

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>	7193 W Kimberly Way, Glendale, AZ 85308	<b>Order ID</b>	7837316	<b>Property ID</b>	31851796
<b>Inspection Date</b>	12/27/2021	<b>Date of Report</b>	12/29/2021		
<b>Loan Number</b>	47237	<b>APN</b>	200-34-029		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Maricopa		

Tracking IDs					
<b>Order Tracking ID</b>	12.21.21_BPO	<b>Tracking ID 1</b>	12.21.21_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	BRECKENRIDGE PROPERTY FUND 2016 LLC	<b>Condition Comments</b>	<p>The subject is not currently listed, nor was there any MLS history. The subject's information was taken from the tax record, which is attached to the report, however there was no room count information. An estimation of 3 beds &amp; 2.5 baths was used to complete the report based on the subject's GLA of 1,487sf. The exterior inspection did not reveal any visible damage or noticeable required repairs. The subject did appear to be occupied, secure, &amp; maintained. There was a no trespassing posting on the front window.</p>
<b>R. E. Taxes</b>	\$1,637		
<b>Assessed Value</b>	\$210,300		
<b>Zoning Classification</b>	R1-6		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
	(The subject was secure, there was a no trespassing posting on the front window.)		
<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>	Arrowhead Ranch 602-957-9191		
<b>Association Fees</b>	\$30 / Month (Other: Common areas)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	<p>The subject's neighborhood is bordered by 101 freeway N, 67th ave E, Union Hills dr S, &amp; 75th ave W. Based on the ARMLS economic &amp; market watch report for the 3rd quarter of 2021 the average price change over the last 12 months for the zip code 85308 was +26.5% with an average of 25 DOM.</p>
<b>Local Economy</b>	Stable		
<b>Sales Prices in this Neighborhood</b>	Low: \$295,000 High: \$515,000		
<b>Market for this type of property</b>	Increased 13 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	7193 W Kimberly Way	19030 N 76th Ave	19401 N 78th Dr	7921 W Wescott Dr
<b>City, State</b>	Glendale, AZ	Glendale, AZ	Glendale, AZ	Glendale, AZ
<b>Zip Code</b>	85308	85308	85308	85308
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.47 <sup>1</sup>	0.73 <sup>1</sup>	0.88 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$370,000	\$389,900	\$399,900
<b>List Price \$</b>	--	\$370,000	\$3,899,000	\$399,900
<b>Original List Date</b>		11/26/2021	12/01/2021	12/16/2021
<b>DOM · Cumulative DOM</b>	-- · --	4 · 33	26 · 28	6 · 13
<b>Age (# of years)</b>	35	31	32	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>	2 Stories Conventional	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,487	1,283	1,302	1,667
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	7	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>	Pool - Yes	--	--	--
<b>Lot Size</b>	0.14 acres	0.10 acres	0.15 acres	0.13 acres
<b>Other</b>	None	None	None	None

\* Listing 2 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.

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

**Listing 1** Vacant fair market sale with inferior GLA, bath, lot, & no pool, equivalent bed, age, & garage.

**Listing 2** Owner occupied fair market sale with inferior GLA, bath, & no pool, equivalent bed, age, lot, & garage. Closest to the subject in GLA.

**Listing 3** Vacant fair market sale with inferior bath & no pool, superior GLA, equivalent bed, lot, & garage.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	7193 W Kimberly Way	19416 N 78th Ave	7383 W Oraibi Dr	7724 W Oraibi Dr
<b>City, State</b>	Glendale, AZ	Glendale, AZ	Glendale, AZ	Glendale, AZ
<b>Zip Code</b>	85308	85308	85308	85308
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.73 <sup>1</sup>	0.47 <sup>1</sup>	0.71 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$314,900	\$385,000	\$392,000
<b>List Price \$</b>	--	\$314,900	\$385,000	\$392,000
<b>Sale Price \$</b>	--	\$310,000	\$385,000	\$395,000
<b>Type of Financing</b>	--	Conventional	Conventional	Fha
<b>Date of Sale</b>	--	01/29/2021	08/03/2021	08/26/2021
<b>DOM · Cumulative DOM</b>	-- · --	85 · 87	2 · 25	32 · 45
<b>Age (# of years)</b>	35	29	36	29
<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>	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,487	1,422	1,536	1,422
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	3 · 2	3 · 2 · 1
<b>Total Room #</b>	7	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>	Pool - Yes	--	Pool - Yes	Pool - Yes
<b>Lot Size</b>	0.14 acres	0.11 acres	0.16 acres	0.10 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$14,700	+\$5,175	+\$1,350
<b>Adjusted Price</b>	--	\$324,700	\$390,175	\$396,350

\* 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** Owner occupied fair market sale with inferior lot(+\$900), no pool(+\$7,000), & COE date(+\$6,800), equivalent GLA, bed., bath, age, & garage.

**Sold 2** Owner occupied fair market sale with inferior bath(+\$6,000), superior lot(-\$825), equivalent GLA, bed, age, garage, & pool.

**Sold 3** Vacant fair market sale with inferior lot(+\$1,350), equivalent GLA, bed, bath, age, garage, & pool. Closest to the subject in GLA with pool and the most recent COE date.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The subject is not currently listed, nor was there any MLS history. The tax record indicates the last sale to have been on 12/17/2021. A next day (unverified non-mls) sale.			
<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>	1						
<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	12/17/2021	\$351,500	Tax Records

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$380,000	\$380,000
<b>Sales Price</b>	\$370,000	\$370,000
<b>30 Day Price</b>	\$360,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>A limited number of suitable comparable listings in the area caused both the search area &amp; the bracketed price range to be larger than I would have preferred. The search parameters were expanded to a +or- 20% GLA range, to include both 1 &amp; 2 story properties, no age range, 12 month COE date range, &amp; a 1 mile radius. Sold #1 has a COE date over within the last 6 months old and has been adjusted to reflect the increasing market. In my opinion the 6 properties used are the tightest bracketed price grouping, &amp; the best available within the expanded search parameters to determine the subject's current market value.</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



Side



Side



Street



Street

## Subject Photos



Other



Other



## Listing Photos

**L1** 19030 N 76th AVE  
Glendale, AZ 85308



Front

**L2** 19401 N 78TH DR  
Glendale, AZ 85308



Front

**L3** 7921 W WESCOTT DR  
Glendale, AZ 85308



Front

## Sales Photos

**S1** 19416 N 78TH AVE  
Glendale, AZ 85308



Front

**S2** 7383 W ORAIBI DR  
Glendale, AZ 85308



Front

**S3** 7724 W ORAIBI DR  
Glendale, AZ 85308



Front

### ClearMaps Addendum

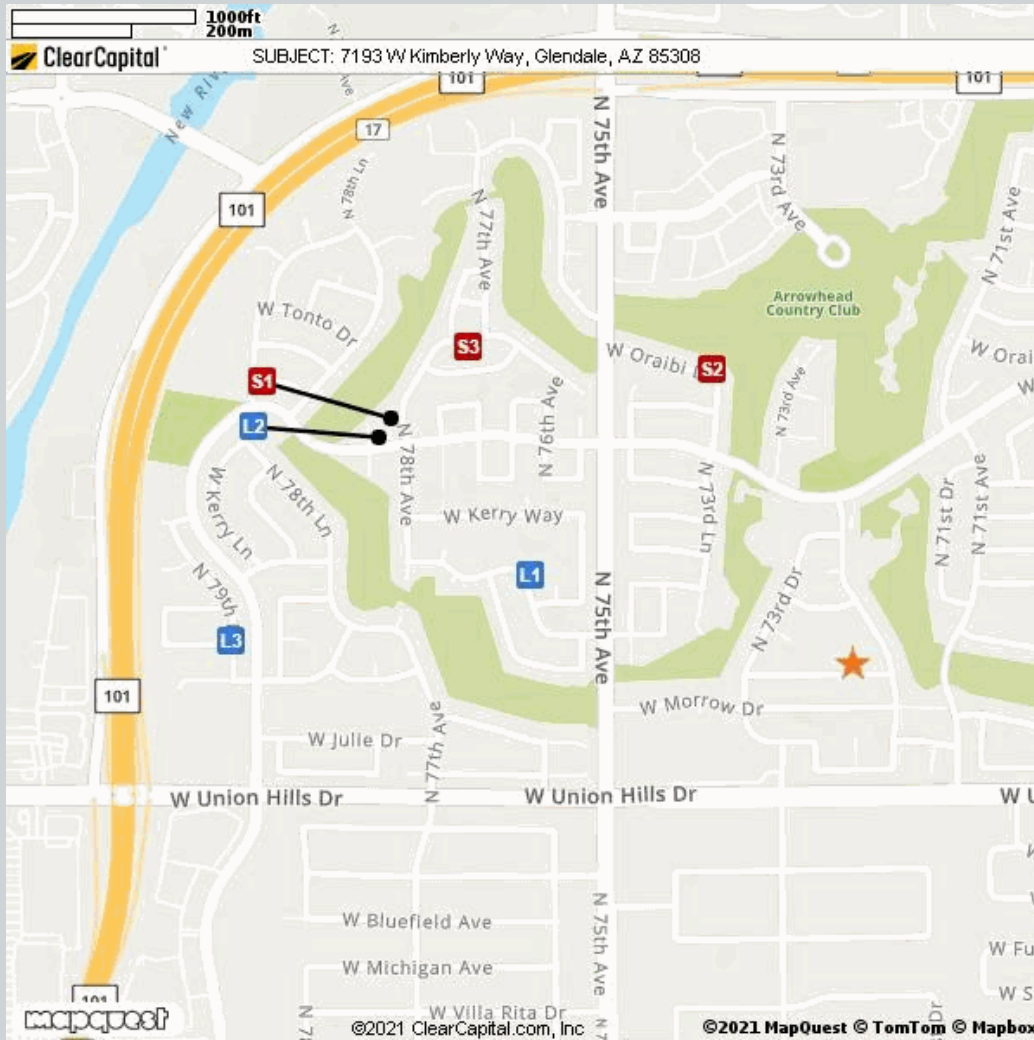
**Address** ★ 7193 W Kimberly Way, Glendale, AZ 85308

**Loan Number** 47237

**Suggested List** \$380,000

**Suggested Repaired** \$380,000

**Sale** \$370,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7193 W Kimberly Way, Glendale, AZ 85308	--	Parcel Match
L1 Listing 1	19030 N 76th Ave, Glendale, AZ 85308	0.47 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	19401 N 78th Dr, Glendale, AZ 85308	0.73 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	7921 W Wescott Dr, Glendale, AZ 85308	0.88 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	19416 N 78th Ave, Glendale, AZ 85308	0.73 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	7383 W Oraibi Dr, Glendale, AZ 85308	0.47 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	7724 W Oraibi Dr, Glendale, AZ 85308	0.71 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.

Photo Instructions:

1. At least 3 current, original photos of the front and sides of the subject
2. One address verification photo
3. One onsite parking photo (if applicable)
4. Three current, original street scene photos looking down the street (each direction) and across the street.
5. Comparable photos are required. MLS/online photos are sufficient. Please comment if MLS/online photos are unavailable.

## Broker Information

<b>Broker Name</b>	John Wildermuth2	<b>Company/Brokerage</b>	Arizona Elite Investments
<b>License No</b>	SA583615000	<b>Address</b>	4110 E Dahlia Dr Phoenix AZ 85032
<b>License Expiration</b>	04/30/2023	<b>License State</b>	AZ
<b>Phone</b>	4806884775	<b>Email</b>	wilderjohnaep@gmail.com
<b>Broker Distance to Subject</b>	13.32 miles	<b>Date Signed</b>	12/28/2021

*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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