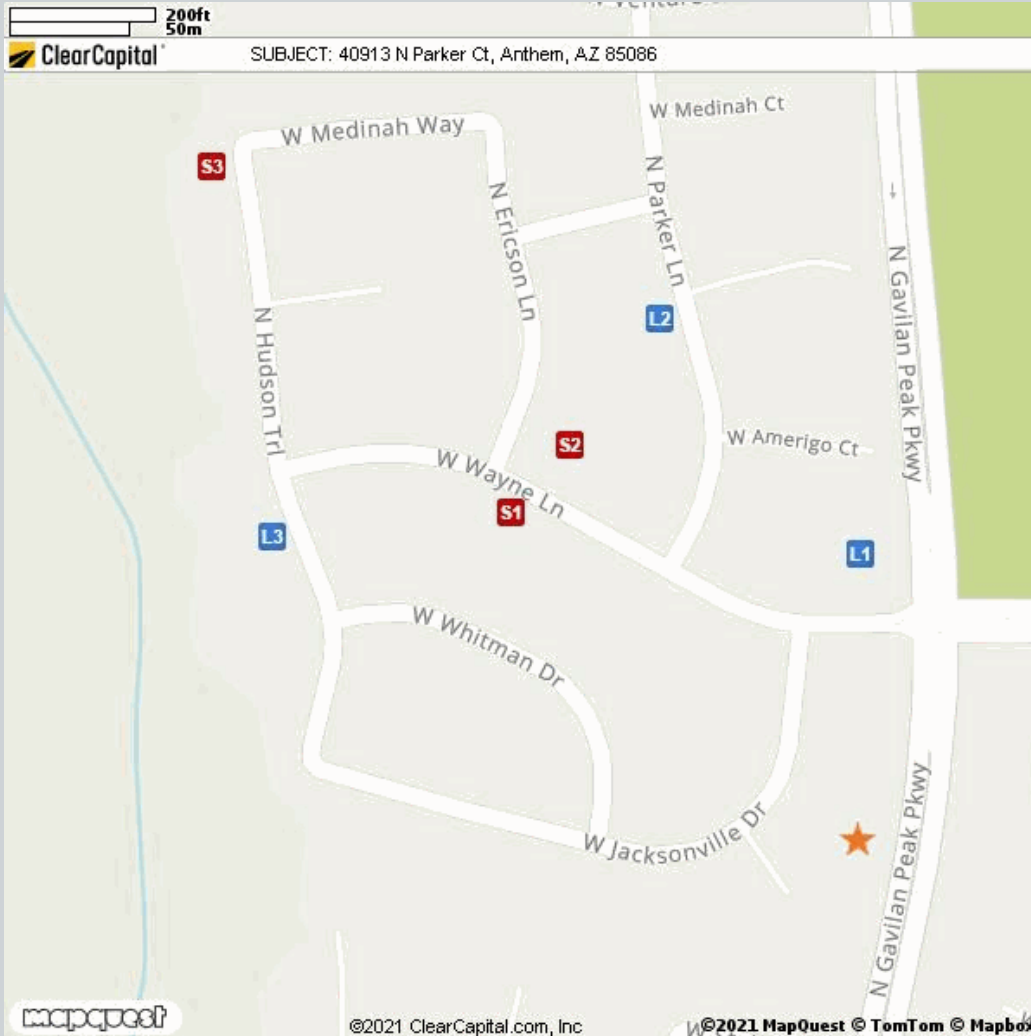
**Address** ★ 40913 N Parker Court, Anthem, AZ 85086

**Loan Number** 44617

**Suggested List** \$499,900

**Suggested Repaired** \$499,900

**Sale** \$480,000



#### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	40913 N Parker Court, Anthem, AZ 85086	--	Parcel Match
L1 Listing 1	3628 W Wayne Ln, Phoenix, AZ 85086	0.10 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	41226 N Parker Ln, Phoenix, AZ 85086	0.20 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	41120 N Hudson Trl, Phoenix, AZ 85086	0.23 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3743 W Wayne Ln, Phoenix, AZ 85086	0.17 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	3738 W Wayne Ln, Phoenix, AZ 85086	0.17 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	41332 N Hudson Trl, Phoenix, AZ 85086	0.33 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.

\*\*\* Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! \*\*\*

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

### Report Instructions - cont.

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.

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>	Stephen Goodman	<b>Company/Brokerage</b>	Windsong Realty
<b>License No</b>	BR576088000	<b>Address</b>	2512 W Barbie Lane Phoenix AZ 85085
<b>License Expiration</b>	06/30/2022	<b>License State</b>	AZ
<b>Phone</b>	9255185900	<b>Email</b>	sgoodman01@gmail.com
<b>Broker Distance to Subject</b>	4.32 miles	<b>Date Signed</b>	06/29/2021

*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.**