

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	10922 W Willowbrook Drive, Sun City, AZ 85373	Order ID	8750824	Property ID	34203750
Inspection Date	05/22/2023	Date of Report	05/22/2023		
Loan Number	53379	APN	23005920		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Maricopa		

Tracking IDs					
Order Tracking ID	05.22.23 BPO Request	Tracking ID 1	05.22.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	AVERY FAMILY TRUST	Condition Comments	
R. E. Taxes	\$1,074	Per tax record subject property its an RENTAL RESIDENTIAL Property. Subject property with NO garage JUST parking area, front parking slab, outside paint stucco, desert yard, shingle roof.	
Assessed Value	\$25,330		
Zoning Classification	Residential R-6		
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	all homes in the area are similar build stucco and framed the only major difference would be the two story home mixtures in the neighborhood	
Sales Prices in this Neighborhood	Low: \$287600 High: \$444465		
Market for this type of property	Decreased 4 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	10922 W Willowbrook Drive	10706 W Pinion Ln	18245 N 103rd Ave	19650 N Concho Cir
City, State	Sun City, AZ	Sun City, AZ	Sun City, AZ	Sun City, AZ
Zip Code	85373	85373	85373	85373
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.84 ¹	0.85 ¹	0.97 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$400,000	\$375,000	\$349,999
List Price \$	--	\$379,000	\$375,000	\$349,999
Original List Date		11/25/2022	03/29/2023	05/04/2023
DOM · Cumulative DOM	-- · --	172 · 178	54 · 54	18 · 18
Age (# of years)	47	48	47	36
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	1,827	1,807	1,790	1,873
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	4	4	6	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.24 acres	0.25 acres	0.03 acres	0.24 acres
Other	--	--	--	--

* Listing 2 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.

Current Listings - Cont.

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

- Listing 1** Fantastic opportunity to own this beautiful 2-bed, 2-bath single-story home with an extended driveway! Discover a delightful interior boasting high ceilings, wood-look flooring, a two-tone palette, and a spacious great room perfect for entertaining guests. The impeccable kitchen features granite counters, sleek SS appliances, a tile backsplash, sliding door access to the back, and a breakfast bar. The bright main bedroom showcases plush carpets, a walk-in closet, and a private bathroom. Enjoy peaceful afternoons in the vast backyard with an extended covered patio and an inviting crystal blue pool with a diving board. Great location near shopping, restaurants, golf courses, and parks. Create wonderful memories in this move-in-ready home!
- Listing 2** Beautiful, move-in ready home on the 11th hole of Willowbrook Golf Course. Conveniently located in a lush, desirable Sun City neighborhood where grass and trees are abundant. Sit in your screened in porch and enjoy the views or walk through the neighborhood and visit your neighbors. Enter the property through a gated cozy courtyard with sitting area. Kitchen features new refrigerator and granite countertops plus plenty of storage. Both bathrooms are updated and easily accessible. AC installed in 2021 and roof is 8 years old. Garage door is only a few months old. This home is just waiting for you to call it home!
- Listing 3** Introducing this charming energy-efficient home nestled in the wonderful adult Community in Sun City! Displaying a 2-car garage, paver driveway, and a cozy front patio where you can enjoy your morning coffee. The bright living & dining room with wood-look flooring in all the right places and the formal family room promote an inviting atmosphere. The lovely kitchen comes with stainless steel appliances, granite counters, mosaic backsplash, a skylight, a breakfast bar, and a breakfast nook with sliding glass doors to the back patio. Primary bedroom offers plush carpet and, a private bathroom, and a walk-in closet. Spacious backyard with a covered patio with the perfect spot to unwind after a long day! Become a part of a Community with exceptional amenities! Come and see this value!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	10922 W Willowbrook Drive	10339 W Willow Creek Cir	11006 W Willowbrook Dr	10330 W Sombrero Cir
City, State	Sun City, AZ	Sun City, AZ	Sun City, AZ	Sun City, AZ
Zip Code	85373	85373	85373	85373
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.76 ¹	0.06 ¹	0.93 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$350,000	\$310,000	\$370,000
List Price \$	--	\$350,000	\$295,000	\$370,000
Sale Price \$	--	\$340,000	\$325,000	\$370,000
Type of Financing	--	Va	Other	Cash
Date of Sale	--	03/08/2023	04/05/2023	04/25/2023
DOM · Cumulative DOM	-- · --	34 · 33	47 · 70	30 · 40
Age (# of years)	47	47	47	47
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	1,827	1,946	1,732	1,827
Bdrm · Bths · ½ Bths	2 · 2	2 · 1 · 1	2 · 2	2 · 1 · 1
Total Room #	4	6	6	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	0.24 acres	0.20 acres	0.22 acres	0.22 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$340,000	\$325,000	\$370,000

* 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** Beautiful Home With a Terrific Opportunity. Seller will Pay up to \$10,000 in Closing Costs or Towards a Interest Rate Buydown. This Desirable Annapolis Model Home is Beautiful Featuring Granite Counter Tops with Gorgeous Backsplash, Cook Top, Wall Oven, Breakfast Bar, Plantation Shutters, Newer Light Fixtures, Recessed Lights, Tile and Newer Carpeting, Dual Pane Low E Windows, Newer Vanities in Bathrooms. Laundry Room is Large enough to use as Hobby Room/Office Space/3rd Bedroom. Garage has a Wall of Cabinets for extra Storage. Covered Patio is Fenced for the Safety of Your Pet. Come to See Today!
- Sold 2** PRICE JUST REDUCED! This Wonderful 2 Bedroom Home has great curb appeal plus is located in Phase 3 Sun City. MORE Professional photos now online. Both the HVAC & Roof were replaced approx. in 2013 AND 2014. Fabulous light & bright open feeling floor plan. Kitchen features granite countertops & backsplash, as well as gold oak cabinets. Skylights at both baths & kitchen. Several walls have been opened up, including the addition of a spacious AZ room. Tile flooring at kitchen, dining room & baths. Exterior paint in 2020. Huge laundry/hobby room with tons of built-in cabinets. The garage also has lots of built-in cabinets for storage. The back yard has a covered pet patio to allow for pet safety. Desert front & back landscaping provide for easy yard maintenance & is waiting for you!
- Sold 3** Stunning Remodeled Annapolis Model Featuring Newer Kitchen Cabinets with Crown Molding, Soft Close Drawers & Doors, Granite Counter Tops, Stainless Steel Appliances including Induction Cooktop and Convection Oven, Plus Convection Microwave Oven; All Newer Interior Doors with Newer Door Facings; Updated Bathrooms with Newer Vanities Topped with Corian and Resurfaced Shower & Tub; Large Laundry Room can be Hobby Room/Office; Tons of Cabinets for Storage. Must See the Fabulous Extended Covered Patio. Too Many Upgrades to list. Come to See Today!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			HOME RECENTLY SOLD FOR 188,876				
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
--	--	--	--	Sold	05/18/2023	\$188,876	Tax Records

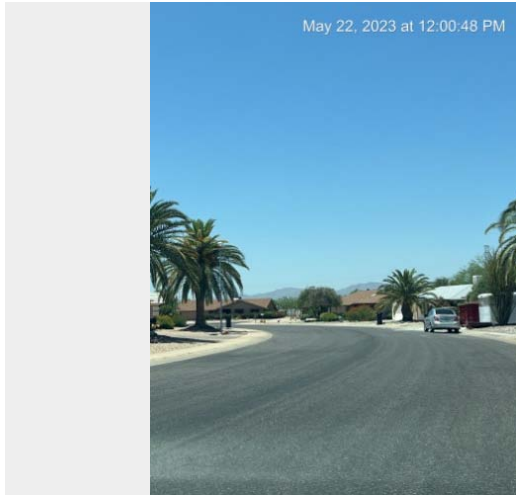
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$350,000	\$350,000
Sales Price	\$350,000	\$350,000
30 Day Price	\$345,000	--
Comments Regarding Pricing Strategy		
Taken in account subject sq ft, condition and location, selected comps within decent proximity to subject property.		

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



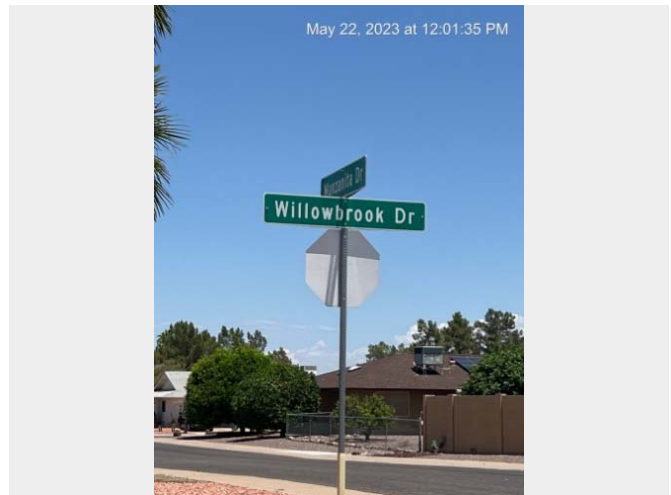
Front



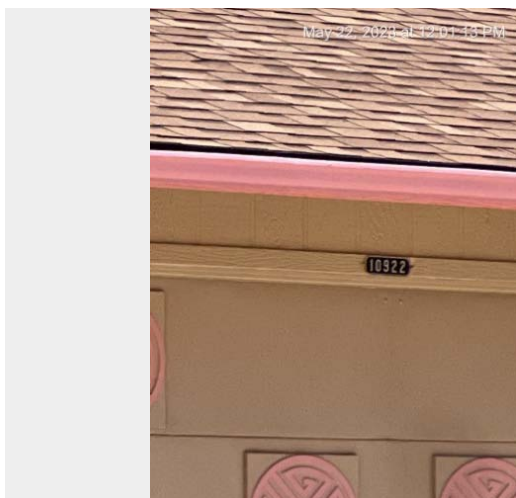
Front



Front



Address Verification



Address Verification



Side

Subject Photos



Side

Listing Photos

L1 10706 W PINION LN
Sun City, AZ 85373



Front

L2 18245 N 103Rd Ave
Sun City, AZ 85373



Front

L3 19650 N CONCHO CIR
Sun City, AZ 85373



Front

Sales Photos

S1 10339 W WILLOW CREEK CIR
Sun City, AZ 85373



Front

S2 11006 W WILLOWBROOK DR
Sun City, AZ 85373



Front

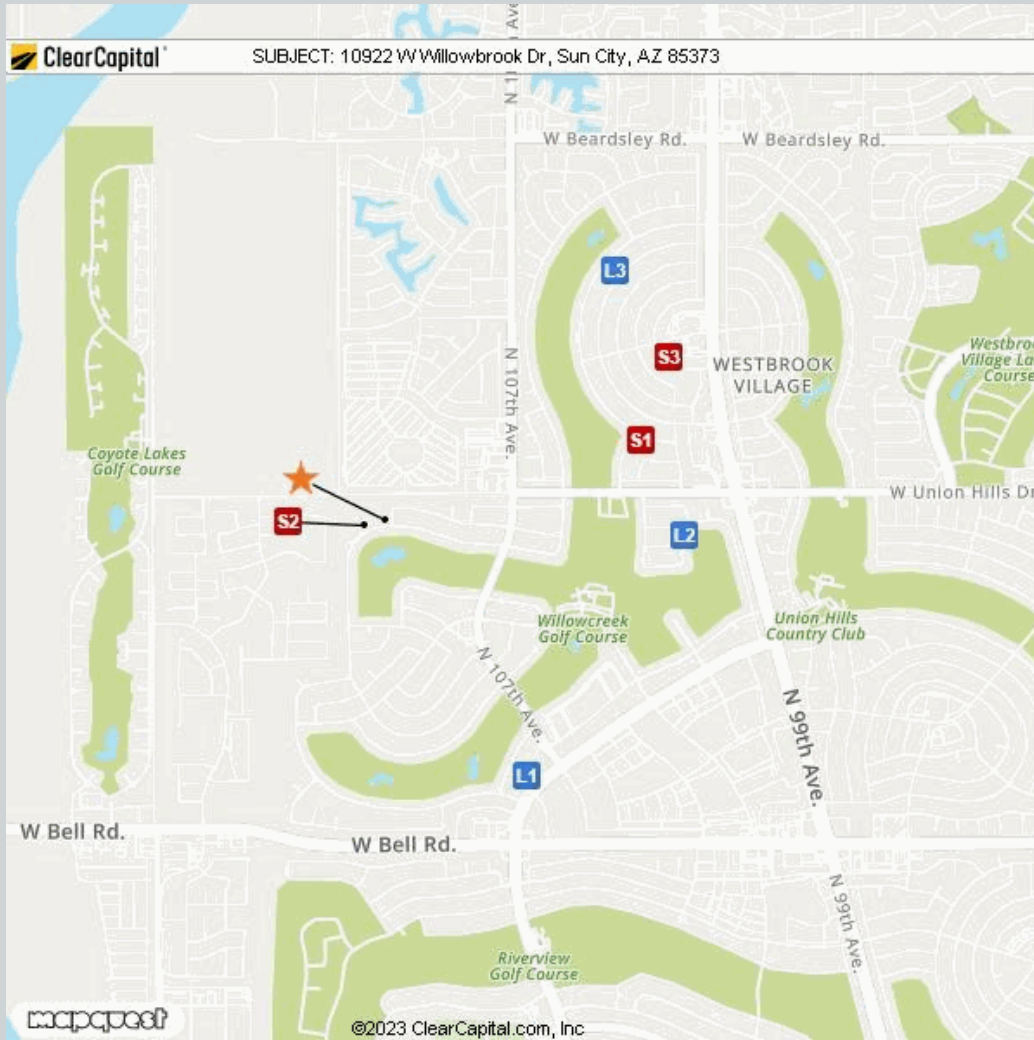
S3 10330 W Sombrero Cir
Sun City, AZ 85373



Front

ClearMaps Addendum

Address ★ 10922 W Willowbrook Drive, Sun City, AZ 85373
Loan Number 53379 **Suggested List** \$350,000 **Suggested Repaired** \$350,000 **Sale** \$350,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10922 W Willowbrook Drive, Sun City, AZ 85373	--	Parcel Match
L1 Listing 1	10706 W Pinion Ln, Sun City, AZ 85373	0.84 Miles ¹	Parcel Match
L2 Listing 2	18245 N 103rd Ave, Sun City, AZ 85373	0.85 Miles ¹	Parcel Match
L3 Listing 3	19650 N Concho Cir, Sun City, AZ 85373	0.97 Miles ¹	Parcel Match
S1 Sold 1	10339 W Willow Creek Cir, Sun City, AZ 85373	0.76 Miles ¹	Parcel Match
S2 Sold 2	11006 W Willowbrook Dr, Sun City, AZ 85373	0.06 Miles ¹	Parcel Match
S3 Sold 3	10330 W Sombrero Cir, Sun City, AZ 85373	0.93 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.

Report Instructions - cont.

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.

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	Ramiro Gonzalez	Company/Brokerage	Prestige Realty
License No	BR568659000	Address	10220 N 31st Ave #129 PHOENIX AZ 85051
License Expiration	12/31/2023	License State	AZ
Phone	4805938438	Email	rgonzalez31@cox.net
Broker Distance to Subject	11.04 miles	Date Signed	05/22/2023

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.