

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	1541 E Manor Drive, Casa Grande, AZ 85122	Order ID	7860651	Property ID	31894035
Inspection Date	01/04/2022	Date of Report	01/05/2022		
Loan Number	47549	APN	505-88-202		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Pinal		

Tracking IDs					
Order Tracking ID	01.03.22_BPO	Tracking ID 1	01.03.22_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	LONGBRIDGE FINANCIAL LLC	Property conforms to the neighborhood. The home is wood framed, stuccoed and painted with a tile roof and the backyard is fenced. 55+ gated community
R. E. Taxes	\$1,914	
Assessed Value	\$151,157	
Zoning Classification	General Rural Zoning	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	Ironwood Village Homeowner's Ass. 480-248-7400	
Association Fees	\$162 / Month (Landscaping,Greenbelt)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Homes built in this neighborhood are wood framed, stucco, painted neutral colors with tile roofs and attached garages. All homes have a six foot block wall for fencing. Water by private company and waste disposal by sewer. Trash is also picked up twice a week by the City, which is included in the sewer bill. 55+ gated community
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$190,000 High: \$368,900	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1541 E Manor Drive	1852 E Sycamore Rd	1881 E Birch St	1290 N Lantana Pl
City, State	Casa Grande, AZ	Casa Grande, AZ	Casa Grande, AZ	Casa Grande, AZ
Zip Code	85122	85122	85122	85122
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.85 ¹	0.89 ¹	0.77 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$300,000	\$309,900	\$319,900
List Price \$	--	\$295,000	\$309,900	\$319,900
Original List Date		09/10/2021	11/27/2021	12/07/2021
DOM · Cumulative DOM	-- · --	69 · 117	25 · 39	28 · 29
Age (# of years)	16	18	16	16
Condition	Good	Good	Good	Good
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	1,490	1,571	1,491	1,317
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	7	7	7	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	0.07 acres	0.14 acres	0.13 acres	0.13 acres
Other	None	None	Solar	None

* Listing 2 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.

Current Listings - Cont.

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

- Listing 1** Move-in-ready home has new paint in neutral colors and vaulted ceilings. Large spacious master en suite with luxurious jetted spa tub/shower. The barn door adds to its rustic charm. Lots of space in the walk-in closet and the den/office could be a 3rd bedroom. The open concept welcomes you home to a spacious kitchen with, breakfast nook, bay windows, and a breakfast bar. Gas stove with 42" cabinets and a roomy pantry for entertaining. Tile and wood laminate flooring throughout. Water softening system, utility room with washer and dryer, 2 car garage with built-in cabinets for storage and utility sink. 55+ gated community
- Listing 2** Updated solar home with open floor plan comes complete with 2 bedrooms, 2 bathrooms, a den and two car garage with lots of storage. The covered patio with a North/South exposure. Private fenced backyard. The updated kitchen with new cabinets, complete with all stainless-steel appliances, gas stove and granite. Breakfast Bar opens to the great room with beautiful tile. New windows installed summer of 2021. Updated Air conditioner/heater. Community pool and spa with an active clubhouse nearby. 55+ gated community Most like the subject property in GLA
- Listing 3** Spacious single story, 2 bedroom, 2 bath floor plan with soaring ceilings and a 2 car garage. The kitchen features oak cabinets, laminate counter tops, and a new stainless-steel appliance package. New carpeting throughout. Fresh coat of interior paint throughout. The backyard features a covered patio, tons of space, and beautiful landscaping. 55+ gated community

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1541 E Manor Drive	1882 E Sycamore Rd	1758 N Desert Willow St	1336 E Natasha Dr
City, State	Casa Grande, AZ	Casa Grande, AZ	Casa Grande, AZ	Casa Grande, AZ
Zip Code	85122	85122	85122	85122
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.92 ¹	0.73 ¹	0.50 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$275,000	\$269,000	\$299,900
List Price \$	--	\$275,000	\$269,000	\$299,900
Sale Price \$	--	\$280,000	\$282,000	\$302,000
Type of Financing	--	Va	Va	Conventional
Date of Sale	--	12/16/2021	11/22/2021	11/19/2021
DOM · Cumulative DOM	-- · --	17 · 47	58 · 60	22 · 21
Age (# of years)	16	22	18	15
Condition	Good	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	1,490	1,333	1,577	1,603
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	3 · 2	3 · 2
Total Room #	7	6	8	9
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	0.07 acres	0.13 acres	0.14 acres	0.13 acres
Other	None	None	None	None
Net Adjustment	--	+\$6,570	-\$870	-\$1,130
Adjusted Price	--	\$286,570	\$281,130	\$300,870

* Sold 1 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** Sold for more than list price with a VA loan and no Seller concessions. Two Bedroom/Two Bath home with a private backyard. Kitchen updated with Corian countertop and features a gas stove. North/South Exposure. Cabinets and shop sink in garage. Adjusted for GLA +\$1,570, condition +\$5,000 55+ gated community Most like the subject property being in a +55 community
- Sold 2** Sold for more than listing price with a VA loan and no Seller concessions. Move in ready home, 3 bedroom 2 bat, split floor plan, owners suite with bay window, walk in closet and large shower. Spacious kitchen with huge breakfast nook eating area, refrigerator, built in micro and pantry, And it overlooks the over sized living room with soaring vaulted ceilings and plant shelves. Home features ceiling fans throughout & entertainment area. Carpet only in 2 bedrooms. Backyard features extended patio and SunSetter Retractable Awning on patio. Adjusted for GLA -\$870
- Sold 3** Sold for more than listing price with a Conventional loan and no Seller concessions. Home with new interior paint, new carpet. The kitchen boasts new stainless appliances, center island, and freshly painted white cabinets. The floorplan has 3 bedrooms plus a den, a large great room, and the master bedroom is split from the other bedrooms for privacy. The fridge, washer, and dryer are all included, plus every room has 2-inch blinds and a ceiling fan, so it is completely move-in ready. Crown molding outlines the ceiling. The HVAC system is new and the exterior was painted 3 years ago. The backyard has desert landscape with a covered patio. Adjusted for GLA -\$1,130

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Last sold 10/30/2018 for \$285,000			
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	\$287,000	\$287,000
Sales Price	\$287,000	\$287,000
30 Day Price	\$282,000	--
Comments Regarding Pricing Strategy		
<p>The sale and listing search....Searched back three months for sold sales. All sales have the same design/appeal as the subject. A concluded suggested list price of \$287,000 is considered reasonable and supported by comparisons. Subject property conforms to the neighborhood. Neighborhood and Marketing information is within one mile of the subject property. There is currently no for sale properties in the subjects sub-division. I went outside the sub-division within one mile, there is another 55+ community. In the last year there has been 21 sold properties ranging from \$208,500 - \$300,000 in the subjects sub-division.</p>		

Subject Photos



Front



Front



Front



Address Verification



Street



Street

Listing Photos

L1 1852 E SYCAMORE RD
Casa Grande, AZ 85122



Front

L2 1881 E BIRCH ST
Casa Grande, AZ 85122



Front

L3 1290 N LANTANA PL
Casa Grande, AZ 85122



Front

Sales Photos

S1 1882 E SYCAMORE RD
Casa Grande, AZ 85122



Front

S2 1758 N DESERT WILLOW ST
Casa Grande, AZ 85122




Front

S3 1336 E NATASHA DR
Casa Grande, AZ 85122



Front

ClearMaps Addendum

Address  1541 E Manor Drive, Casa Grande, AZ 85122

Loan Number 47549

Suggested List \$287,000

Suggested Repaired \$287,000

Sale \$287,000

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	Sandy Bello	Company/Brokerage	Legendary Properties, LLC
License No	SA623016000	Address	5320 East Storey Road Coolidge AZ 85128
License Expiration	12/31/2023	License State	AZ
Phone	5208403413	Email	sandy.legendaryproperties@gmail.com
Broker Distance to Subject	12.26 miles	Date Signed	01/05/2022

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.