

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>	10828 N Biltmore Drive Unit 121, Phoenix, ARIZONA 85029	<b>Order ID</b>	8967786	<b>Property ID</b>	34674287
<b>Inspection Date</b>	10/11/2023	<b>Date of Report</b>	10/12/2023		
<b>Loan Number</b>	55303	<b>APN</b>	149-17-866		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Maricopa		

### Tracking IDs

<b>Order Tracking ID</b>	10.10.23 BPO Request	<b>Tracking ID 1</b>	10.10.23 BPO Request
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

## General Conditions

<b>Owner</b>	BRECKENRIDGE PROPERTY FUND 2016 LLC	<b>Condition Comments</b> The exterior of the subject property appears to be in overall average condition. No major exterior repairs appear to be needed.
<b>R. E. Taxes</b>	\$458	
<b>Assessed Value</b>	\$144,800	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	Condo	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	LAKEBROOK VILLAS 2 480-513-6846	
<b>Association Fees</b>	\$303 / Month (Other: Common Area Maint.)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Private	

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> 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.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$150,000 High: \$450,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	10828 N Biltmore Drive Unit 121	10828 N Biltmore Dr 204	11026 N 28th Dr 20	11666 N 28th Dr 249
<b>City, State</b>	Phoenix, ARIZONA	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
<b>Zip Code</b>	85029	85029	85029	85029
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.05 <sup>1</sup>	0.27 <sup>1</sup>	0.48 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	\$	\$218,000	\$240,000	\$199,990
<b>List Price \$</b>	--	\$210,000	\$240,000	\$199,990
<b>Original List Date</b>		09/01/2023	09/21/2023	09/11/2023
<b>DOM · Cumulative DOM</b>	-- · --	41 · 41	6 · 21	30 · 31
<b>Age (# of years)</b>	44	44	44	39
<b>Condition</b>	Average	Average	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	2	1	1
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Condominium	1 Story Condominium	1 Story Condominium	1 Story Condominium
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	930	1,036	930	704
<b>Bdrm · Bths · ½ Bths</b>	2 · 1 · 1	2 · 2	2 · 1 · 1	2 · 1
<b>Total Room #</b>	5	5	5	4
<b>Garage (Style/Stalls)</b>	Carport 1 Car	Carport 1 Car	Carport 1 Car	Carport 1 Car
<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>	0 acres	0 acres	0 acres	0 acres
<b>Other</b>	None	None	None	None

\* Listing 1 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** Listing 1 is superior in GLA to the subject property. The comp is similar in condition and room counts to the subject property.

**Listing 2** List Comp 2 is very similar to the subject based on GLA, Room Counts and Condition. The comp is superior in condition to the subject.

**Listing 3** List Comp # 3 is inferior in GLA and Bathroom Counts. The comp is superior in Condition to the subject property.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	10828 N Biltmore Drive Unit 121	10828 N Biltmore Dr 223	10828 N Biltmore Dr 128	11666 N 28th Dr 194
<b>City, State</b>	Phoenix, ARIZONA	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
<b>Zip Code</b>	85029	85029	85029	85029
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.01 <sup>1</sup>	0.03 <sup>1</sup>	0.57 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	--	\$230,000	\$209,900	\$215,000
<b>List Price \$</b>	--	\$225,000	\$209,900	\$215,000
<b>Sale Price \$</b>	--	\$210,000	\$214,000	\$205,000
<b>Type of Financing</b>	--	Conventional	Va	Fha
<b>Date of Sale</b>	--	05/03/2023	05/01/2023	06/20/2023
<b>DOM · Cumulative DOM</b>	-- · --	73 · 72	4 · 53	59 · 60
<b>Age (# of years)</b>	44	44	44	41
<b>Condition</b>	Average	Average	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	2	1	1
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Condominium	1 Story Condominium	1 Story Condominium	1 Story Condominium
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	930	1,036	1,036	906
<b>Bdrm · Bths · ½ Bths</b>	2 · 1 · 1	2 · 2	2 · 2	2 · 1
<b>Total Room #</b>	5	5	5	4
<b>Garage (Style/Stalls)</b>	Carport 1 Car	Carport 1 Car	Carport 2 Car(s)	Carport 1 Car
<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>	0 acres	0 acres	0 acres	0 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	-\$4,500	-\$4,500	-\$7,500
<b>Adjusted Price</b>	--	\$205,500	\$209,500	\$197,500

\* 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.

## Recent Sales - Cont.

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

- Sold 1** Bathroom -\$2500, GLA -\$2000. Total: -\$4500 Sold Comp 1 is superior in GLA and Bathroom Counts to the subject. The comp is similar in condition to the subject property.
- Sold 2** GLA -\$2000, Bathroom -\$2500, Carport -\$1000. Total: -\$4500 Sold Comp 2 is superior in Bathroom Counts and GLA to the subject. The property is similar in condition to the subject property.
- Sold 3** Condition -\$10000, Bathroom +\$2500. Total: -\$7500 Sold Comp 3 is superior in condition to the subject property. It is similar in GLA and inferior in bathroom counts to the subject.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Not Listed.			
<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>	1						
<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>
--	--	--	--	Sold	10/05/2023	\$160,000	Tax Records

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$215,000	\$215,000
<b>Sales Price</b>	\$205,000	\$205,000
<b>30 Day Price</b>	\$195,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject's Pricing: The subject's Sale Price in this report is slightly higher than the most recent sales price for the subject, as similar comps within the subject's market area support a higher price for the subject property. The subject property is a Condominium, which is in overall average condition on the exterior. The exterior of the subject property does not appear to be in need of repairs. Similar comps were searched for within a distance of 1 Mile and back up to 12 months in time. Sold comps have been searched for beyond 3 months time as there were limited recent similar sales in this area. The GLA Tolerance searched for similar comps was +/- 20% of the subject's Sq. Ft. The subject is in average exterior condition and there is a shortage of similar average condition comps. As such, it was necessary to use three superior condition comps 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. The subject property does not have any major negative site influences.</p>		

## 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.

## Subject Photos



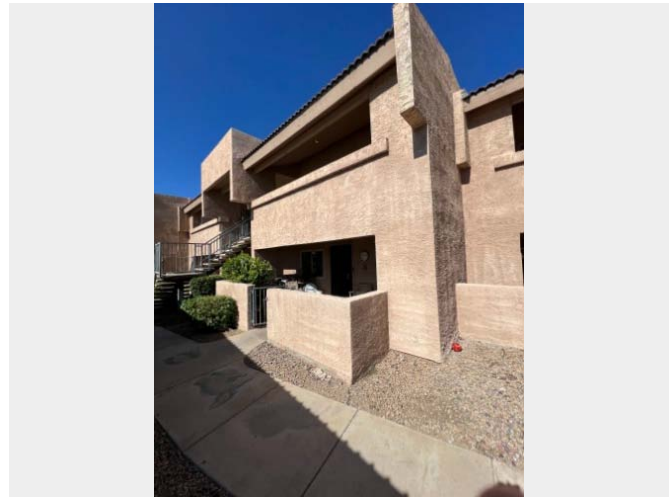
Front



Address Verification



Address Verification



Side



Street



Street

## Subject Photos



Other



## Listing Photos

**L1** 10828 N BILTMORE DR 204  
Phoenix, AZ 85029



Front

**L2** 11026 N 28TH DR 20  
Phoenix, AZ 85029



Front

**L3** 11666 N 28TH DR 249  
Phoenix, AZ 85029



Front

## Sales Photos

**S1** 10828 N BILTMORE DR 223  
Phoenix, AZ 85029



Front

**S2** 10828 N BILTMORE DR 128  
Phoenix, AZ 85029



Front

**S3** 11666 N 28TH DR 194  
Phoenix, AZ 85029



Front

## ClearMaps Addendum

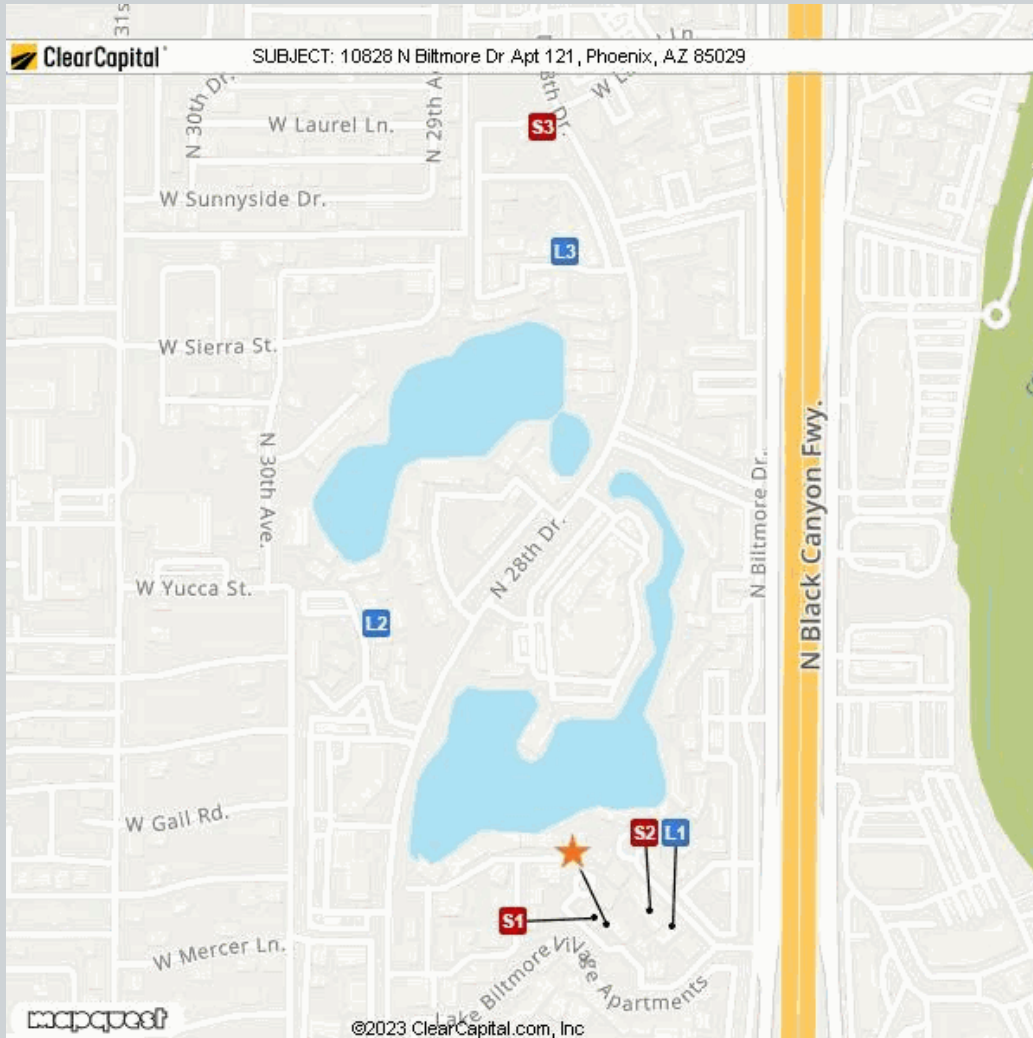
**Address** ★ 10828 N Biltmore Drive Unit 121, Phoenix, ARIZONA 85029

**Loan Number** 55303

**Suggested List** \$215,000

**Suggested Repaired** \$215,000

**Sale** \$205,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10828 N Biltmore Drive Unit 121, Phoenix, Arizona 85029	--	Parcel Match
L1	10828 N Biltmore Dr 204, Phoenix, AZ 85029	0.05 Miles <sup>1</sup>	Parcel Match
L2	11026 N 28th Dr 20, Phoenix, AZ 85029	0.27 Miles <sup>1</sup>	Parcel Match
L3	11666 N 28th Dr 249, Phoenix, AZ 85029	0.48 Miles <sup>1</sup>	Parcel Match
S1	10828 N Biltmore Dr 223, Phoenix, AZ 85029	0.01 Miles <sup>1</sup>	Parcel Match
S2	10828 N Biltmore Dr 128, Phoenix, AZ 85029	0.03 Miles <sup>1</sup>	Parcel Match
S3	11666 N 28th Dr 194, Phoenix, AZ 85029	0.57 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>	Matthew Desaulniers	<b>Company/Brokerage</b>	Sunny Life Real Estate LLC
<b>License No</b>	BR638988000	<b>Address</b>	530 E McDowell Road Phoenix AZ 85004
<b>License Expiration</b>	06/30/2024	<b>License State</b>	AZ
<b>Phone</b>	6023500495	<b>Email</b>	mattdesaulniers@gmail.com
<b>Broker Distance to Subject</b>	8.81 miles	<b>Date Signed</b>	10/12/2023

*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.**