

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>	8186 W Pineveta Drive, Arizona City, AZ 85123	<b>Order ID</b>	7613971	<b>Property ID</b>	31269759
<b>Inspection Date</b>	09/27/2021	<b>Date of Report</b>	09/27/2021		
<b>Loan Number</b>	45930	<b>APN</b>	40605129		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Pinal		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	0924BPO	<b>Tracking ID 1</b>	0924BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	ROYLAND M BEADLE SR	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$985	Subject has been maintained and is showing no signs of immediate repairs needed.	
<b>Assessed Value</b>	\$12,956		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<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>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Neighborhood is in a more rural area with no HOA.	
<b>Sales Prices in this Neighborhood</b>	Low: \$185,000 High: \$415,000		
<b>Market for this type of property</b>	Increased 17 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	8186 W Pineveta Drive	9561 W Hartigan Pl	9474 W Pineveta Dr	14234 S Country Club Way
<b>City, State</b>	Arizona City, AZ	Arizona City, AZ	Arizona City, AZ	Arizona City, AZ
<b>Zip Code</b>	85123	85123	85123	85123
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.02 <sup>1</sup>	0.81 <sup>1</sup>	0.64 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$259,900	\$265,000	\$289,900
<b>List Price \$</b>	--	\$259,900	\$275,000	\$289,900
<b>Original List Date</b>		08/24/2021	07/29/2021	07/30/2021
<b>DOM · Cumulative DOM</b>	-- · --	8 · 34	58 · 60	57 · 59
<b>Age (# of years)</b>	18	16	14	26
<b>Condition</b>	Average	Average	Average	Average
<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>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,936	1,800	1,744	1,713
<b>Bdrm · Bths · ½ Bths</b>	5 · 3	3 · 2	4 · 2	3 · 2 · 1
<b>Total Room #</b>	8	7	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 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>	--	--	--	--
<b>Lot Size</b>	0.18 acres	0.19 acres	0.15 acres	0.21 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** 2x6 construction, adobe style home. New paint, new carpet, upgraded cabinets in the kitchen, vaulted ceilings, split floor plan, w den. Inside laundry, kitchen island, pantry, and much more.
- Listing 2** 4 beds & 2 baths located in Arizona City is the perfect house for you! This beauty gives you easy-care landscaping, RV gate, and a 2 car garage w/extended driveway. Enter to be greeted by a welcoming interior boasting a spacious great room paired with designer paint, ceramic tile flooring in main areas, and so much natural light ideal for indoor plants. Well-cared kitchen features stainless steel appliances, Quartz counters, center island, custom stone backsplash, breakfast bar, recessed lighting, and staggered cabinets w/crown molding. Split main bedroom with laminate flooring offers access to the back, walk-in closet, and an ensuite w/a separate tub & dual sinks.
- Listing 3** 3 bedroom 2 1/2 bath home is full of features you'll enjoy. Central vacuum, water softener, recirculating hot water with timer, jacuzzi tub in master bath, alarm system and separate door in hallway that creates a suite for the guest bedroom and bath, plus a golf cart door with opener are just a few items. Over 1700 sq.ft. of living with 2x6 construction and dual pane windows. Covered by a tile roof and surrounded by large mature palm trees and other beautiful landscaping with a large covered patio and fenced back yard.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	8186 W Pineveta Drive	9521 W Debbie Pl	8830 W Swansea Dr	14773 S Vera Cruz Rd
City, State	Arizona City, AZ	Arizona City, AZ	Arizona City, AZ	Arizona City, AZ
Zip Code	85123	85123	85123	85123
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.91 <sup>1</sup>	0.43 <sup>1</sup>	1.47 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$285,900	\$248,900	\$269,000
List Price \$	--	\$285,900	\$257,900	\$269,000
Sale Price \$	--	\$260,000	\$264,250	\$285,000
Type of Financing	--	Va	Usda	Cash
Date of Sale	--	06/11/2021	09/15/2021	06/05/2021
DOM · Cumulative DOM	-- · --	109 · 108	71 · 71	2 · 25
Age (# of years)	18	24	17	15
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/Rambler	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,936	1,949	1,667	1,747
Bdrm · Bths · ½ Bths	5 · 3	3 · 2	3 · 2	4 · 2
Total Room #	8	7	7	7
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	0.18 acres	0.23 acres	0.21 acres	0.16 acres
Other	--	--	--	--
Net Adjustment	--	\$0	+\$12,105	+\$8,505
Adjusted Price	--	\$260,000	\$276,355	\$293,505

\* 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** Huge living room, kitchen and family room area make it perfect for entertaining and enjoyment plus you have the fireplace. Island kitchen that includes a built in microwave and refrigerator. The home has a split bedroom floor plan with the master suite adjoining a terrific master bath complete with jacuzzi tub and with separate walk in shower. Master BR also has separate entrance to the bonus/family room. Back yard has a detached garage/workshop with electric plus you have a private area and covered patio.
- Sold 2** 3 bedrooms 2 baths and an RV gate w/a gated courtyard entry. Dramatic vaulted ceilings, soothing palette, window blinds, carpet in all the right places, ceiling fans, neutral tile floors, & recessed lighting. Master your cooking skills in the eat-in kitchen equipped with essential appliances, ample wood cabinetry, and a pantry. This property also comes with an indoor laundry room & plush carpet and in all bedrooms w/large closets. The primary bedroom boasts a private ensuite with walk- in closet.
- Sold 3** Four bedrooms two bathrooms and over 1700 sf. New paint, carpet, and window coverings. New appliances have been ordered and will be installed in the next couple of weeks. Vaulted ceilings with upgraded fans. Walk in closets in the Master and front bedrooms. Built in entertainment center. Tile everywhere but the bedrooms. Metal storage shed in the backyard. RV gate. 2X6 construction. The garage and garage floor have been freshly painted as well. Utility sink in the garage. Low maintenance front and back yards with decorative rock.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				None			
<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>	0						
<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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$279,900	\$279,900
<b>Sales Price</b>	\$278,000	\$278,000
<b>30 Day Price</b>	\$275,000	--
<b>Comments Regarding Pricing Strategy</b>		
The subject property is located in a market that has seen a substantial increase in property value over the past year. The supply is low and the demand is high.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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



## Listing Photos

**L1** 9561 W Hartigan Pl  
Arizona City, AZ 85123



Front

**L2** 9474 W Pineveta Dr  
Arizona City, AZ 85123



Front

**L3** 14234 S Country Club Way  
Arizona City, AZ 85123



Front



## Sales Photos

**S1** 9521 W Debbie Pl  
Arizona City, AZ 85123



Front

**S2** 8830 W Swansea Dr  
Arizona City, AZ 85123



Front

**S3** 14773 S Vera Cruz Rd  
Arizona City, AZ 85123



Front

### ClearMaps Addendum

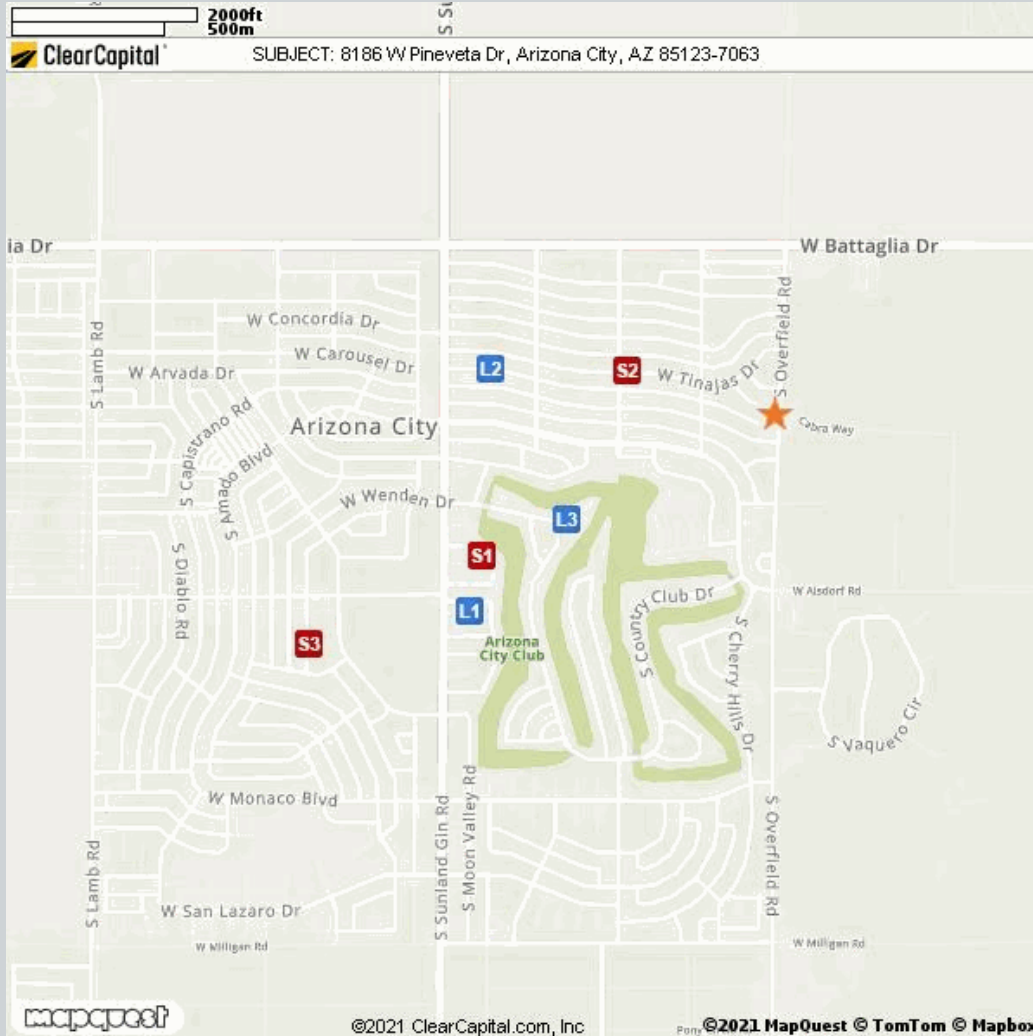
**Address** ★ 8186 W Pineveta Drive, Arizona City, AZ 85123

**Loan Number** 45930

**Suggested List** \$279,900

**Suggested Repaired** \$279,900

**Sale** \$278,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8186 W Pineveta Drive, Arizona City, AZ 85123	--	Parcel Match
L1	9561 W Hartigan Pl, Arizona City, AZ 85123	1.02 Miles <sup>1</sup>	Parcel Match
L2	9474 W Pineveta Dr, Arizona City, AZ 85123	0.81 Miles <sup>1</sup>	Parcel Match
L3	14234 S Country Club Way, Arizona City, AZ 85123	0.64 Miles <sup>1</sup>	Parcel Match
S1	9521 W Debbie Pl, Arizona City, AZ 85123	0.91 Miles <sup>1</sup>	Parcel Match
S2	8830 W Swansea Dr, Arizona City, AZ 85123	0.43 Miles <sup>1</sup>	Parcel Match
S3	14773 S Vera Cruz Rd, Arizona City, AZ 85123	1.47 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>	Darrah Lannon	<b>Company/Brokerage</b>	Summit Real Estate Professionals
<b>License No</b>	BR558555000	<b>Address</b>	925 North Morrison Ave Casa Grande AZ 85122
<b>License Expiration</b>	02/28/2022	<b>License State</b>	AZ
<b>Phone</b>	5208400329	<b>Email</b>	darrah@summitrepros.com
<b>Broker Distance to Subject</b>	10.27 miles	<b>Date Signed</b>	09/27/2021

*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:**

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