## **DRIVE-BY BPO**

### **10306 W MIDNIGHT DRIVE**

ARIZONA CITY, AZ 85123

**52310** Loan Number

**\$260,000**• As-Is Value

by ClearCapital

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 Inspection Date Loan Number Borrower Name	10306 W Midnight Drive, Arizona City, AZ 85123 02/01/2023 52310 Breckenridge Property Fund 2016 LLC	Order ID Date of Report APN County	8600607 02/01/2023 40712814B Pinal	Property ID	33863943
Tracking IDs					
Order Tracking ID	01.31.23 BPO Request	Tracking ID 1	01.31.23 BPO Req	uest	
Tracking ID 2		Tracking ID 3			

General Conditions						
Owner	STELLA B SANCHEZ	Condition Comments				
R. E. Taxes	\$1,024	Subject has been maintained and is showing no signs of				
Assessed Value	\$16,947	immediate repairs needed.				
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	No					
Visible From Street	Visible					
Road Type	Public					

Neighborhood & Market Data				
Location Type	Suburban	Neighborhood Comments		
Local Economy	Stable	Neighborhood is in a more rural area with no HOA.		
Sales Prices in this Neighborhood	Low: \$135,000 High: \$390,000			
Market for this type of property	Decreased 6 % in the past 6 months.			
Normal Marketing Days	<90			

Client(s): Wedgewood Inc

Property ID: 33863943

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	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	10306 W Midnight Drive	14432 S Amado Blvd	14432 S Amado Blvd	9733 W Lapaz Ln
City, State	Arizona City, AZ	Arizona City, AZ	Arizona City, AZ	Arizona City, AZ
Zip Code	85123	85123	85123	85123
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.		0.31 1	0.31 1	0.78 1
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$260,000	\$284,900	\$315,000
List Price \$		\$255,000	\$255,000	\$295,000
Original List Date		11/09/2022	11/09/2022	08/01/2022
DOM · Cumulative DOM	·	70 · 84	84 · 84	183 · 184
Age (# of years)	33	25	25	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	1,696	1,521	1,521	1,667
Bdrm · Bths · ½ Bths	3 · 3	3 · 2	3 · 2	4 · 2
Total Room #	7	6	6	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				

<sup>\*</sup> Listing 3 is the most comparable listing to the subject.

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Property ID: 33863943

<sup>&</sup>lt;sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>&</sup>lt;sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>&</sup>lt;sup>3</sup> Subject \$/ft based upon as-is sale price.

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#### Current Listings - Cont.

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

- Listing 1 open floor plan with a HUGE living area! Kitchen/Dining and bathrooms have tile flooring and wood flooring throughout the rest of the house. Extra large covered patio with ceiling fan. Grassy areas in back yard with concrete walkways all the way around. Mature landscaping with watering system (conveys as-is). Room for a storage shed and there's also a concrete pad for parking next to the RV gate. 2 car garage has a separate exit out to the side of the house.
- **Listing 2** single story house is ready to be YOUR home!! Come and see this 4 bedroom house with an updated kitchen! It has beautiful granite countertops and stainless steel appliances! The house also features stunning wood plank tile in all the right places! New carpet and fresh paint.
- **Listing 3** 4 Br 2 bath home on a large corner lot! This home features a spacious living room, Vaulted Ceilings, Carpeted Bedrooms, Tile in all other areas, Open kitchen and dining room with large walk in pantry, and French doors that lead out to a covered patio to enjoy the privacy of your backyard. RV gate and Plenty of room to park your toys or RV!

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	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	10306 W Midnight Drive	10717 W Arivaca Dr	9929 W Mission Dr	9782 W Wenden Dr
City, State	Arizona City, AZ	Arizona City, AZ	Arizona City, AZ	Arizona City, AZ
Zip Code	85123	85123	85123	85123
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.		0.85 1	0.89 1	0.34 1
Property Type	SFR	SFR	SFR	SFR
Original List Price \$		\$299,900	\$299,900	\$349,900
List Price \$		\$254,900	\$259,900	\$269,900
Sale Price \$		\$255,000	\$259,900	\$260,000
Type of Financing		Conventional	Fha	Cash
Date of Sale		01/03/2023	12/19/2022	01/12/2023
DOM · Cumulative DOM		117 · 132	35 · 75	181 · 213
Age (# of years)	33	19	23	27
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	1,696	1,598	1,657	1,765
Bdrm · Bths · ½ Bths	3 · 3	3 · 2	4 · 2	3 · 2
Total Room #	7	6	7	6
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	0.39 acres	0.20 acres	0.15 acres	0.43 acres
Other				
Net Adjustment		+\$4,235	+\$425	+\$600
Adjusted Price		\$259,235	\$260,325	\$260,600

<sup>\*</sup> Sold 3 is the most comparable sale to the subject.

<sup>&</sup>lt;sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>&</sup>lt;sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>&</sup>lt;sup>3</sup> Subject \$/ft based upon as-is sale price.

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#### Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1 2-car garage, and an RV gate. The interior boasts a neutral palette, tile floors in all right places, carpeted bedrooms, and a welcoming great room. The bright eat-in kitchen features wood cabinets, SS appliances, plenty of counter space, and a breakfast bar. The primary bedroom has a soothing palette, a private bathroom w/dual stone-accented sink, and a walk-in closet. Adjustments were +\$4410 for GLA, +\$2500 for bathroom, -\$7000 for age, +\$4325 for lot
- **Sold 2** Single level, 4 bedroom home for your family or your retirement home. Home was painted inside and outside in 2018, Refrigerator and range were replaced then as well. Split Master bedroom, Tile countertops and a great storage shed in the back (shelves stay) and raised garden boxes. Adjustments were -\$5000 for age, +\$5425 for lot
- Sold 3 LARGE LOT with RV Parking!!! Welcome home! Single story 3 bed 2 bath with 2 car garage. Open layout with wet bar in the living room! Kitchen with breakfast nook, granite counters, and stainless steel appliances. Luxury vinyl plank and new carpet throughout! Corner lot with pass through driveway. Large covered patio. Adjustments were +\$4410 for GLA, +\$2500 for bathroom, -\$3000 for age,

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Subject Sale	es & Listing His	tory					
Current Listing S	tatus	Not Currently I	_isted	Listing Histor	y Comments		
Listing Agency/F	irm			None			
Listing Agent Na	me						
Listing Agent Ph	one						
# of Removed Lis Months	stings in Previous 12	0					
# of Sales in Pre Months	vious 12	0					
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy					
	As Is Price	Repaired Price			
Suggested List Price	\$260,000	\$260,000			
Sales Price	\$260,000	\$260,000			
30 Day Price	\$250,000				
Comments Regarding Pricing Strategy					

The comparables used for this report are the most recent sales within the same subdivision of the subject. I used the most recent sales due to the market quickly depreciating and the most recent sales are more indicative of the subject's current values.

### 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.

Client(s): Wedgewood Inc

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## by ClearCapital

# **Subject Photos**



Front



Address Verification



Side



Side



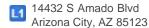
Street



Street

52310

## **Listing Photos**





Front

14432 S Amado Blvd Arizona City, AZ 85123



Front

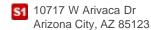
9733 W Lapaz Ln Arizona City, AZ 85123



Front

52310

## **Sales Photos**





Front

9929 W Mission Dr Arizona City, AZ 85123



Front

9782 W Wenden Dr Arizona City, AZ 85123

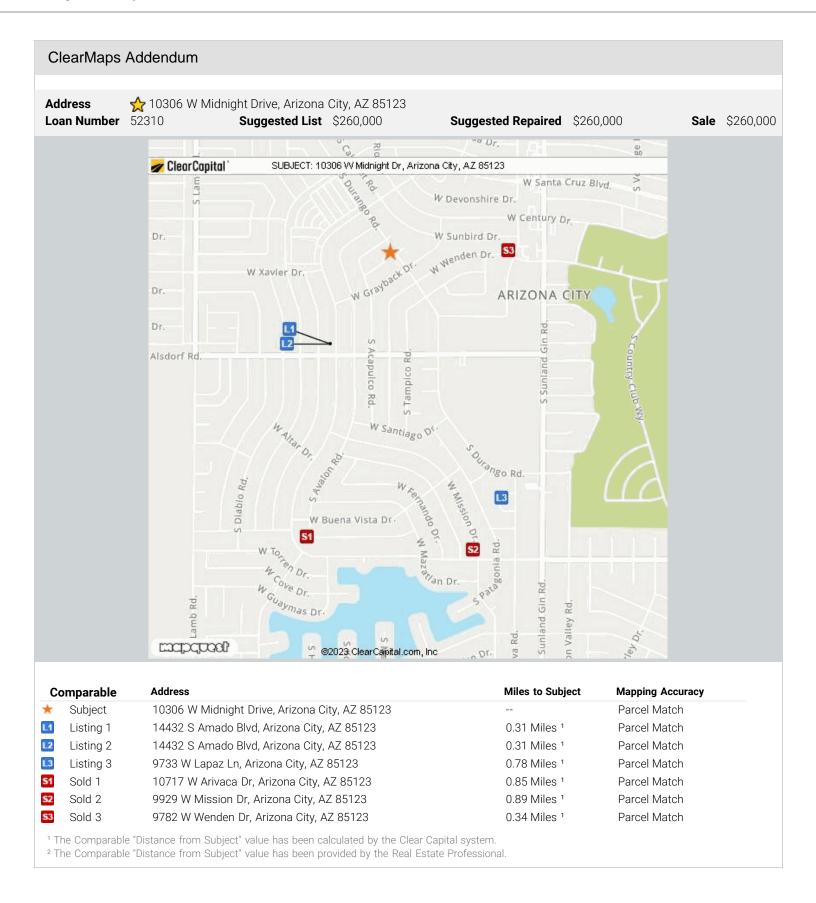


Front

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### 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:

by ClearCapital

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.

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#### Addendum: Report Purpose - cont.

#### **Report Instructions**

by ClearCapital

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.

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### Report Instructions - cont.

by ClearCapital

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.

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#### **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 Expiration02/29/2024License StateAZ

Phone 5208400329 Email darrah@summitrepros.com

**Broker Distance to Subject** 9.81 miles **Date Signed** 02/01/2023

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.

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