

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>	45585 W Dirk Street, Maricopa, AZ 85139	<b>Order ID</b>	9103445	<b>Property ID</b>	34969380
<b>Inspection Date</b>	01/10/2024	<b>Date of Report</b>	01/17/2024		
<b>Loan Number</b>	49249	<b>APN</b>	51233161		
<b>Borrower Name</b>	Champery Rental REO LLC	<b>County</b>	Pinal		

**Tracking IDs**

<b>Order Tracking ID</b>	1.9_UpdatedAtlasBPOs	<b>Tracking ID 1</b>	1.9_UpdatedAtlasBPOs
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	BRECKENRIDGE PROPERTY FUND 2016 LLC	<b>Condition Comments</b> Subject has been maintained and is showing no signs of immediate repairs needed. Conforms to the neighborhood.
<b>R. E. Taxes</b>	\$3,065	
<b>Assessed Value</b>	\$28,252	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(Doors and windows locked)		
<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>	MARICOPA MEADOWS	
<b>Association Fees</b>	\$55 / Month (Landscaping)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

**Neighborhood & Market Data**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Neighborhood is a master planned community with common areas, parks and walking paths.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$265,000 High: \$525,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	45585 W Dirk Street	45733 W Barbara Ln	45165 W Horse Mesa Rd	46136 W Ranch Rd
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.	--	0.18 <sup>1</sup>	0.58 <sup>1</sup>	0.64 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$420,000	\$459,000	\$485,000
List Price \$	--	\$420,000	\$459,000	\$469,900
Original List Date		09/15/2023	12/18/2023	08/29/2023
DOM · Cumulative DOM	-- · --	117 · 124	23 · 30	133 · 141
Age (# of years)	17	19	18	19
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 Contemporary	2 Stories Contemporary	2 Stories contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,745	2,757	2,569	2,816
Bdrm · Bths · ½ Bths	5 · 2 · 1	5 · 3	4 · 3	4 · 3
Total Room #	9	9	9	9
Garage (Style/Stalls)	Attached 2 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	Pool - Yes
Lot Size	0.13 acres	0.12 acres	0.14 acres	0.17 acres
Other	--	--	--	--

\* Listing 1 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** patio area. The heart of the home lies in the center kitchen island, accompanied by a pantry/laundry room and an abundance of pristine white cabinets. Adding to the allure, you'll discover handsome engineered wood floors and a bright breakfast area that bathes the space in natural light. The bedrooms are impressively sized, offering ample storage space in the closets, and are serviced by two and a half bathrooms.
- Listing 2** 4-bedroom, 3-bathroom home, built with 2 X ^ construction and Energy Star certified, offers modern living with a spacious 3-car garage. The open-concept living area, luxurious finishes, and versatile loft space create a comfortable and stylish living experience. Upstairs, the bedrooms provide ample space for a restful night's sleep. The private pool is a true highlight, perfect for relaxing and entertaining
- Listing 3** 4 bed 3 bath 3 car garage home with a beautiful backyard and pool. The kitchen is a chef's dream, complete with granite counters, pantry, and mosaic tile backsplash. The breakfast bar overlooks the great room, accented with a gas fireplace. Upgraded tile and laminate flooring throughout, with carpet only in 2 bedrooms. There is a downstairs bedroom and full bath.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	45585 W Dirk Street	45777 W Morning View Ln	44865 W Applegate Rd	17705 N Madison Rd
<b>City, State</b>	Maricopa, AZ	Maricopa, AZ	Maricopa, AZ	Maricopa, AZ
<b>Zip Code</b>	85139	85139	85139	85139
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.24 <sup>1</sup>	0.85 <sup>1</sup>	0.55 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$400,000	\$455,000	\$499,999
<b>List Price \$</b>	--	\$379,900	\$448,000	\$499,999
<b>Sale Price \$</b>	--	\$379,900	\$444,500	\$499,999
<b>Type of Financing</b>	--	Va	Fha	Va
<b>Date of Sale</b>	--	09/25/2023	09/07/2023	10/27/2023
<b>DOM · Cumulative DOM</b>	-- · --	67 · 67	21 · 63	20 · 27
<b>Age (# of years)</b>	17	19	19	17
<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>	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,745	2,676	2,615	2,777
<b>Bdrm · Bths · ½ Bths</b>	5 · 2 · 1	3 · 3	4 · 3	4 · 2 · 1
<b>Total Room #</b>	9	9	9	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 4 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>	0.13 acres	0.15 acres	0.11 acres	0.17 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$4,485	-\$11,550	-\$22,080
<b>Adjusted Price</b>	--	\$384,385	\$432,950	\$477,919

\* Sold 2 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** 3 bed, 2.5 bath, designer paint, carpet in all the right places, cozy loft, and so much natural light. Well maintained eat-in kitchen offers cherry cabinetry with crown molding, granite counter-tops, upgraded stainless steel appliances, recessed lighting, pantry, and breakfast bar. Huge double-door master suite has a spotless full bath with dual sinks, separate tub, step-in shower, and walk-in closet. Spacious backyard with pavers, built in BBQ island, and covered patio.
- Sold 2** New Exterior Paint! Owned Solar. 4 bed 3 full bath, loft home has many upgrades. One bedroom on the main level, formal dining room and living room area, family room, loft that walks out to your balcony and an amazing kitchen with upgraded cabinets, pantry and island.
- Sold 3** 4-bedroom, 2.5-bath home with a 4-car garage, blending comfort, entertainment, and relaxation in a meticulously designed setting. Inside, the open-concept floor plan features a kitchen with modern finishes and stainless steel appliances, while an upstairs coffee bar

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Rental property			
<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>	0						
<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>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$445,000	\$445,000
<b>Sales Price</b>	\$440,000	\$440,000
<b>30 Day Price</b>	\$430,000	--
<b>Comments Regarding Pricing Strategy</b>		
The suggested comps at 45762 W Tucker Rd, Maricopa, AZ 85139 is not usable because it is very dated and does not give an accurate value.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	The value variance is due to the prior report providing comps inferior to the subject in condition. The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported.
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## Subject Photos



Front



Address Verification



Side



Side



Street



Street



## Listing Photos

**L1** 45733 W Barbara Ln  
Maricopa, AZ 85139



Front

**L2** 45165 W Horse Mesa Rd  
Maricopa, AZ 85139



Front

**L3** 46136 W Ranch Rd  
Maricopa, AZ 85139



Front



## Sales Photos

**S1** 45777 W Morning View Ln  
Maricopa, AZ 85139



Front

**S2** 44865 W Applegate Rd  
Maricopa, AZ 85139



Front

**S3** 17705 N Madison Rd  
Maricopa, AZ 85139



Front

## ClearMaps Addendum

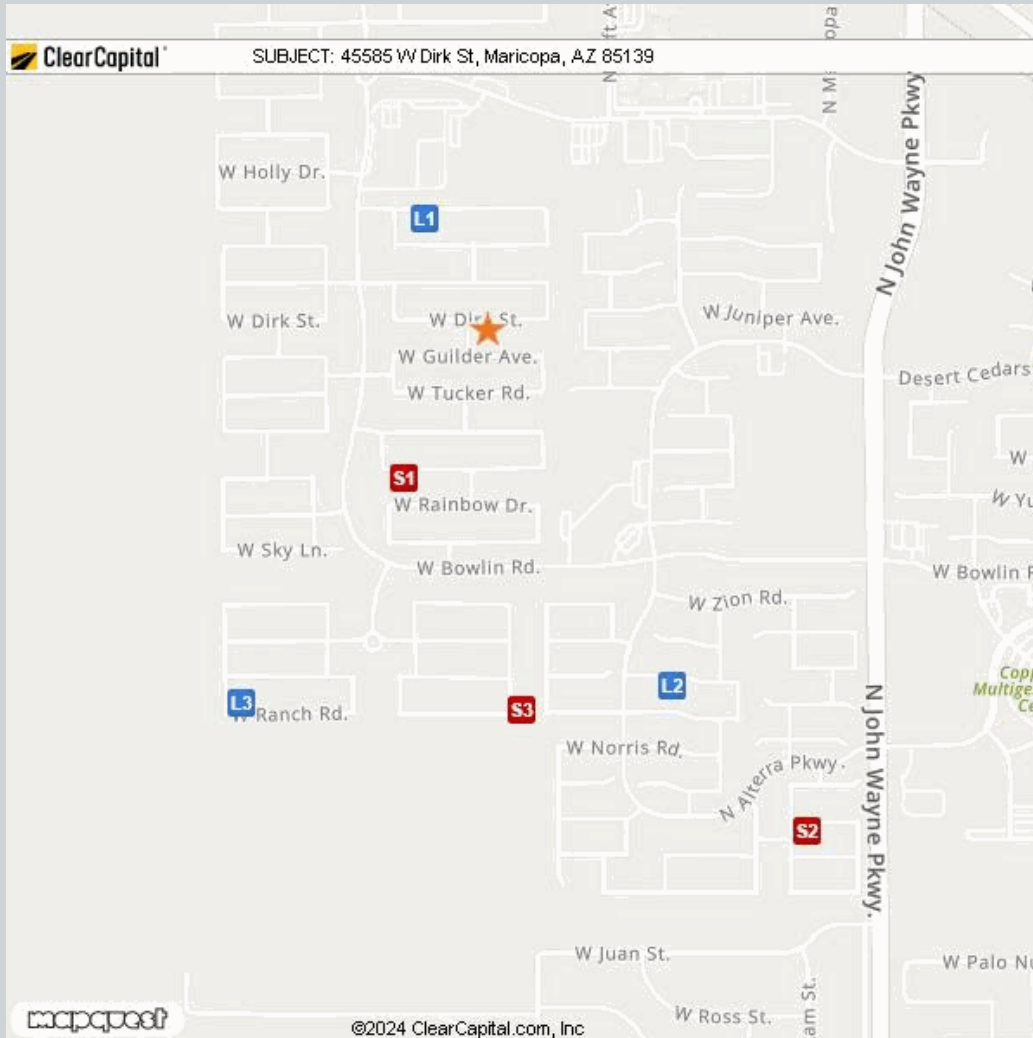
**Address** ★ 45585 W Dirk Street, Maricopa, AZ 85139

**Loan Number** 49249

**Suggested List** \$445,000

**Suggested Repaired** \$445,000

**Sale** \$440,000



### Comparable

### Address

### Miles to Subject

### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	45585 W Dirk Street, Maricopa, AZ 85139	--	Parcel Match
L1 Listing 1	45733 W Barbara Ln, Maricopa, AZ 85139	0.18 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	45165 W Horse Mesa Rd, Maricopa, AZ 85139	0.58 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	46136 W Ranch Rd, Maricopa, AZ 85139	0.64 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	45777 W Morning View Ln, Maricopa, AZ 85139	0.24 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	44865 W Applegate Rd, Maricopa, AZ 85139	0.85 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	17705 N Madison Rd, Maricopa, AZ 85139	0.55 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.

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

<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>	02/29/2024	<b>License State</b>	AZ
<b>Phone</b>	5208400329	<b>Email</b>	darrah@summitrepros.com
<b>Broker Distance to Subject</b>	21.38 miles	<b>Date Signed</b>	01/17/2024

*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.**