

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	16693 W Moreland Street, Goodyear, AZ 85338	Order ID	7822224	Property ID	31803249
Inspection Date	12/19/2021	Date of Report	12/19/2021		
Loan Number	47389	APN	500-89-300		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Maricopa		

Tracking IDs					
Order Tracking ID	12.15.21_BPOs	Tracking ID 1	12.15.21_BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Paul M Coates, Annette M Jaurigue	The subject is a single story house located on an interior lot in the subdivision of Canyon Trails in Goodyear, AZ. No needed repairs were noted to what was visible during the drive-by inspection. Full front photos were not possible due to vehicles in front and in driveway and large tree in front yard. Subject home conforms to other homes in the neighborhood.
R. E. Taxes	\$1,290	
Assessed Value	\$190,200	
Zoning Classification	owner-occupied Resid	
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	Canyon Trails HOA 602-490-0320	
Association Fees	\$65 / Month (Other: common area maintenance)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The subdivision of Canyon Trails is located at the far west edge of the town of Goodyear, AZ. Services and a shopping plaza are located at the center of Canyon Trails, at the intersection of Yuma Rd. and Cotton Lane. The subdivision contains public elementary schools along with greenbelt areas and play parks. Entrances to the interstate highway are located Cotton Lane and on Sarival Ave.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$222,500 High: \$807,500	
Market for this type of property	Increased 1 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	16693 W Moreland Street	16540 W. Madison St.	16648 W. Polk St.	621 S. 167th Dr.
City, State	Goodyear, AZ	Goodyear, AZ	Goodyear, AZ	Goodyear, AZ
Zip Code	85338	85338	85338	85338
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.91 ¹	0.46 ¹	1.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$450,000	\$439,900	\$379,000
List Price \$	--	\$420,000	\$439,900	\$379,000
Original List Date		12/06/2021	11/30/2021	11/30/2021
DOM · Cumulative DOM	-- · --	10 · 13	19 · 19	6 · 19
Age (# of years)	19	15	20	16
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	1,591	1,763	1,591	1,650
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	6	7	6	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	--	--	Pool - Yes	--
Lot Size	0.12 acres	0.18 acres	0.11 acres	0.14 acres
Other	--	--	--	--

* Listing 3 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** Superior GLA, equal number of bedrooms, equal number of baths, equal size garage, superior lot size, same age bracket. Sunscreens, attached garage cabinets, carpet and tile, grass back, walk-in pantry, breakfast bar, full master w/dual sinks.
- Listing 2** Equal GLA, pool, equal number of bedrooms, equal number of baths, equal size garage, similar lot size, same age bracket. Sunscreens, solar panels leased, 3/4 master bath, eat-in kitchen, grass front.
- Listing 3** Pending Sale - Similar GLA, one additional bedroom, equal number of baths, equal size garage, similar lot size, same age bracket. Carpet and linoleum, newer paint and flooring, full master bath, eat-in kitchen, newer appliances.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	16693 W Moreland Street	16718 W. Belleview St.	16611 W. Taylor St.	16667 W. Taylor St.
City, State	Goodyear, AZ	Goodyear, AZ	Goodyear, AZ	Goodyear, AZ
Zip Code	85338	85338	85338	85338
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.47 ¹	0.44 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$310,000	\$360,000	\$340,000
List Price \$	--	\$310,000	\$360,000	\$340,000
Sale Price \$	--	\$348,000	\$360,000	\$360,000
Type of Financing	--	Cash	Exchange	Cash
Date of Sale	--	08/27/2021	10/06/2021	09/13/2021
DOM · Cumulative DOM	-- · --	30 · 30	5 · 19	1 · 33
Age (# of years)	19	17	19	19
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	1,591	1,314	1,591	1,591
Bdrm · Bths · ½ Bths	3 · 2	4 · 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	0.12 acres	0.12 acres	0.11 acres
Other	--	--	--	--
Net Adjustment	--	+\$10,600	\$0	\$0
Adjusted Price	--	\$358,600	\$360,000	\$360,000

* 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** Inferior GLA = +\$11100 One additional bedroom = (-\$500) Total = +\$10600. Security system, corner lot, tile flooring, 3/4 master bath.
- Sold 2** Equal GLA = 0 adjustment Equal beds, baths, garage = 0 adjustment Equal lot size, same age = 0 adjustment Total = 0. Solar panels leased, tile flooring, 3/4 master bath w/dual sinks, newer interior paint, RO drinking water.
- Sold 3** Equal GLA = 0 adjustment Equal beds, baths, garage = 0 adjustment Similar lot size, same age bracket = 0 adjustment Total = 0. Full master bath, family room, formal dining in LR/GR.

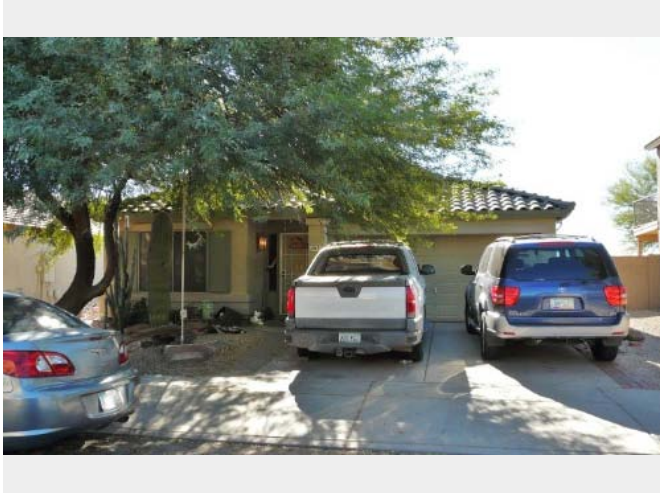
Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				According to the MLS, the subject has not been listed or sold within the last 12 mos. According to tax records, there have been 2 transfers of title in the last 12 mos. with no sale. One occurred on 7/7/21 and the other on 12/2/21.			
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

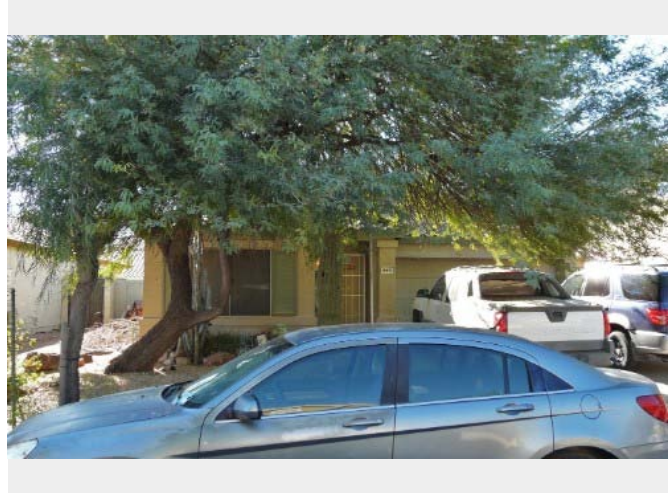
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$368,000	\$368,000
Sales Price	\$360,000	\$360,000
30 Day Price	\$350,000	--
Comments Regarding Pricing Strategy		
<p>Estimated sale price is for the subject home to sell within 90 days at fair market value based on fair market comps for the neighborhood. Strong consideration was given to the sold comps in determining estimated sale price since they are proven sales in the neighborhood. Due to lack of more recently sold comps, it was necessary to go back over 3 mos. for 2 sold comps. And due to lack of listed comps in the immediate area of the subject it was necessary to expand search radius to all of Canyon Trails. Therefore, since the subject is located in the far NW corner of the subdivision, one listed comp is over one mile in proximity.</p>		

Subject Photos



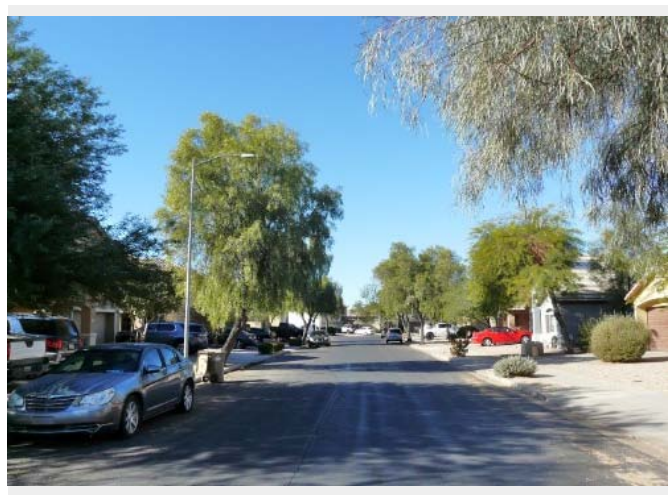
Front



Front



Address Verification



Street

Listing Photos

L1 16540 W. Madison St.
Goodyear, AZ 85338



Front

L2 16648 W. Polk St.
Goodyear, AZ 85338



Front

L3 621 S. 167th Dr.
Goodyear, AZ 85338



Front

Sales Photos

S1 16718 W. Belleview St.
Goodyear, AZ 85338



Front

S2 16611 W. Taylor St.
Goodyear, AZ 85338



Front

S3 16667 W. Taylor St.
Goodyear, AZ 85338



Front

ClearMaps Addendum

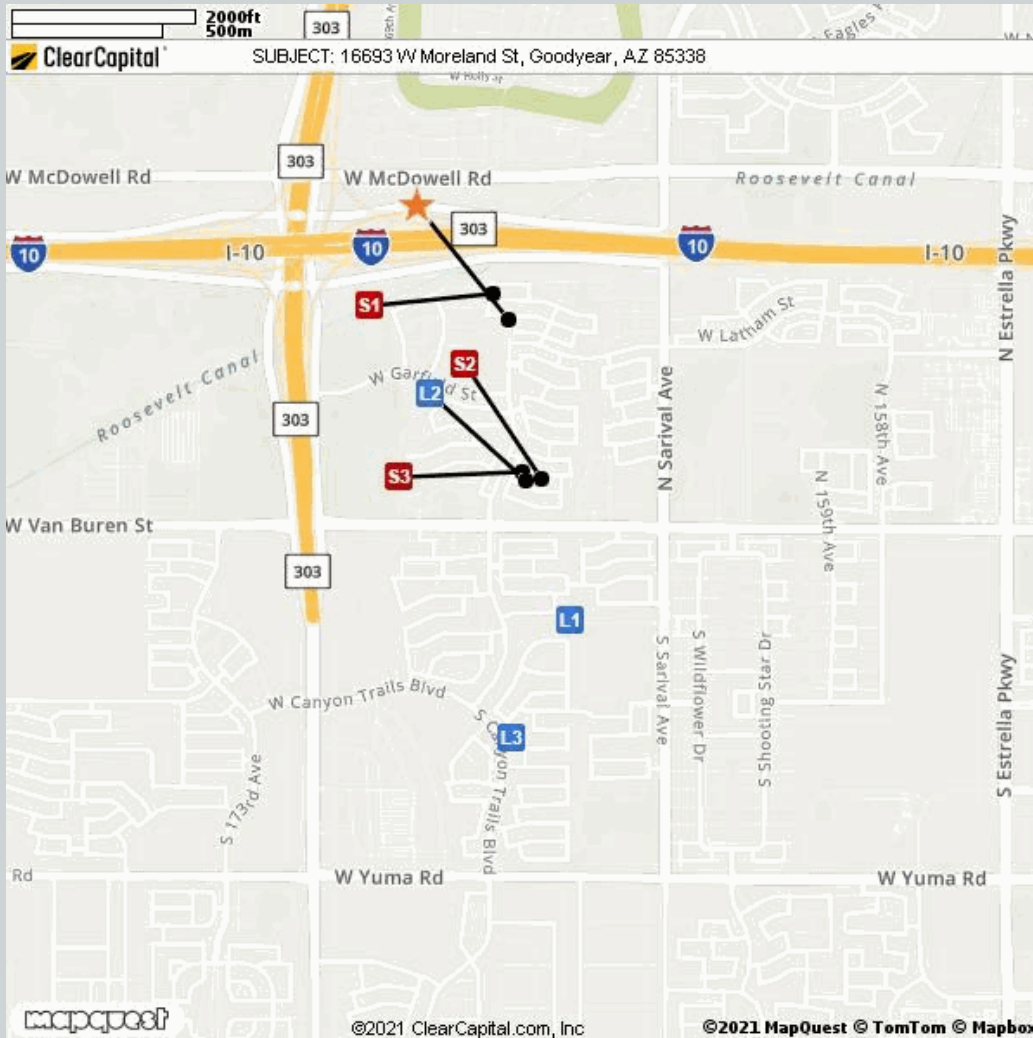
Address ★ 16693 W Moreland Street, Goodyear, AZ 85338

Loan Number 47389

Suggested List \$368,000

Suggested Repaired \$368,000

Sale \$360,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	16693 W Moreland Street, Goodyear, AZ 85338	--	Parcel Match
L1	16540 W. Madison St., Goodyear, AZ 85338	0.91 Miles ¹	Parcel Match
L2	16648 W. Polk St., Goodyear, AZ 85338	0.46 Miles ¹	Parcel Match
L3	621 S. 167th Dr., Goodyear, AZ 85338	1.23 Miles ¹	Parcel Match
S1	16718 W. Belleview St., Goodyear, AZ 85338	0.09 Miles ¹	Parcel Match
S2	16611 W. Taylor St., Goodyear, AZ 85338	0.47 Miles ¹	Parcel Match
S3	16667 W. Taylor St., Goodyear, AZ 85338	0.44 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	Cheryl Vinson	Company/Brokerage	Coldwell Banker Residential Brokerage
License No	SA575259000	Address	22134 W LA PASADA BLVD Buckeye AZ 85326
License Expiration	05/31/2022	License State	AZ
Phone	6233441000	Email	cvinson345@msn.com
Broker Distance to Subject	6.38 miles	Date Signed	12/19/2021

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.