

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>	42364 W Colby Drive, Maricopa, AZ 85138	<b>Order ID</b>	8137123	<b>Property ID</b>	32573187
<b>Inspection Date</b>	04/19/2022	<b>Date of Report</b>	04/19/2022		
<b>Loan Number</b>	49287	<b>APN</b>	51214235		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Pinal		

Tracking IDs					
<b>Order Tracking ID</b>	04.19.22 BPO	<b>Tracking ID 1</b>	04.19.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	ANGELA R GREER	<b>Condition Comments</b> Subject has been maintained and is showing no signs of immediate repairs needed.
<b>R. E. Taxes</b>	\$2,462	
<b>Assessed Value</b>	\$24,053	
<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>	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> 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: \$185,000 High: \$515,000	
<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>	42364 W Colby Drive	42284 W Colby Dr	43837 W Wolf Dr	41924 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>	--	0.05 <sup>1</sup>	1.03 <sup>1</sup>	0.25 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$379,900	\$400,000	\$425,000
<b>List Price \$</b>	--	\$379,900	\$400,000	\$424,900
<b>Original List Date</b>		03/18/2022	02/27/2022	03/25/2022
<b>DOM · Cumulative DOM</b>	-- · --	32 · 32	3 · 51	25 · 25
<b>Age (# of years)</b>	17	17	19	16
<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>	2,031	2,031	2,176	2,156
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	8	8	8	8
<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>	--	--	--	--
<b>Lot Size</b>	0.12 acres	0.12 acres	0.16 acres	0.12 acres
<b>Other</b>	--	--	--	--

\* 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** 3 bedroom, 2.5 bath home. Features include living/dining room, family room, eat-in kitchen, loft, 2 car garage, covered patio, low maintenance landscaping front and back. This home has new carpets, recent paint, new stainless steel appliances, and more.
- Listing 2** large family room and kitchen with ample storage. You'll find a half bath also on the main level. Upstairs, there's a study alcove plus 3 generous bedrooms and 2 good-sized bathrooms. Bedroom 3 has a bay window. The big backyard has an extended covered patio and pavers.
- Listing 3** 4 bedroom 2.5 bath home in Rancho El Dorado has all you could want and is move in ready. . Upon entering, you will be greeted by the vaulted formal dining. The stylish eat-in kitchen is complete w/plenty of cabinetry, granite counters, breakfast bar & comes w/ Stainless Steel appliances. The adjacent living room is the perfect area for everyone in the family to gather & relax. Master bedroom offers spacious Walk-in Closet & spa like en suite w/dual vanity & seperate tub & shower.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	42364 W Colby Drive	43911 W Wade Dr	21367 N Falcon Ln	42013 W Colby 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>	--	1.01 <sup>1</sup>	0.33 <sup>1</sup>	0.18 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$379,900	\$389,900	\$389,900
<b>List Price \$</b>	--	\$379,900	\$383,900	\$389,900
<b>Sale Price \$</b>	--	\$379,900	\$389,900	\$398,000
<b>Type of Financing</b>	--	Cash	Conventional	Cash
<b>Date of Sale</b>	--	01/11/2022	03/01/2022	03/31/2022
<b>DOM · Cumulative DOM</b>	-- · --	15 · 22	53 · 61	42 · 42
<b>Age (# of years)</b>	17	19	17	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>	2,031	2,166	2,156	2,155
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	8	9	9	8
<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>	--	--	--	--
<b>Lot Size</b>	0.12 acres	0.17 acres	0.12 acres	0.11 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$6,075	-\$5,625	-\$5,580
<b>Adjusted Price</b>	--	\$373,825	\$384,275	\$392,420

\* 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** 4 bedroom, 2.5 bath home in the popular Rancho El Dorado. This home is light and bright and ready for the new owners. Brand new vinyl plank wood like flooring throughout the main level, brand new neutral carpet upstairs, brand new paint throughout the entire home and garage. Exterior of home repainted within the last 2 years. This home features large vaulted ceilings, a formal living and dining space, kitchen and eat in kitchen and oversized great room.
- Sold 2** 4 bedroom, 2 1/2 bath beauty boasts two stories, large closets, and plenty of storage space. Fresh facelift in 2020 with new floors and paint throughout.
- Sold 3** 4 bed, 2.5 bath home in Maricopa! Starting from the stunning freshly painted façade, 2 car garage, & lovely desert landscape. Come inside this beauty and you'll instantly notice the airy and spacious feel provided by tall vaulted ceilings, fresh paint, bay windows, and new carpet throughout the entire home. A living/dining room is perfect for formal entertaining. There's also a separate family room to add to your entertaining options.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Last sold 4-18-22			
<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>
02/09/2022	\$375,000	02/13/2022	\$385,000	Sold	04/18/2022	\$367,500	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$385,000	\$385,000
<b>Sales Price</b>	\$385,000	\$385,000
<b>30 Day Price</b>	\$380,000	--
<b>Comments Regarding Pricing Strategy</b>		
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** 42284 W Colby Dr  
Maricopa, AZ 85138



Front

**L2** 43837 W Wolf Dr  
Maricopa, AZ 85138



Front

**L3** 41924 W Anne Ln  
Maricopa, AZ 85138



Front



## Sales Photos

**S1** 43911 W Wade Dr  
Maricopa, AZ 85138



Front

**S2** 21367 N Falcon Ln  
Maricopa, AZ 85138



Front

**S3** 42013 W Colby Dr  
Maricopa, AZ 85138



Front

### ClearMaps Addendum

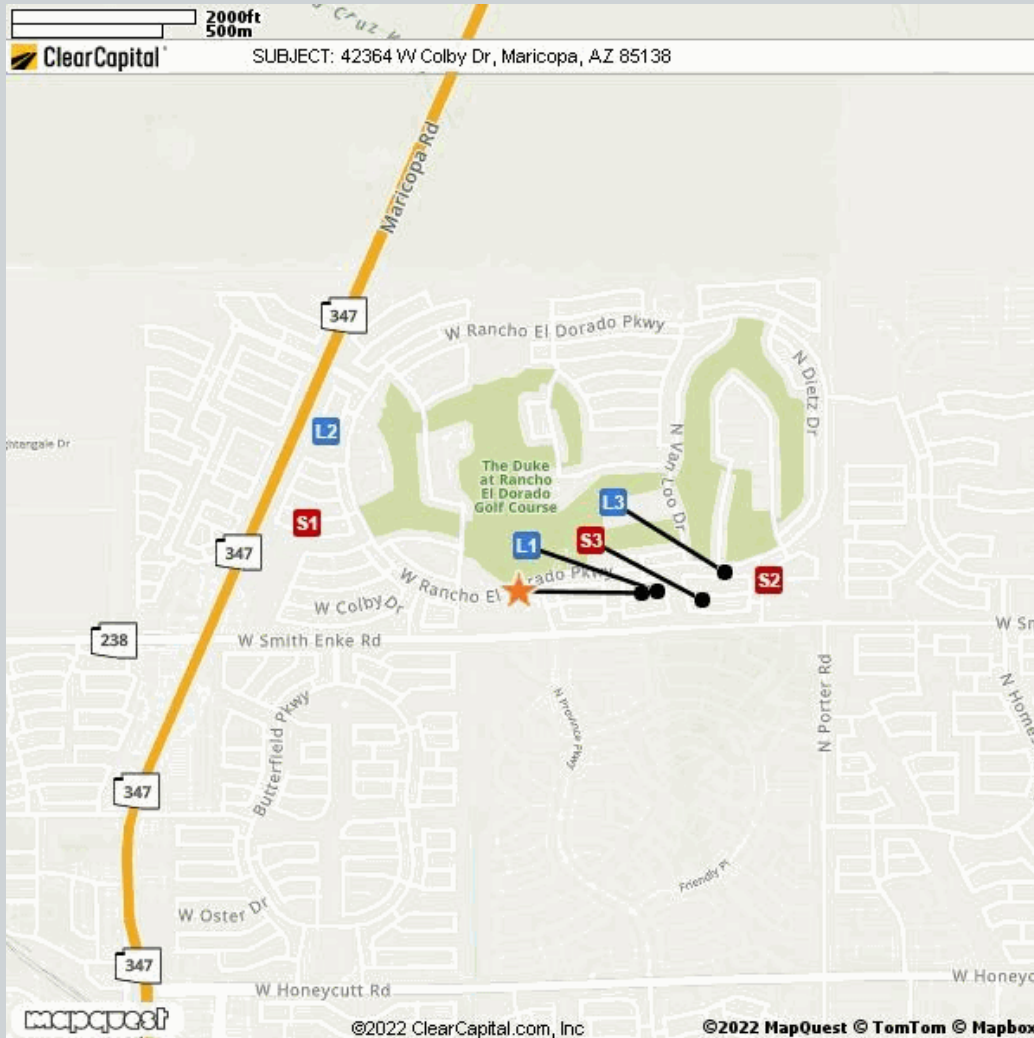
**Address** ★ 42364 W Colby Drive, Maricopa, AZ 85138

**Loan Number** 49287

**Suggested List** \$385,000

**Suggested Repaired** \$385,000

**Sale** \$385,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	42364 W Colby Drive, Maricopa, AZ 85138	--	Parcel Match
L1 Listing 1	42284 W Colby Dr, Maricopa, AZ 85138	0.05 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	43837 W Wolf Dr, Maricopa, AZ 85138	1.03 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	41924 W Anne Ln, Maricopa, AZ 85138	0.25 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	43911 W Wade Dr, Maricopa, AZ 85138	1.01 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	21367 N Falcon Ln, Maricopa, AZ 85138	0.33 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	42013 W Colby Dr, Maricopa, AZ 85138	0.18 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>	20.78 miles	<b>Date Signed</b>	04/19/2022

*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.**