

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	1224 W Ocotillo Street, Coolidge, AZ 85128	Order ID	7908052	Property ID	32004280
Inspection Date	01/20/2022	Date of Report	01/22/2022		
Loan Number	47681	APN	204-38-431		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Pinal		

Tracking IDs

Order Tracking ID	01.20.22	Tracking ID 1	01.20.22
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	EZ HOMES INC	Condition Comments This property conforms to the neighborhood. Room count estimated for this report.
R. E. Taxes	\$1,537	
Assessed Value	\$188,901	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	Heartland Ranch 480-396-4567	
Association Fees	\$45 / Month (Greenbelt)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Homes built in this neighborhood are predominately wood framed, stuccoed and painted with attached garages and tile roofs. Water by private company and waste disposal by sewer. Currently many new homes are being built in this sub-division.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$99,000 High: \$470,000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1224 W Ocotillo Street	1202 W Central Ave	1207 W Ocotillo St	962 W Lindbergh Ave
City, State	Coolidge, AZ	Coolidge, AZ	Coolidge, AZ	Coolidge, AZ
Zip Code	85128	85128	85128	85128
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.05 ¹	0.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$400,000	\$400,000	\$420,000
List Price \$	--	\$400,000	\$400,000	\$420,000
Original List Date		12/22/2021	11/10/2021	11/06/2021
DOM · Cumulative DOM	-- · --	29 · 31	39 · 73	75 · 77
Age (# of years)	17	17	17	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	2 Stories Multi	2 Stories Multi	2 Stories Multi	2 Stories Multi
# Units	1	1	1	1
Living Sq. Feet	3,735	3,241	3,723	3,751
Bdrm · Bths · ½ Bths	5 · 4	5 · 4	6 · 2 · 1	5 · 4
Total Room #	17	17	15	16
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	Pool - Yes	--	--
Lot Size	0.14 acres	0.15 acres	0.14 acres	0.17 acres
Other	None	None	None	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** Corner lot home with 5+ bedrooms, 4 bathrooms, 3 Car Garage, 18"ceramic tile, walk-in closets. 2 NEW HVACs & ducting within attic installed April 2021 with smart thermostats. Exterior painted January 2021. Master bedroom w/ master bathroom includes large garden tub, double sink vanity, separate shower, private toilet room, huge master closet with mirrored doors, a 1/2-bathroom, kitchen, living room, dining room, designated laundry room, closets/ additional storage all downstairs. Boasting upstairs is a loft/game area with 2 complete full size bathrooms shower/tub combo, 4 large bedrooms, a "XL Den" for 6th bedroom or home office. Refrigerator, dishwasher, stove, microwave, washer/dryer, 15'x4' A/G Pool all convey with no warranties given.
- Listing 2** 6 bedroom residence with a 3-car garage. Discover an inviting interior with a spacious open living/dining areas, designer palette throughout, neutral tile floors, & carpet in all the right places. The immaculate kitchen showcases ample wood cabinets, track lighting, SS appliances, pantry, & plenty of counter space for all your cooking needs. Huge bonus room with endless possibilities! Main bedroom boasts a sitting area, private bathroom, & a walk-in closet. The backyard with a full-length covered patio & storage shed.
- Listing 3** 5 bedroom and 3 1/2 bathrooms with den, loft, formal dining/living room. Kitchen has been fully remodeled. Dish washer was removed and a wine fridge is installed in its place. 2 upstairs bedrooms share a jack and jill bathroom.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1224 W Ocotillo Street	1241 W Roosevelt Ave	1219 W Ocotillo St	1209 W Pinkley Ave
City, State	Coolidge, AZ	Coolidge, AZ	Coolidge, AZ	Coolidge, AZ
Zip Code	85128	85128	85128	85128
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.03 ¹	0.05 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$349,900	\$380,000	\$450,000
List Price \$	--	\$349,900	\$380,000	\$420,000
Sale Price \$	--	\$350,000	\$394,000	\$415,000
Type of Financing	--	Fha	Cash	Conventional
Date of Sale	--	01/07/2022	01/12/2022	12/20/2021
DOM · Cumulative DOM	-- · --	16 · 34	40 · 40	82 · 83
Age (# of years)	17	17	17	17
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	2 Stories Multi	2 Stories Multi	2 Stories Multi	2 Stories Multi
# Units	1	1	1	1
Living Sq. Feet	3,735	2,425	4,418	4,118
Bdrm · Bths · ½ Bths	5 · 4	4 · 2 · 1	5 · 2 · 1	5 · 2
Total Room #	17	12	15	15
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Pool - Yes Spa - Yes
Lot Size	0.14 acres	0.12 acres	0.10 acres	0.09 acres
Other	None	None	None	None
Net Adjustment	--	+\$18,100	-\$6,830	-\$23,830
Adjusted Price	--	\$368,100	\$387,170	\$391,170

* 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** Sold for more than listing price with a FHA loan and \$1,200 in Seller concessions. 4 bed, 2.5 bath home. Two living areas, lovely kitchen, large guest bedroom & half bath all on the 1st level. Upstairs find the cozy loft & 3 additional bedrooms including the master suite, as well as a full bathroom. Extended patio. Adjusted for GLA +\$13,100 and garage +\$5,000
- Sold 2** Sold for more than listing price with cash and no Seller concessions. 5 bedroom, 2.5 bathroom, 3 car garage with over 4,400 square feet of living space. Neutral modern colors - newer vinyl floors & Millard energy saving windows throughout the entire home. Huge formal living/dining area as you walk inside. Kitchen is perfect for the entertainer in mind with large island, walk-in pantry, plenty of cabinets w/ crown moulding & so much counter space & opens to the family room. Recessed lighting throughout. Den/office space/6th bedroom downstairs in addition to 1/2 bathroom. All other rooms have their own walk-in closet. Loft area upstairs. Large master has ensuite bathroom featuring a large soaking tub/shower combo, private toilet room & the closet is HUGE w/ lots of shelving. Ceiling fans Adjusted for GLA \$6,830
- Sold 3** Sold with a Conventional loan and no Seller concessions. 5 beds, 2.5 bath, 3 car garage, heated pool & spa, water filtration system for the entire home, dual flush toilets for water conservation in two of the bathrooms, custom murals, copper sinks in the kitchen, granite countertops, solar panels, gorgeous bathrooms, walk in closets for all bedrooms, stainless steel appliances, and a huge walk-in pantry that fits an entire freezer. The backyard deck has a lovely palapa/pergola for shade beneath a roof made of dried palm leaves. The loft features a theater room. The house comes with solar attic fans that vent out hot air and added insulation in the attic and garage doors to keep the house energy efficient!. Adjusted for GLA -\$3,830, spa -\$10,000 and pool - \$10,000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Last sold 01/05/2022 \$287,500 All Cash NON MLS			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	01/05/2022	\$287,500	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$390,000	\$390,000
Sales Price	\$390,000	\$390,000
30 Day Price	\$380,000	--
Comments Regarding Pricing Strategy		
<p>Comparisons are within one mile of the subject property, with the same style and build. Comparisons used are the best possible currently available and the adjustments are sufficient for this area, to account for the differences in the subject and comps. There is also building within a few miles in other sub-divisions with HOA. These homes are pushing up the market price of the homes around them. A concluded suggested list price of \$390,000 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. Sold comp #3 is most like the subject property in location, style and age.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Front



Front



Address Verification



Street



Street

Listing Photos

L1 1202 W CENTRAL AVE
Coolidge, AZ 85128



Front

L2 1207 W OCOTILLO ST
Coolidge, AZ 85128



Front

L3 962 W LINDBERGH AVE
Coolidge, AZ 85128



Front

Sales Photos

S1 1241 W ROOSEVELT AVE
Coolidge, AZ 85128



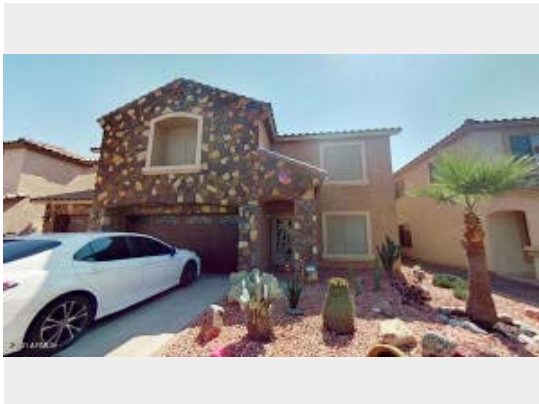
Front

S2 1219 W OCOTILLO ST
Coolidge, AZ 85128



Front

S3 1209 W PINKLEY AVE
Coolidge, AZ 85128



Front

ClearMaps Addendum

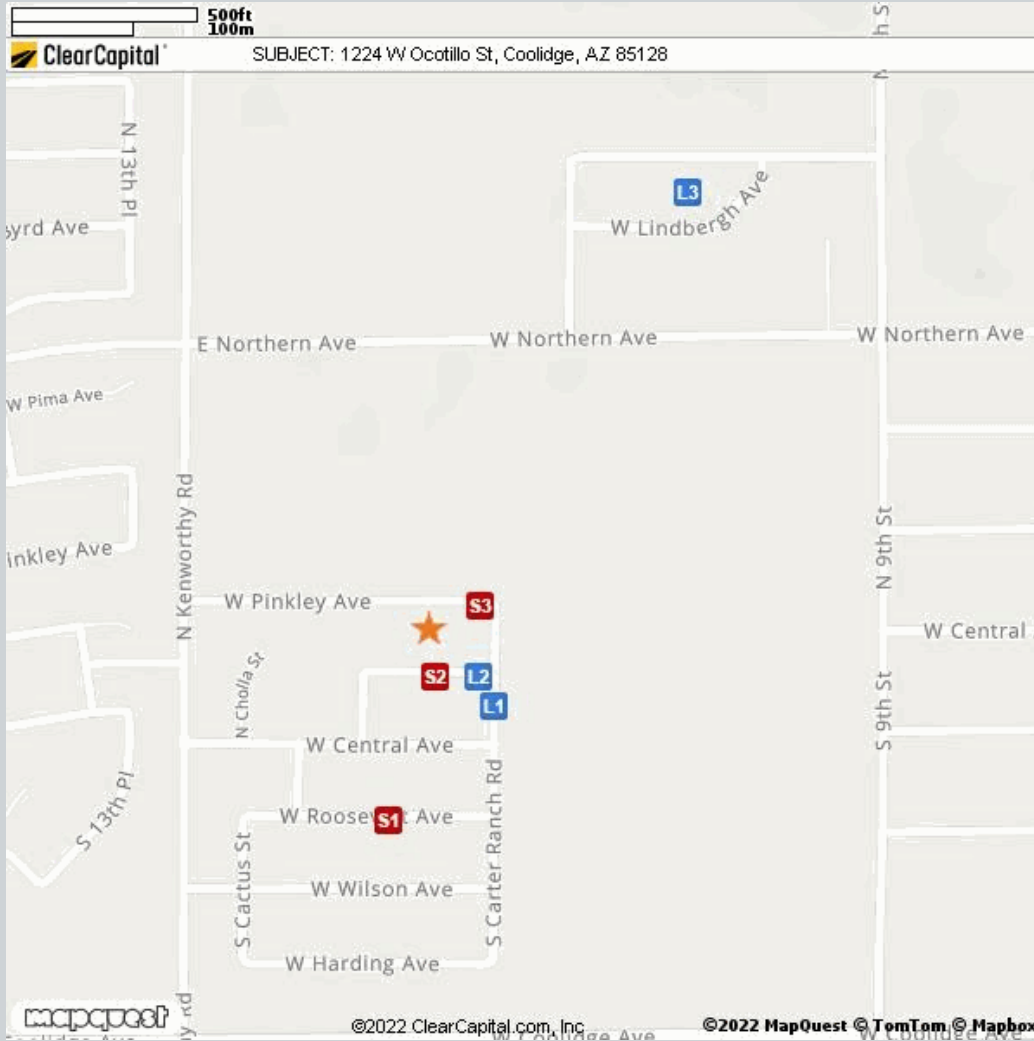
Address ★ 1224 W Ocotillo Street, Coolidge, AZ 85128

Loan Number 47681

Suggested List \$390,000

Suggested Repaired \$390,000

Sale \$390,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1224 W Ocotillo Street, Coolidge, AZ 85128	--	Parcel Match
L1 Listing 1	1202 W Central Ave, Coolidge, AZ 85128	0.07 Miles ¹	Parcel Match
L2 Listing 2	1207 W Ocotillo St, Coolidge, AZ 85128	0.05 Miles ¹	Parcel Match
L3 Listing 3	962 W Lindbergh Ave, Coolidge, AZ 85128	0.37 Miles ¹	Parcel Match
S1 Sold 1	1241 W Roosevelt Ave, Coolidge, AZ 85128	0.14 Miles ¹	Parcel Match
S2 Sold 2	1219 W Ocotillo St, Coolidge, AZ 85128	0.03 Miles ¹	Parcel Match
S3 Sold 3	1209 W Pinkley Ave, Coolidge, AZ 85128	0.05 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	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	5.97 miles	Date Signed	01/20/2022

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.