

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>	5518 N 380th Avenue, Tonopah, AZ 85354	<b>Order ID</b>	8649758	<b>Property ID</b>	33985417
<b>Inspection Date</b>	03/09/2023	<b>Date of Report</b>	03/10/2023		
<b>Loan Number</b>	52464	<b>APN</b>	506-39-104-B		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Maricopa		

Tracking IDs					
<b>Order Tracking ID</b>	03.09.23 BPO Request	<b>Tracking ID 1</b>	03.09.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

General Conditions		Condition Comments
<b>Owner</b>	BARRY W & LORI A HOLWEGNER	The property is in average condition for the age and location It is in a rural area. The outside needs painting and landscaping.
<b>R. E. Taxes</b>	\$545	
<b>Assessed Value</b>	\$147,202	
<b>Zoning Classification</b>	residential	
<b>Property Type</b>	Manuf. Home	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(The doors are locked and windows are closed. )		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$2,500	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$2,500	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Private	

## Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Rural	This is a rural area. The majority of homes are manufactured but in the immediate vicinity of the subject there are some custom built SFR's.
<b>Local Economy</b>	Slow	
<b>Sales Prices in this Neighborhood</b>	Low: \$335,000 High: \$540,000	
<b>Market for this type of property</b>	Decreased 7 % in the past 6 months.	
<b>Normal Marketing Days</b>	<180	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	5518 N 380th Avenue	6110 N 378th Dr	3914 N 368th Ave	37622 W Coolidge
<b>City, State</b>	Tonopah, AZ	Tonopah, AZ	Tonopah, AZ	Tonopah, AZ
<b>Zip Code</b>	85354	85354	85354	85354
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.75 <sup>2</sup>	2.35 <sup>1</sup>	1.00 <sup>1</sup>
<b>Property Type</b>	Manuf. Home	Manufactured	Manufactured	Manufactured
<b>Original List Price \$</b>	\$	\$370,000	\$349,000	\$420,000
<b>List Price \$</b>	--	\$349,900	\$329,000	\$359,990
<b>Original List Date</b>		08/15/2022	02/01/2023	06/14/2022
<b>DOM · Cumulative DOM</b>	-- · --	207 · 207	37 · 37	260 · 269
<b>Age (# of years)</b>	22	3	21	1
<b>Condition</b>	Average	Good	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Other	Neutral ; Other	Neutral ; Other	Neutral ; Other
<b>View</b>	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
<b>Style/Design</b>	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,848	2,053	1,921	1,712
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	4 · 2	3 · 2	4 · 2
<b>Total Room #</b>	6	7	6	7
<b>Garage (Style/Stalls)</b>	Detached 2 Car(s)	None	None	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>	4.24 acres	1.29 acres	1.37 acres	1.25 acres
<b>Other</b>	--	--	--	--

\* Listing 2 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.

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

**Listing 1** This home is newer than the subject, slightly larger sq ft, and on a smaller lot.

**Listing 2** This home is about the same size but is on a smaller lot. It is the most similar in age and condition to the subject.

**Listing 3** This is a new single family home. There is a lack of active manufactured homes for sale currently. This home is equal in size and features to the subject but is on a smaller lot.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	5518 N 380th Avenue	4613 N 376th Ave	38518 W San Juan	35865 W Montecito
City, State	Tonopah, AZ	Tonopah, AZ	Tonopah, AZ	Tonopah, AZ
Zip Code	85354	85354	85354	85354
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.04 <sup>1</sup>	0.57 <sup>1</sup>	3.04 <sup>1</sup>
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$380,000	\$355,900	\$349,000
List Price \$	--	\$335,000	\$345,900	\$349,000
Sale Price \$	--	\$315,000	\$335,000	\$349,000
Type of Financing	--	Va	Fha	Va
Date of Sale	--	10/21/2022	11/22/2022	10/19/2022
DOM · Cumulative DOM	-- · --	86 · 160	41 · 60	7 · 34
Age (# of years)	22	24	12	1
Condition	Average	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Other	Neutral ; Other	Neutral ; Other	Neutral ; Other
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story Manufactured	1 Story Manufactured	1 Story manufactured	1 Story Manufactured
# Units	1	1	1	1
Living Sq. Feet	1,848	1,793	2,280	1,707
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	5 · 3
Total Room #	6	6	7	8
Garage (Style/Stalls)	Detached 2 Car(s)	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	4.24 acres	3.53 acres	1.50 acres	1.19 acres
Other	--	--	--	--
Net Adjustment	--	-\$5,000	\$0	-\$15,705
Adjusted Price	--	\$310,000	\$335,000	\$333,295

\* Sold 1 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.

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

**Sold 1** This home is the most similar in age, size, lot size, condition and features to the subject.

**Sold 2** This is a new home, it is a 4 bedroom and is on a smaller lot. It has more sq ft.

**Sold 3** This home is new, has less sq ft but 5 bedrooms and 3 baths. It is in good condition. It is a smaller lot size.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The property has never been listed or sold. The current owners are the original owners.			
<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

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$330,000	\$332,500
<b>Sales Price</b>	\$330,000	\$332,500
<b>30 Day Price</b>	\$310,000	--
<b>Comments Regarding Pricing Strategy</b>		
The home is in similar condition to the comps that are equivalent in size and features. The lot size is larger than the typical here which will give it a higher value.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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



Street



Street

## Listing Photos

**L1** 6110 N 378th Dr  
Tonopah, AZ 85354



Front

**L2** 3914 N 368th Ave  
Tonopah, AZ 85354



Front

**L3** 37622 W Coolidge  
Tonopah, AZ 85354



Front

## Sales Photos

**S1** 4613 N 376th Ave  
Tonopah, AZ 85354



Front

**S2** 38518 W San Juan  
Tonopah, AZ 85354



Front

**S3** 35865 W Montecito  
Tonopah, AZ 85354



Front

### ClearMaps Addendum

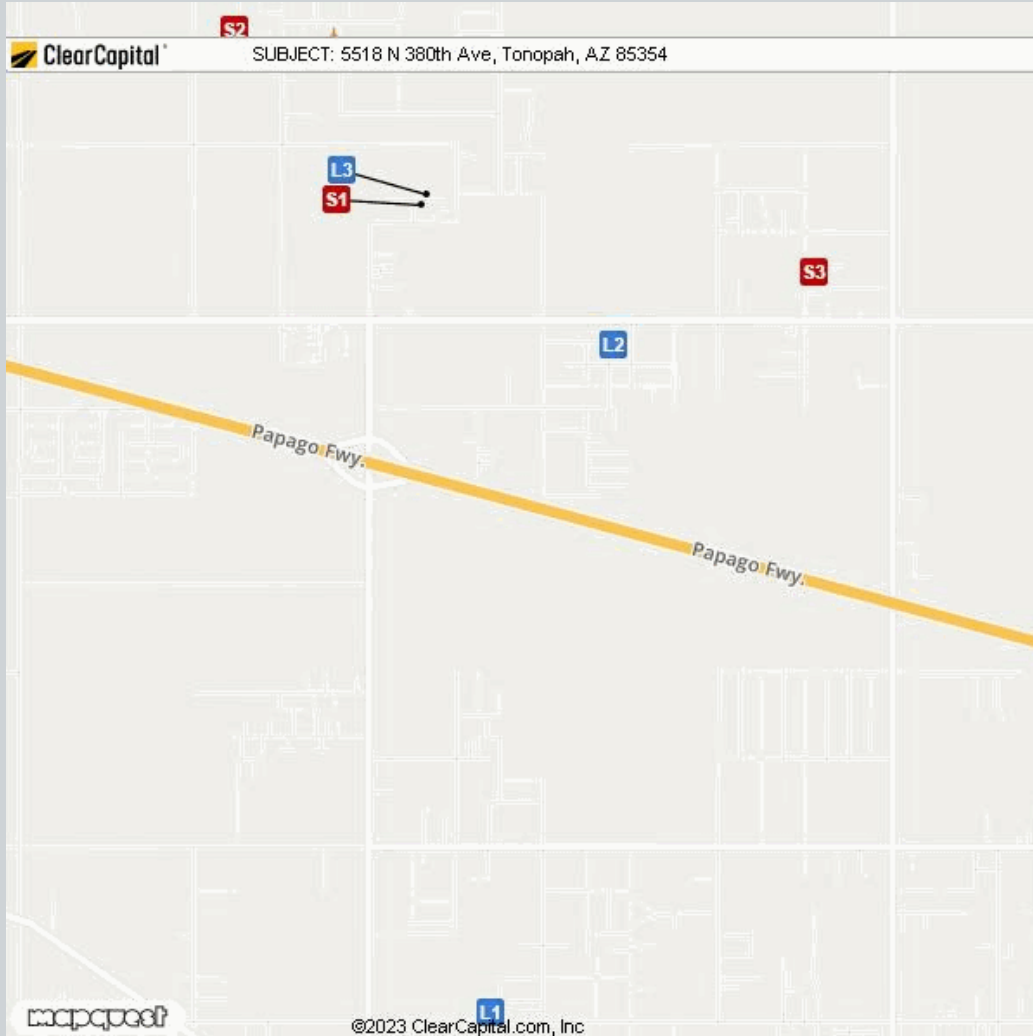
**Address** ★ 5518 N 380th Avenue, Tonopah, AZ 85354

**Loan Number** 52464

**Suggested List** \$330,000

**Suggested Repaired** \$332,500

**Sale** \$330,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5518 N 380th Avenue, Tonopah, AZ 85354	--	Parcel Match
L1 Listing 1	6110 N 378th Dr, Tonopah, AZ 85354	0.75 Miles <sup>2</sup>	Unknown Street Address
L2 Listing 2	3914 N 368th Ave, Tonopah, AZ 85354	2.35 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	37622 W Coolidge, Tonopah, AZ 85354	1.00 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4613 N 376th Ave, Tonopah, AZ 85354	1.04 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	38518 W San Juan, Tonopah, AZ 85354	0.57 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	35865 W Montecito, Tonopah, AZ 85354	3.04 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>	Adreina Caballero	<b>Company/Brokerage</b>	Caballero Realty LLC
<b>License No</b>	BR583149000	<b>Address</b>	21897 W Hopi St Buckeye AZ 85326
<b>License Expiration</b>	07/31/2023	<b>License State</b>	AZ
<b>Phone</b>	6232296609	<b>Email</b>	adreina.caballero@gmail.com
<b>Broker Distance to Subject</b>	21.05 miles	<b>Date Signed</b>	03/10/2023

*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:**

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