

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	5038 N 40th Avenue, Phoenix, AZ 85019	Order ID	8796495	Property ID	34298806
Inspection Date	06/22/2023	Date of Report	06/26/2023		
Loan Number	53788	APN	145-27-459		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Maricopa		

Tracking IDs

Order Tracking ID	06.21.23 BPO Request	Tracking ID 1	06.21.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	BRECKENRIDGE PROPERTY FUND 2016 LLC	Condition Comments The exterior of the subject property appears to be in overall average condition. No major exterior repairs appear to be needed.
R. E. Taxes	\$351	
Assessed Value	\$112,300	
Zoning Classification	Residential ◆	
Property Type	Townhome	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	HALLCRAFT VILLAS WEST 3 623-691-0567	
Association Fees	\$148 / Month (Other: Common Area Maint.)	
Visible From Street	Visible	
Road Type	Private	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Inventory is decreasing, and demand is stable within the subject's market area. REO/SS are less than 1% of recent sales and listings in this area.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$125,000 High: \$400,000	
Market for this type of property	Decreased 2 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	5038 N 40th Avenue	4045 W Palomino Rd	4021 W Palomino Rd	4026 W Palomino Rd
City, State	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
Zip Code	85019	85019	85019	85019
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 ¹	0.08 ¹	0.07 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	\$	\$214,500	\$208,000	\$229,500
List Price \$	--	\$205,000	\$208,000	\$212,000
Original List Date		04/07/2023	05/23/2023	04/07/2023
DOM · Cumulative DOM	-- · --	79 · 80	7 · 34	79 · 80
Age (# of years)	51	51	51	51
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 Townhome	2 Stories Townhome	2 Stories Townhome	2 Stories Townhome
# Units	1	1	1	1
Living Sq. Feet	1,005	924	924	1,005
Bdrm · Bths · ½ Bths	3 · 1 · 1	2 · 1	2 · 1	2 · 1
Total Room #	5	4	4	4
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.07 acres	0.04 acres	0.07 acres	0.05 acres
Other	None	None	None	None

* Listing 3 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 1 is inferior to the subject in terms of GLA and inferior in room count, similar in lot size and similar in age.

Listing 2 This comp is inferior to the subject in terms of GLA and inferior in room count, similar in lot size and similar in age.

Listing 3 Listing # 3 is similar to the subject in terms of GLA and inferior in room count, similar in lot size and similar in age.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5038 N 40th Avenue	5012 N 41st Ave	4030 W Palomino Rd	5052 N 40th Ave
City, State	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
Zip Code	85019	85019	85019	85019
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	0.07 ¹	0.02 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	--	\$200,000	\$200,000	\$195,000
List Price \$	--	\$205,000	\$195,000	\$195,000
Sale Price \$	--	\$205,000	\$205,000	\$195,000
Type of Financing	--	Fha	Fha	Fha
Date of Sale	--	05/29/2023	05/16/2023	04/18/2023
DOM · Cumulative DOM	-- · --	64 · 70	4 · 33	37 · 36
Age (# of years)	51	51	51	51
Condition	Average	Average	Average	Good
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 Townhome	2 Stories Townhome	2 Stories Townhome	2 Stories Townhome
# Units	1	1	1	1
Living Sq. Feet	1,005	1,050	1,005	924
Bdrm · Bths · ½ Bths	3 · 1 · 1	2 · 1	3 · 1	2 · 1
Total Room #	5	4	5	4
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.07 acres	0.04 acres	0.05 acres	0.04 acres
Other	None	None	None	None
Net Adjustment	--	-\$1,700	+\$1,000	-\$9,650
Adjusted Price	--	\$203,300	\$206,000	\$185,350

* Sold 2 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** Bedroom +\$5000, Lot Size +\$1500, Concessions -\$8200. Total: -\$1700 This comp is superior to the subject in terms of GLA and similar room count, similar in lot size and similar in age.
- Sold 2** Lot Size +\$1000, Total: +\$1000 Sale # 2 is similar to the subject in terms of GLA and superior room count, similar in lot size and similar in age.
- Sold 3** GLA +\$2000, Bedroom +\$5000, Lot Size +\$1500, Concessions -\$5850 Condition -\$10000. Total: -\$9650 This comp is inferior to the subject in terms of GLA and inferior in room count, similar in lot size and similar in age.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Prior MLS #6557796				
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
05/17/2023	\$165,000	05/22/2023	\$180,000	Sold	06/16/2023	\$170,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$209,000	\$209,000
Sales Price	\$202,000	\$202,000
30 Day Price	\$192,000	--
Comments Regarding Pricing Strategy		
<p>Subject's Pricing: The subject's Sale Price has been bracketed within the range of comp values. Similar Comps in the subject's market area support a Sale Price for the subject which is slightly higher than the subject's most recent sales price. The subject's most recent sale appears to be under market value. Room Counts: There are limited similar Townhomes in the subject's market area. Therefore, it was necessary to use comps differing in room counts, but similar in other attributes. The sold comps were adjusted for this difference. The subject property is a Townhome, which is in overall average condition on the exterior. The exterior of the subject property does not appear to be in need of major repairs. Comps were searched for within a distance of 1 Mile and back 6 months in time. The GLA Tolerance searched for similar comps was +/- 20% of the subject's Sq. Ft. The subject is in average exterior condition and priority was given to locating comps which are in average condition. However, there is a shortage of similar comps, especially properties in average condition, and therefore it was necessary to use one superior condition comp within this report. Inventory is decreasing, and demand is stable within the subject's market area. REO/SS are less than 1% of recent sales and listings in this area.</p>		

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



Address Verification



Side



Side



Side

Subject Photos



Street



Other

Listing Photos

L1 4045 W PALOMINO RD
Phoenix, AZ 85019



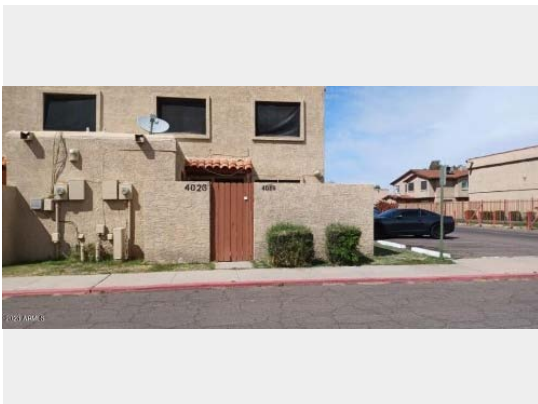
Front

L2 4021 W Palomino RD
Phoenix, AZ 85019



Front

L3 4026 W PALOMINO RD
Phoenix, AZ 85019



Front

Sales Photos

S1 5012 N 41st AVE
Phoenix, AZ 85019



Front

S2 4030 W PALOMINO RD
Phoenix, AZ 85019



Front

S3 5052 N 40TH AVE
Phoenix, AZ 85019



Front

ClearMaps Addendum

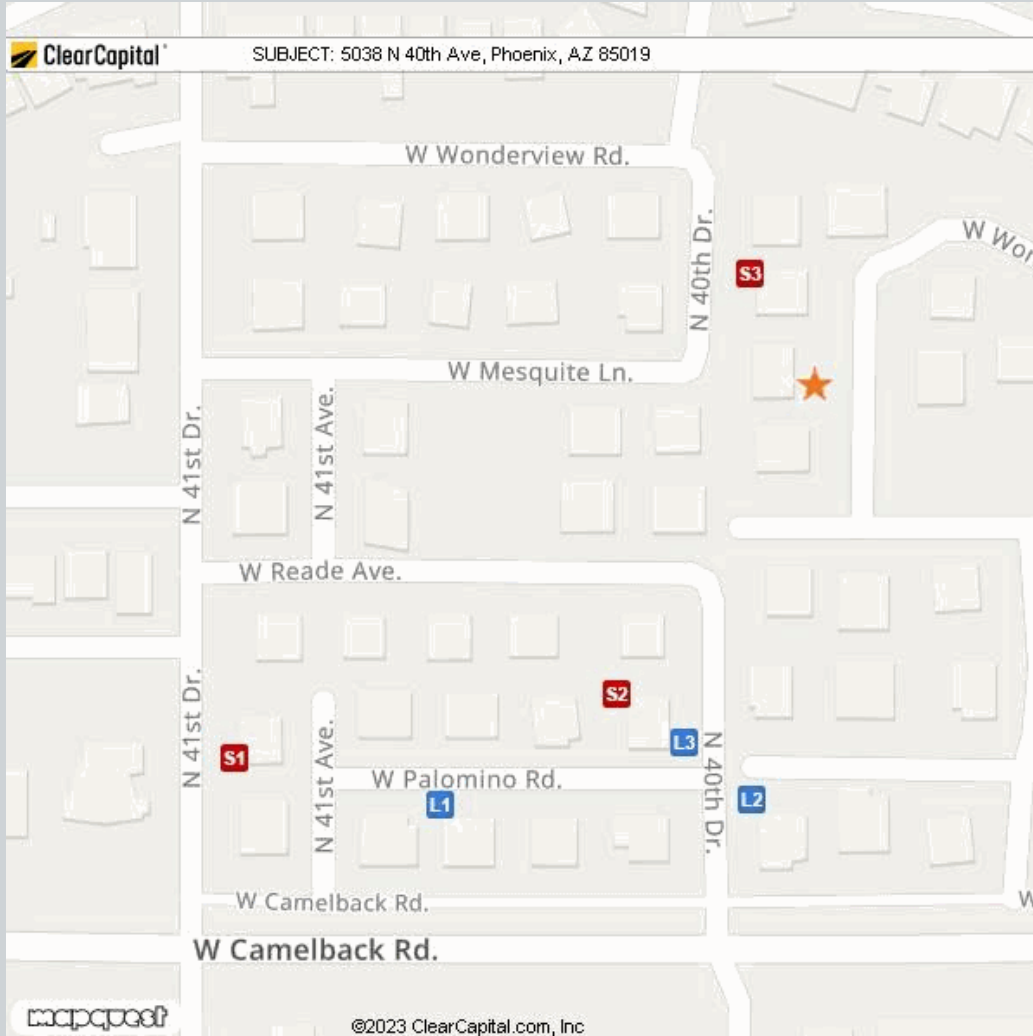
Address ★ 5038 N 40th Avenue, Phoenix, AZ 85019

Loan Number 53788

Suggested List \$209,000

Suggested Repaired \$209,000

Sale \$202,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5038 N 40th Avenue, Phoenix, AZ 85019	--	Parcel Match
L1 Listing 1	4045 W Palomino Rd, Phoenix, AZ 85019	0.10 Miles ¹	Parcel Match
L2 Listing 2	4021 W Palomino Rd, Phoenix, AZ 85019	0.08 Miles ¹	Parcel Match
L3 Listing 3	4026 W Palomino Rd, Phoenix, AZ 85019	0.07 Miles ¹	Parcel Match
S1 Sold 1	5012 N 41st Ave, Phoenix, AZ 85019	0.12 Miles ¹	Parcel Match
S2 Sold 2	4030 W Palomino Rd, Phoenix, AZ 85019	0.07 Miles ¹	Parcel Match
S3 Sold 3	5052 N 40th Ave, Phoenix, AZ 85019	0.02 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.

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

Broker Name	Matthew Desaulniers	Company/Brokerage	Sunny Life Real Estate LLC
License No	BR638988000	Address	530 E McDowell Road Phoenix AZ 85004
License Expiration	06/30/2024	License State	AZ
Phone	6023500495	Email	mattdesaulniers@gmail.com
Broker Distance to Subject	5.56 miles	Date Signed	06/26/2023

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.