

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>	22566 N Haley Drive, Maricopa, AZ 85138	<b>Order ID</b>	8110270	<b>Property ID</b>	32502770
<b>Inspection Date</b>	04/07/2022	<b>Date of Report</b>	04/08/2022		
<b>Loan Number</b>	49018	<b>APN</b>	51224016		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Pinal		

Tracking IDs					
<b>Order Tracking ID</b>	04.07.22 BPO	<b>Tracking ID 1</b>	04.07.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	OPENDOOR PROPERTY J LLC	<b>Condition Comments</b>
<b>R. E. Taxes</b>	\$1,689	Subject has been maintained and is showing no signs of immediate repairs needed.
<b>Assessed Value</b>	\$32,738	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(Locked windows and doors)		
<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>	RANCHO EL DORADO	
<b>Association Fees</b>	\$67 / Month (Landscaping,Other: GOLF COURSE)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>
<b>Local Economy</b>	Stable	Neighborhood is a master planned community with common areas, parks and walking paths.
<b>Sales Prices in this Neighborhood</b>	Low: \$185,000 High: \$524,000	
<b>Market for this type of property</b>	Increased 17 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	22566 N Haley Drive	42586 W Venture Rd	43177 W Michaels Dr	22333 N Kingston Dr
<b>City, State</b>	Maricopa, AZ	Maricopa, AZ	Maricopa, AZ	Maricopa, AZ
<b>Zip Code</b>	85138	85138	85138	85138
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.69 <sup>1</sup>	0.89 <sup>1</sup>	0.15 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$355,900	\$430,000	\$455,000
<b>List Price \$</b>	--	\$365,900	\$430,000	\$455,000
<b>Original List Date</b>		03/27/2022	03/31/2022	02/01/2022
<b>DOM · Cumulative DOM</b>	-- · --	5 · 12	0 · 8	65 · 66
<b>Age (# of years)</b>	20	18	19	20
<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>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,938	1,824	1,894	2,107
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	2 · 2	3 · 2	4 · 2
<b>Total Room #</b>	7	6	6	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	--
<b>Lot Size</b>	0.23 acres	0.14 acres	0.16 acres	0.28 acres
<b>Other</b>	--	--	--	--

\* 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.

## Current Listings - Cont.

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

- Listing 1** Kitchen has premium cabinets, large island and stainless steel appliances. Spacious open floor plan with a den. Den can be used as a home office or easily converted into a 3rd bedroom. Large Master bedroom and closet. Ceiling fans in every room. Backyard has a extended cover patio and low maintenance landscaping.
- Listing 2** The kitchen features granite countertops, tile backsplash, matching stainless steel appliances and a lovely eat-at island. The large master bedroom includes a full bath with an upgraded shower, separate tub, dual sinks, large walk-in closet and a BONUS closet. The stunning backyard includes a refreshing pool, covered patio, raised paver seating area, mature citrus trees and added lighting that makes a perfect hangout for the summers! Pool was resurfaced, hard-scaping installed and gutters all done in 2020.
- Listing 3** 4 bedroom, 2 bathroom, 2 car garage home is now on the market! The kitchen boasts generous counter space making cooking and entertaining a delight. Discover a bright interior with neutral tile floors and plush carpet in all the right places. The main bedroom boasts a private ensuite with dual sinks and walk-in closet. Other bedrooms offer plush carpet, ceiling fans, and sizable closets.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	22566 N Haley Drive	43540 W Rio Bravo Dr	43212 W Sunland Dr	43217 W Anne Ln
<b>City, State</b>	Maricopa, AZ	Maricopa, AZ	Maricopa, AZ	Maricopa, AZ
<b>Zip Code</b>	85138	85138	85138	85138
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.58 <sup>1</sup>	0.27 <sup>1</sup>	0.82 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$350,000	\$389,900	\$426,000
<b>List Price \$</b>	--	\$350,000	\$389,900	\$426,000
<b>Sale Price \$</b>	--	\$385,000	\$395,000	\$425,000
<b>Type of Financing</b>	--	Other	Va	Cash
<b>Date of Sale</b>	--	03/21/2022	02/01/2022	04/06/2022
<b>DOM · Cumulative DOM</b>	-- · --	8 · 26	53 · 53	42 · 55
<b>Age (# of years)</b>	20	19	20	20
<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>	1 Story Ranch	1 Story Ranch	1 Story Ranch/Rambler	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,938	1,893	1,938	1,873
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2	4 · 2	3 · 2
<b>Total Room #</b>	7	6	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	Pool - Yes
<b>Lot Size</b>	0.23 acres	0.19 acres	0.16 acres	0.17 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$2,025	-\$10,000	-\$7,095
<b>Adjusted Price</b>	--	\$387,025	\$385,000	\$417,905

\* 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** 1900 sq ft golf course pool home just needs a little TLC. The home resides in the much sought after Rancho El Dorado subdivision with the lowest HOA fees in Maricopa. Located near the front of Maricopa makes the home convenient to downtown shopping and the Phoenix/Chandler commute. As an added bonus the AC and water heater have recently been replaced.
- Sold 2** interior has designer paint, vaulted ceilings, laminate/tile flooring, and cozy living spaces. Fully equipped kitchen features maple cabinets, a pantry, island w/breakfast bar, and a travertine backsplash. Beautiful main bedroom offers ensuite with dual sinks and access to the backyard. In the low-maintenance backyard, you can entertain your guests under the covered patio, next to the fire pit, or in the sparkling blue pool w/water feature.
- Sold 3** This Maricopa one-story home offers an in-ground pool, a patio, granite countertops, and a two-car garage. This home has been virtually staged to show its potential.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Last sold 4-6-22				
<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>
01/13/2022	\$456,000	03/15/2022	\$450,000	Pending/Contract	03/24/2022	\$445,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$415,000	\$415,000
<b>Sales Price</b>	\$415,000	\$415,000
<b>30 Day Price</b>	\$410,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The subject property just closed escrow and I was unable to find any comparables available that supported its purchase price. The subject property is located in a market that has seen a substantial increase in property value over the past year. The supply is low and the demand is high. There is no REO activity within the subjects market area. Investors are the main purchasers.</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



Address Verification



Side



Side



Street



Street



## Listing Photos

**L1** 42586 W Venture Rd  
Maricopa, AZ 85138



Front

**L2** 43177 W Michaels Dr  
Maricopa, AZ 85138



Front



Front

## Sales Photos

**S1** 43540 W Rio Bravo Dr  
Maricopa, AZ 85138



Front

**S2** 43212 W Sunland Dr  
Maricopa, AZ 85138



Front

**S3** 43217 W Anne Ln  
Maricopa, AZ 85138



Front

### ClearMaps Addendum

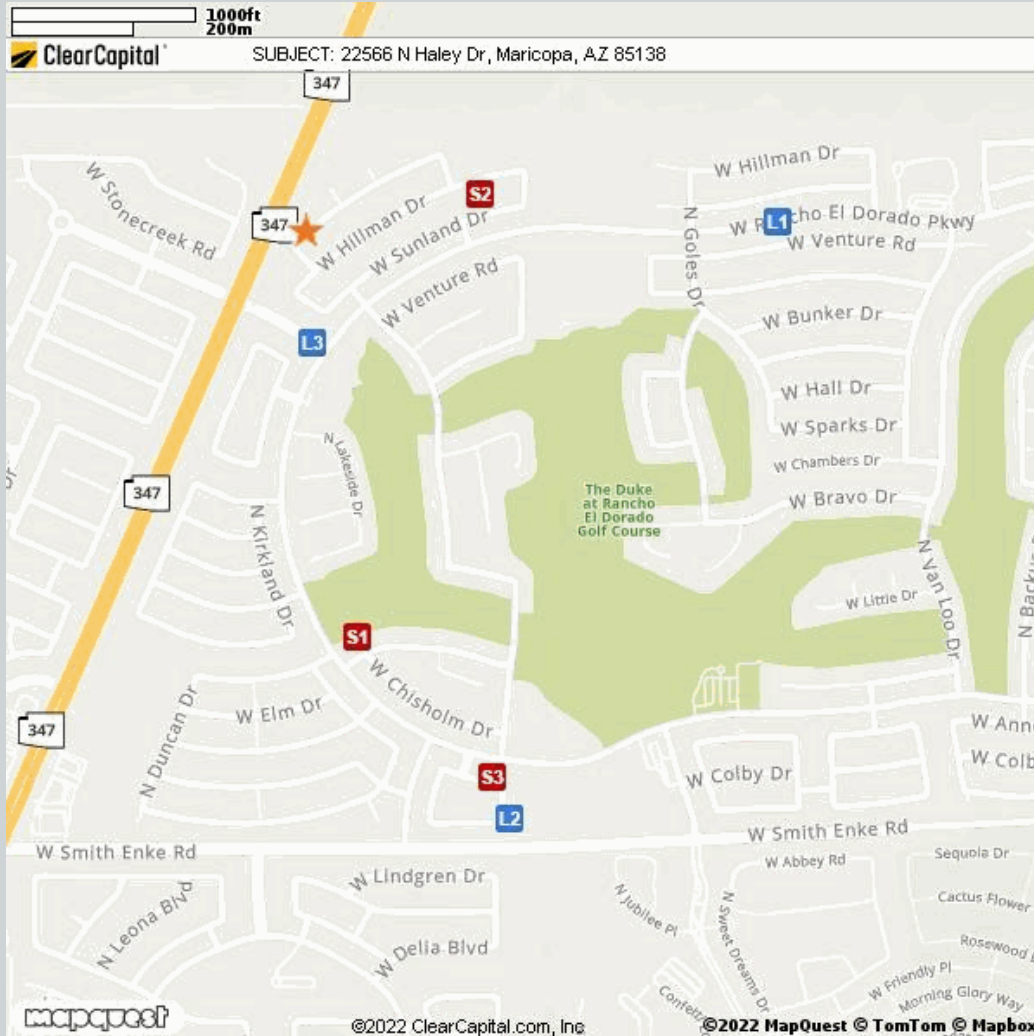
**Address** ★ 22566 N Haley Drive, Maricopa, AZ 85138

**Loan Number** 49018

**Suggested List** \$415,000

**Suggested Repaired** \$415,000

**Sale** \$415,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

★	Subject	22566 N Haley Drive, Maricopa, AZ 85138	--	Parcel Match
L1	Listing 1	42586 W Venture Rd, Maricopa, AZ 85138	0.69 Miles <sup>1</sup>	Parcel Match
L2	Listing 2	43177 W Michaels Dr, Maricopa, AZ 85138	0.89 Miles <sup>1</sup>	Parcel Match
L3	Listing 3	22333 N Kingston Dr, Maricopa, AZ 85138	0.15 Miles <sup>1</sup>	Parcel Match
S1	Sold 1	43540 W Rio Bravo Dr, Maricopa, AZ 85138	0.58 Miles <sup>1</sup>	Parcel Match
S2	Sold 2	43212 W Sunland Dr, Maricopa, AZ 85138	0.27 Miles <sup>1</sup>	Parcel Match
S3	Sold 3	43217 W Anne Ln, Maricopa, AZ 85138	0.82 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.

\*\*\* Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! \*\*\*

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

## Report Instructions - cont.

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.

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

<b>Broker Name</b>	Darrah Lannon	<b>Company/Brokerage</b>	Summit Real Estate Professionals
<b>License No</b>	BR558555000	<b>Address</b>	925 North Morrison Ave Casa Grande AZ 85122
<b>License Expiration</b>	02/28/2024	<b>License State</b>	AZ
<b>Phone</b>	5208400329	<b>Email</b>	darrah@summitrepros.com
<b>Broker Distance to Subject</b>	21.89 miles	<b>Date Signed</b>	04/08/2022

*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.**