

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	43570 W Colby Drive, Maricopa, AZ 85138	Order ID	8150785	Property ID	32601327
Inspection Date	04/25/2022	Date of Report	04/26/2022		
Loan Number	49175	APN	51220100		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Pinal		

Tracking IDs					
Order Tracking ID	04.22.22 BPO	Tracking ID 1	04.22.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	MARSHALL G YEE	Condition Comments Subject has been maintained and is showing no signs of immediate repairs ended.
R. E. Taxes	\$1,490	
Assessed Value	\$22,262	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Doors and windows locked)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	RANCHO EL DORADO	
Association Fees	\$67 / Month (Landscaping,Other: GOLF COURSE)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Neighborhood is a master planned community with common areas, parks and walking paths.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$186,000 High: \$524,000	
Market for this type of property	Increased 17 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	43570 W Colby Drive	41979 W Michaels Dr	42483 W Bunker Dr	21416 N Van Loo Dr
City, State	Maricopa, AZ	Maricopa, AZ	Maricopa, AZ	Maricopa, AZ
Zip Code	85138	85138	85138	85138
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.99 ¹	0.94 ¹	0.89 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$355,000	\$384,900	\$360,000
List Price \$	--	\$355,000	\$359,900	\$360,000
Original List Date		03/31/2022	02/15/2022	03/12/2022
DOM · Cumulative DOM	-- · --	6 · 26	36 · 70	17 · 45
Age (# of years)	20	17	19	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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,671	1,677	1,685	1,685
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	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	--	--	--	--
Lot Size	0.12 acres	0.14 acres	0.13 acres	0.11 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.

Current Listings - Cont.

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

- Listing 1** 3 bedroom 2 bath home at the desirable Rancho El Dorado in Maricopa is in a fantastic location. Close to restaurants, shopping, schools, parks & golfing at The Duke. You'll love the layout of this home. Your kitchen offers black appliances, granite counter tops, stunning cabinetry & an island/breakfast bar for extra prep & storage. Your spacious master suite offers a plethora of natural light, a walk in closet, dual vanity, direct access to your backyard from the bathroom, as well as a stand alone shower & soaking tub.
- Listing 2** 3 bedroom, 2 bathroom home located in the beautiful Rancho El Dorado Community. This home boasts high ceilings and provides a lot of room for entertaining. The kitchen has sleek appliances, a breakfast bar, and overlooks the living room making family time easy. Enjoy relaxing in the primary bedroom featuring an en suite bathroom with dual sinks and a walk-in closet. The backyard with mature trees has a covered patio and a large yard for family gatherings.
- Listing 3** 3 bed 2 bath open floorplan home with a tile entry and kitchen and baths. SS Appliances including a new microwave. Wood like floors in living, dining and family rooms. Brand new carpet in all bedrooms, new interior paint, new updated bathroom vanities and mirrors. Ceiling fans throughout bedrooms, family room and dining. Backyard completely redone with a covered patio and a extension of pavers.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	43570 W Colby Drive	21296 N Van Loo Dr	42550 W Colby Dr	42430 W Chambers Dr
City, State	Maricopa, AZ	Maricopa, AZ	Maricopa, AZ	Maricopa, AZ
Zip Code	85138	85138	85138	85138
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.90 ¹	0.66 ¹	0.85 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$333,000	\$337,000	\$350,000
List Price \$	--	\$333,000	\$337,000	\$350,000
Sale Price \$	--	\$350,000	\$365,000	\$365,000
Type of Financing	--	Cash	Conventional	Cash
Date of Sale	--	03/11/2022	03/08/2022	03/18/2022
DOM · Cumulative DOM	-- · --	3 · 45	27 · 46	34 · 38
Age (# of years)	20	17	19	18
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	1,671	1,684	1,527	1,684
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	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	--	--	--	--
Lot Size	0.12 acres	0.11 acres	0.13 acres	0.13 acres
Other	--	--	--	--
Net Adjustment	--	\$0	+\$6,480	\$0
Adjusted Price	--	\$350,000	\$371,480	\$365,000

* 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** 3 bed, 2 bath home in the Golf Community of Rancho El Dorado! Nestled on a cul-de-sac offering a 2 car garage and mature landscaped. Enter to discover a formal living & dining room w/bay window, inviting family room adjacent to the kitchen, two-tone paint throughout, tile floors w/carpet in bedrooms, tons of natural light, arch doorways, and vaulted ceilings that add to the spacious feel. The kitchen provides granite counters, a pantry, plenty of cabinets, and an island w/breakfast bar. Main bedroom has a walk-in closet and an ensuite with a separate tub/shower, dual sinks, & backyard access.
- Sold 2** single level home in a golf course community situated on a premium corner lot offering N/S exposure. Neutral interior tones, vaulted ceilings, plantation shutters, abundance of natural light and thoughtful floor plan. A spacious updated kitchen with granite countertops, abundance of cabinets, white appliances and pantry is open to the family room entertaining space. The primary suite has vaulted ceilings, walk-in closet, generous en-suite bath and private patio exit door.
- Sold 3** 3 bedroom home in Rancho El Dorado! Open concept floor plan with separate formal living room and family room. Spacious kitchen with dining area. Features include vaulted ceilings, North/South exposure, backyard covered patio, ceiling fans, separate master bath exit to the backyard, master walk-in closet,

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Last sold 4-21-2022			
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
03/30/2022	\$322,000	--	--	Sold	04/21/2022	\$335,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$365,000	\$365,000
Sales Price	\$364,900	\$364,900
30 Day Price	\$360,000	--
Comments Regarding Pricing Strategy		
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.		

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

Listing Photos

L1 41979 W Michaels Dr
Maricopa, AZ 85138



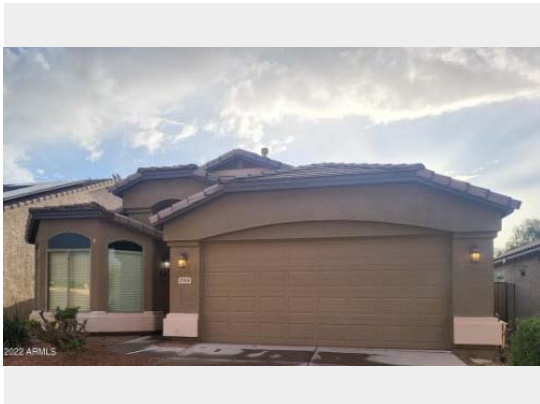
Front

L2 42483 W Bunker Dr
Maricopa, AZ 85138



Front

L3 21416 N Van Loo Dr
Maricopa, AZ 85138



Front

Sales Photos

S1 21296 N Van Loo Dr
Maricopa, AZ 85138



Front

S2 42550 W Colby Dr
Maricopa, AZ 85138



Front

S3 42430 W Chambers Dr
Maricopa, AZ 85138



Front

ClearMaps Addendum

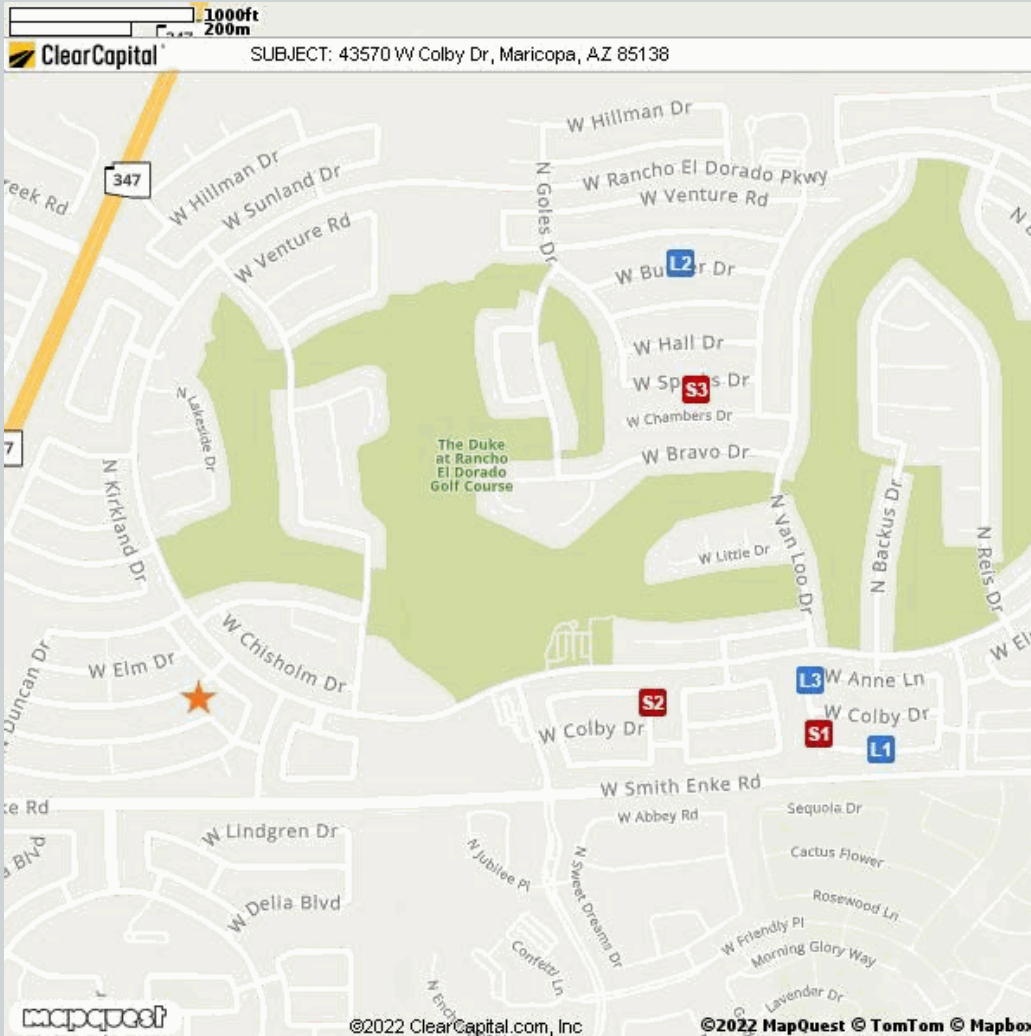
Address ★ 43570 W Colby Drive, Maricopa, AZ 85138

Loan Number 49175

Suggested List \$365,000

Suggested Repaired \$365,000

Sale \$364,900



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	43570 W Colby Drive, Maricopa, AZ 85138	--	Parcel Match
L1 Listing 1	41979 W Michaels Dr, Maricopa, AZ 85138	0.99 Miles ¹	Parcel Match
L2 Listing 2	42483 W Bunker Dr, Maricopa, AZ 85138	0.94 Miles ¹	Parcel Match
L3 Listing 3	21416 N Van Loo Dr, Maricopa, AZ 85138	0.89 Miles ¹	Parcel Match
S1 Sold 1	21296 N Van Loo Dr, Maricopa, AZ 85138	0.90 Miles ¹	Parcel Match
S2 Sold 2	42550 W Colby Dr, Maricopa, AZ 85138	0.66 Miles ¹	Parcel Match
S3 Sold 3	42430 W Chambers Dr, Maricopa, AZ 85138	0.85 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.

*** 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

Broker Name	Darrah Lannon	Company/Brokerage	Summit Real Estate Professionals
License No	BR558555000	Address	925 North Morrison Ave Casa Grande AZ 85122
License Expiration	02/28/2024	License State	AZ
Phone	5208400329	Email	darrah@summitrepros.com
Broker Distance to Subject	21.39 miles	Date Signed	04/25/2022

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.