

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	11745 W Hadley Street, Avondale, AZ 85323	Order ID	8151027	Property ID	32602015
Inspection Date	04/25/2022	Date of Report	04/25/2022		
Loan Number	49368	APN	500-95-258		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Maricopa		

Tracking IDs					
Order Tracking ID	04.25.22 BPO	Tracking ID 1	04.25.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	FRANCIS GUNTER	Condition Comments	
R. E. Taxes	\$2,228	SUBJECT IS LOCATED WITHIN A SUBURBAN AREA WITH RESIDENTIAL AND MOUNTAIN VIEWS. IN CLOSE PROXIMITY TO HIGHWAYS, SUPERMARKETS, MOUNTAIN VIEWS, SCHOOLS AND PARKS. SUBJECT IS IN AVERAGE CONDITION WITH NO VISIBLE REPAIRS NECESSARY. SUBJECT CONFORMS TO NEIGHBORING PROPERTIES IN QUALITY, AGE, SIZE AND STYLE.	
Assessed Value	\$22,450		
Zoning Classification	RESIDENTIAL		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	GLENHURST 480-551-4300		
Association Fees	\$62 / Month (Greenbelt)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	NEIGHBORHOOD IS LOCATED WITHIN A SUBURBAN AREA IN CLOSE PROXIMITY TO HIGHWAYS, SUPERMARKETS, SCHOOLS AND PARKS. NEIGHBORHOOD MARKET TRENDS AND CONDITIONS ARE STABLE AND DRIVEN BY FAIR MARKET VALUES. COMPARABLE PROPERTIES UTILIZED WITHIN THE REPORT HAVE BEEN EITHER LISTED OR SOLD WITHIN THE LAST 6 MONTHS TO REFLECT CURRENT MARKET TRENDS. DUE TO THE LACK OF COMPARABLE PROPERTIES WITHIN THE SUGGESTED GUIDELINES IT WAS NECESSARY TO EXCEED REQUIREMENTS.	
Sales Prices in this Neighborhood	Low: \$475,000 High: \$536,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	11745 W Hadley Street	1713 S 121st Dr	11855 W Cypress St	11406 W Crimson Ln
City, State	Avondale, AZ	Avondale, AZ	Avondale, AZ	Avondale, AZ
Zip Code	85323	85323	85392	85392
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.84 ¹	2.18 ¹	3.53 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$480,000	\$535,000	\$556,000
List Price \$	--	\$480,000	\$53,500	\$536,000
Original List Date		04/24/2022	03/22/2022	03/18/2022
DOM · Cumulative DOM	-- · --	1 · 1	16 · 34	38 · 38
Age (# of years)	17	19	16	30
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 2 STORY	2 Stories 2 STORY	2 Stories 2 STORY	2 Stories 2 STORY
# Units	1	1	1	1
Living Sq. Feet	2,393	2,449	2,448	2,501
Bdrm · Bths · ½ Bths	5 · 2 · 1	5 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	8	8	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	Pool - Yes	Pool - Yes	Pool - Yes	Pool - Yes
Lot Size	0.15 acres	0.23 acres	0.16 acres	0.17 acres
Other	NONE	NONE	NONE	NONE

* Listing 1 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.

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

Listing 1 LISTING IS SIMILAR TO SUBJECT IN REGARDS TO LOCATION, VIEWS, BEDROOM COUNT, FULL BATHROOM COUNT, AGE, POOL AND AVERAGE CONDITION. TOTAL GROSS LIVING AREA IS SLIGHTLY LARGER THAN SUBJECT HOWEVER WELL WITHIN A 3% DIFFERENCE BETWEEN UNITS.

Listing 2 LISTING IS SIMILAR TO SUBJECT IN REGARDS TO LOCATION, VIEWS, MINUS ONE BEDROOM COUNT, FULL BATHROOM COUNT, AGE, POOL AND AVERAGE CONDITION. TOTAL GROSS LIVING AREA IS SLIGHTLY LARGER THAN SUBJECT HOWEVER WELL WITHIN A 3% DIFFERENCE BETWEEN UNITS.

Listing 3 LISTING IS SIMILAR TO SUBJECT IN REGARDS TO LOCATION, VIEWS, MINUS ONE BEDROOM COUNT, FULL BATHROOM COUNT, AGE, POOL AND AVERAGE CONDITION. TOTAL GROSS LIVING AREA IS SLIGHTLY LARGER THAN SUBJECT HOWEVER WELL WITHIN A 5% DIFFERENCE BETWEEN UNITS.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	11745 W Hadley Street	12209 W Riverside Ave	12257 W Monroe St	402-S 113th Ave
City, State	Avondale, AZ	Tolleson, AZ	Avondale, AZ	Avondale, AZ
Zip Code	85323	85353	85323	85323
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.84 ¹	0.83 ¹	0.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$475,000	\$525,000	\$517,200
List Price \$	--	\$475,000	\$525,000	\$517,200
Sale Price \$	--	\$475,000	\$525,000	\$530,000
Type of Financing	--	Va	Conventional	Va
Date of Sale	--	02/15/2022	04/22/2022	12/28/2021
DOM · Cumulative DOM	-- · --	70 · 70	146 · 177	14 · 39
Age (# of years)	17	15	20	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	2 Stories 2 STORY	2 Stories 2 STORY	2 Stories 2 STORY	2 Stories 2 STORY
# Units	1	1	1	1
Living Sq. Feet	2,393	2,477	2,650	2,479
Bdrm · Bths · ½ Bths	5 · 2 · 1	5 · 2 · 1	4 · 3	4 · 3
Total Room #	8	8	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	Pool - Yes	--	Pool - Yes	Pool - Yes
Lot Size	0.15 acres	0.15 acres	0.14 acres	0.26 acres
Other	NONE	NONE	NONE	NONE
Net Adjustment	--	-\$492	-\$1,443	-\$5,089
Adjusted Price	--	\$474,508	\$523,557	\$524,911

* 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** COMPARABLE PROPERTY IS SIMILAR TO SUBJECT IN REGARDS TO LOCATION, VIEWS, BEDROOM COUNT, FULL BATHROOM COUNT, AGE, POOL AND AVERAGE CONDITION. TOTAL GROSS LIVING AREA IS SLIGHTLY LARGER THAN SUBJECT HOWEVER WELL WITHIN A 4% DIFFERENCE BETWEEN UNITS. ADJUSTMENTS HAVE BEEN MADE TO REFLECT DIFFERNCES IN TOTAL GROSS LIVING AREA AND LOT SIZE BETWEEN SUBJECT AND COMPARABLE UNIT.
- Sold 2** COMPARABLE PROPERTY IS SIMILAR TO SUBJECT IN REGARDS TO LOCATION, VIEWS, MINUS ONE BEDROOM COUNT, ONE ADDITIONAL FULL BATHROOM COUNT, AGE, POOL AND AVERAGE CONDITION. TOTAL GROSS LIVING AREA IS SLIGHTLY LARGER THAN SUBJECT HOWEVER WELL WITHIN A 11% DIFFERENCE BETWEEN UNITS. ADJUSTMENTS HAVE BEEN MADE TO REFLECT DIFFERNCES IN TOTAL GROSS LIVING AREA AND LOT SIZE BETWEEN SUBJECT AND COMPARABLE UNIT.
- Sold 3** COMPARABLE PROPERTY IS SIMILAR TO SUBJECT IN REGARDS TO LOCATION, VIEWS, BEDROOM COUNT, ONE ADDITIONAL FULL BATHROOM COUNT, AGE, POOL AND AVERAGE CONDITION. TOTAL GROSS LIVING AREA IS SLIGHTLY LARGER THAN SUBJECT HOWEVER WELL WITHIN A 4% DIFFERENCE BETWEEN UNITS. ADJUSTMENTS HAVE BEEN MADE TO REFLECT DIFFERNCES IN TOTAL GROSS LIVING AREA AND LOT SIZE BETWEEN SUBJECT AND COMPARABLE UNIT.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				LAST KNOWN SALE DATE: 04/22/2022 LAST KNOWN SALE PRICE: \$460000			
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
03/09/2022	\$475,000	04/08/2022	\$475,000	Sold	04/22/2022	\$460,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$520,000	\$520,000
Sales Price	\$520,000	\$520,000
30 Day Price	\$515,000	--
Comments Regarding Pricing Strategy		
PRICE CONCLUSION HAS BEEN BASED ON COMPARABLE PROPERTIES WITHIN A CLOSE PROXIMITY TO SUBJECT LOT.		

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



Street

Listing Photos

L1 1713 S 121ST DR
Avondale, AZ 85323



Front

L2 11855 W CYPRESS ST
Avondale, AZ 85392



Front

L3 11406 W CRIMSON LN
Avondale, AZ 85392



Front

Sales Photos

S1 12209 W RIVERSIDE AVE
Tolleson, AZ 85353



Front

S2 12257 W MONROE ST
Avondale, AZ 85323



Front

S3 402-S 113TH AVE
Avondale, AZ 85323



Front

ClearMaps Addendum

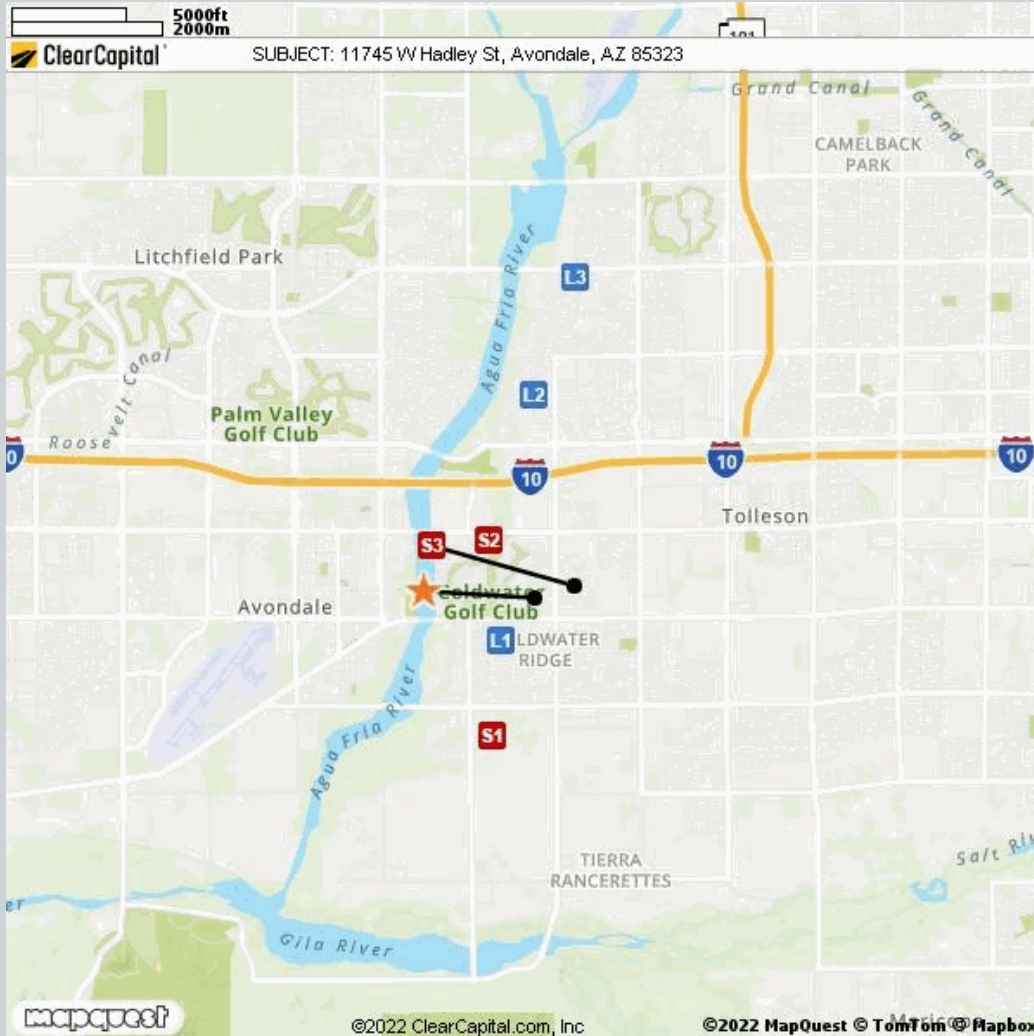
Address ★ 11745 W Hadley Street, Avondale, AZ 85323

Loan Number 49368

Suggested List \$520,000

Suggested Repaired \$520,000

Sale \$520,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	11745 W Hadley Street, Avondale, AZ 85323	--	Parcel Match
L1 Listing 1	1713 S 121st Dr, Avondale, AZ 85323	0.84 Miles ¹	Parcel Match
L2 Listing 2	11855 W Cypress St, Avondale, AZ 85392	2.18 Miles ¹	Parcel Match
L3 Listing 3	11406 W Crimson Ln, Avondale, AZ 85392	3.53 Miles ¹	Parcel Match
S1 Sold 1	12209 W Riverside Ave, Tolleson, AZ 85353	1.84 Miles ¹	Parcel Match
S2 Sold 2	12257 W Monroe St, Avondale, AZ 85323	0.83 Miles ¹	Parcel Match
S3 Sold 3	402-S 113th Ave, Avondale, AZ 85323	0.48 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	Alejandrina Billings	Company/Brokerage	ALEJANDRINA BILLINGS
License No	SA662756000	Address	11640 W Ventura St El Mirage AZ 85335
License Expiration	06/30/2022	License State	AZ
Phone	7085743095	Email	alej.billings@gmail.com
Broker Distance to Subject	11.93 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.