

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	46017 W Holly Drive, Maricopa, AZ 85139	Order ID	7911558	Property ID	32010484
Inspection Date	01/23/2022	Date of Report	01/25/2022		
Loan Number	47790	APN	512-34-055		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Pinal		

Tracking IDs					
Order Tracking ID	01.21.22_BPO	Tracking ID 1	01.21.22_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Matthew F. & Lori L. Lentine	Home looks to be in average condition. No deferred maintenance observed.
R. E. Taxes	\$2,290	
Assessed Value	\$140,497	
Zoning Classification	[GR]	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(Looks like it is secured)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Maricopa Meadows 480-573-8999	
Association Fees	\$210 / Quarter (Greenbelt)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	subject is located in a well maintained subdivision with community parks.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$298050 High: \$445000	
Market for this type of property	Increased 9 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	46017 W Holly Drive	45544 W. Long Way	46095 W. Guilder Ave	18896 N. Smith
City, State	Maricopa, AZ	Maricopa, AZ	Maricopa, AZ	Maricopa, AZ
Zip Code	85139	85139	85139	85139
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.42 ¹	0.27 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$368,900	\$375,000	\$390,000
List Price \$	--	\$368,900	\$375,000	\$390,000
Original List Date		12/27/2021	11/30/2021	01/18/2022
DOM · Cumulative DOM	-- · --	16 · 29	47 · 56	2 · 7
Age (# of years)	17	17	17	17
Condition	Average	Good	Good	Excellent
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	1,910	2,067	1,820	1,937
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 3	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	--	--	--	Pool - Yes
Lot Size	0.12 acres	0.15 acres	0.12 acres	0.12 acres
Other	None	SALE PENDING	SALE PENDING	SALE PENDING

* 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** Single Story 4 bedrooms, 2 baths, over 2000 Sq Ft, newer flooring, NEW interior paint, home exterior painted 2017. Current home warranty with old republic will transfer to the new owner. Floor plan has a front family room, living room, spacious eat in kitchen, screened in back patio. Sorry no showings until seller is ready for the home to be active on the market.(SUPERIOR) Larger GLA, superior condition.
- Listing 2** This Maricopa one-story home offers a patio, and a two-car garage.(EQUAL) Similar GLA, similar condition.
- Listing 3** This beautifully remodeled home has 3 bedrooms + den (could easily be converted to a 4th bedroom), gorgeous kitchen with island, stainless appliances and quartz countertops. Your very private backyard has NO neighbors behind you so you can enjoy those amazing Arizona sunsets from your private heated pool! And the best part- this home has OWNED SOLAR! You won't find a better home for a better price. Don't hesitate- this one won't wait!(SUPERIOR) Has pool, remodeled, owned solar

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	46017 W Holly Drive	46172 W. Kristina Way	46157 W. Kristina Way	46128 W. Barbara
City, State	Maricopa, AZ	Maricopa, AZ	Maricopa, AZ	Maricopa, AZ
Zip Code	85139	85139	85139	85139
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.10 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$339,900	\$335,000	\$365,000
List Price \$	--	\$339,900	\$335,000	\$374,995
Sale Price \$	--	\$352,000	\$355,000	\$375,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	10/15/2021	11/09/2021	09/29/2021
DOM · Cumulative DOM	-- · --	11 · 50	30 · 34	45 · 63
Age (# of years)	17	18	18	17
Condition	Average	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	1,910	1,911	1,911	1,937
Bdrm · Bths · ½ Bths	3 · 2	3 · 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	--	--	--	Pool - Yes
Lot Size	0.12 acres	0.13 acres	0.13 acres	0.12 acres
Other	None	None	None	None
Net Adjustment	--	-\$5,000	-\$15,000	-\$15,000
Adjusted Price	--	\$347,000	\$340,000	\$360,000

* 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** Amazing single story home located in a beautiful community! This 3 bed + 1 office and 2 bath home has over 1900 sq ft and is incredibly designed, making great use of all the space. The kitchen is beautiful and has a large island, lots of cabinets, new appliances and a large pantry. The HVAC unit is brand new, just replaced last year. The flooring has been updated, paint is fresh and overall, this home is very well cared for. The backyard has a covered patio and outdoor kitchen. Plenty of space in the backyard for more improvements or even a pool. This home is fantastic, come see it today.(INFERIOR) Similar GLA, good condition(-10K), but older sale(+5K).
- Sold 2** Amazing single story home located in a beautiful community! This 3 bed + 1 office and 2 bath home has over 1900 sq ft and is incredibly designed, making great use of all the space. The kitchen is beautiful and has a large island, lots of cabinets, new appliances and a large pantry. The HVAC unit is brand new, just replaced last year. The flooring has been updated, paint is fresh and overall, this home is very well cared for. The backyard has a covered patio and outdoor kitchen. Plenty of space in the backyard for more improvements or even a pool. This home is fantastic, come see it today.(SUPERIOR) Superior condition(-10K) Owned Solar(-10K), older sale(+5K)
- Sold 3** No need to search for that special home any longer. Here you have a vacation getaway is just a few steps outside your back door and available to you every day of the week. Whether you love to entertain friends or be entertained, you'll never lack for a refreshing afternoon or evening in your gorgeous sparkling pool. Never feel boxed in with this open and airy floor plan. The family room is open to your beautiful kitchen with granite countertops a large island w/ plenty of windows to let in natural light. In addition to 3 bedrooms and 2 baths, you also have a open den that could work at home office. Additional recreation is a breeze in this lake community with 44 Acres of Green Space, Frisby Golf, Walking Paths, Close to all schools and Copper Sky Recreation Cente(SUPERIOR) Superior condition(-10K) pool(-10K) older sale(+5K)

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None			
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	\$360,000	\$360,000
Sales Price	\$357,000	\$357,000
30 Day Price	\$353,000	--
Comments Regarding Pricing Strategy		
Much more demand than supply in the area. Current listings are much higher than recent sale prices.		

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



Street

Listing Photos

L1 45544 W. Long Way
Maricopa, AZ 85139



Front

L2 46095 W. Guilder Ave
Maricopa, AZ 85139



Front

L3 18896 N. Smith
Maricopa, AZ 85139



Front

Sales Photos

S1 46172 W. Kristina Way
Maricopa, AZ 85139



Front

S2 46157 W. Kristina Way
Maricopa, AZ 85139



Front

S3 46128 W. Barbara
Maricopa, AZ 85139



Front

ClearMaps Addendum

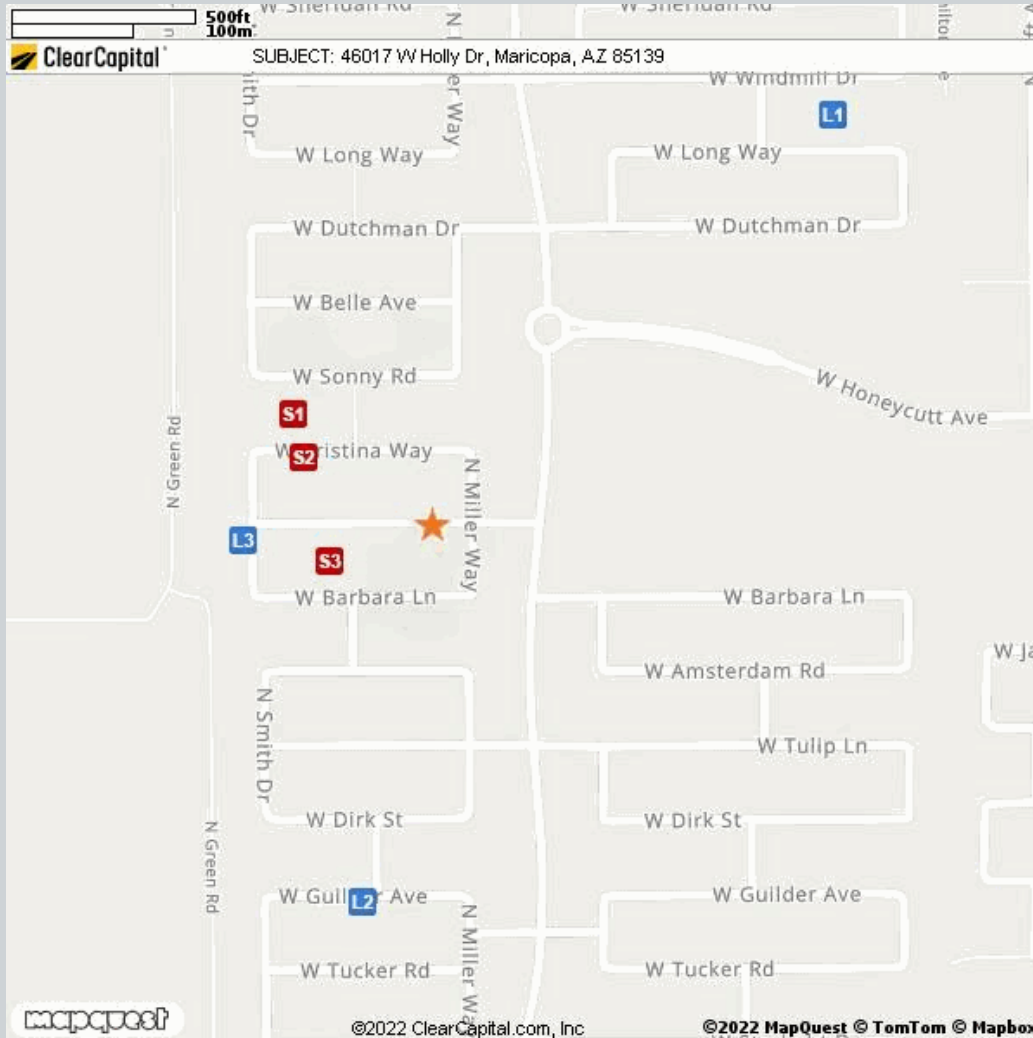
Address ★ 46017 W Holly Drive, Maricopa, AZ 85139

Loan Number 47790

Suggested List \$360,000

Suggested Repaired \$360,000

Sale \$357,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	46017 W Holly Drive, Maricopa, AZ 85139	--	Parcel Match
L1 Listing 1	45544 W. Long Way, Maricopa, AZ 85139	0.42 Miles ¹	Parcel Match
L2 Listing 2	46095 W. Guildler Ave, Maricopa, AZ 85139	0.27 Miles ¹	Parcel Match
L3 Listing 3	18896 N. Smith, Maricopa, AZ 85139	0.13 Miles ¹	Parcel Match
S1 Sold 1	46172 W. Kristina Way, Maricopa, AZ 85139	0.13 Miles ¹	Parcel Match
S2 Sold 2	46157 W. Kristina Way, Maricopa, AZ 85139	0.10 Miles ¹	Parcel Match
S3 Sold 3	46128 W. Barbara, Maricopa, AZ 85139	0.07 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	Martin G. Georgianni	Company/Brokerage	West USA Realty
License No	BR026113000	Address	1850 E. Northrop Blvd Chandler AZ 85286
License Expiration	01/31/2024	License State	AZ
Phone	6024637374	Email	martingeorgianni@gmail.com
Broker Distance to Subject	21.55 miles	Date Signed	01/25/2022

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.