

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	3179 E San Manuel Road, Queen Creek, AZ 85143	Order ID	9006642	Property ID	34770006
Inspection Date	11/04/2023	Date of Report	11/06/2023		
Loan Number	55506	APN	210-67-456		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Pinal		

Tracking IDs					
Order Tracking ID	11.2_BPO	Tracking ID 1	11.2_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Maximilian R F Decastro Jr	Condition Comments	
R. E. Taxes	\$1,691	Conforming 2 story home, typical age, condition, curb appeal & builder grade. Residential views, east west exposure, no damages were noted, close to community amenities.	
Assessed Value	\$336,541		
Zoning Classification	OWNER OCCUPIED RESID		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$15,000		
Total Estimated Repair	\$15,000		
HOA	Copper Basin 480 882 1378		
Association Fees	\$91 / Month (Pool,Greenbelt)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Positives: Master Planned community, affordable homes, k-5 school, close to schools, mountain views, common areas, parks, ymca in neighborhood. Negatives; limited access to freeways & shopping. Real Estate prices are driven by fair market sales, new residential construction is a factor.	
Sales Prices in this Neighborhood	Low: \$344,900 High: \$499,000		
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	3179 E San Manuel Road	28570 N Obsidian Dr,	28240 N Granite Ave	28684 N Sedona Pl
City, State	Queen Creek, AZ	San Tan Valley, AZ	Queen Creek, AZ	Queen Creek, AZ
Zip Code	85143	85143	85143	85143
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.70 ¹	1.72 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$449,800	\$500,000	\$425,000
List Price \$	--	\$410,000	\$495,000	\$425,000
Original List Date		07/30/2023	10/03/2023	11/02/2023
DOM · Cumulative DOM	-- · --	76 · 99	32 · 34	2 · 4
Age (# of years)	20	20	18	17
Condition	Average	Average	Good	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 Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	3,735	3,240	3,736	3,354
Bdrm · Bths · ½ Bths	5 · 3 · 1	5 · 3 · 1	6 · 3	4 · 4
Total Room #	10	10	10	10
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	Pool - Yes	--	--
Lot Size	.18 acres	.16 acres	.15 acres	.12 acres
Other	--	--	--	--

* Listing 1 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** This spacious residence features five bedrooms, three and a half bathrooms, and a three-car garage. The kitchen has granite countertops a large island for additional storage. The open living areas are filled with natural light, providing a serene atmosphere. The primary bedroom is downstairs and the remaining four bedrooms, a sunroom and office. are upstairs. Additionally, this home has solar panels, providing energy efficiency and potential cost savings. For those who enjoy outdoor living, there is an RV gate for easy access to store your recreational vehicle. Outside, a pool and an extended patio area await, perfect for outdoor relaxation. Conveniently located to the community gym which has a full gym, basketball court and fields to play on
- Listing 2** One of the largest Units in the complex, with 6 Bedrooms and a Loft! Water softener in 2021! Plus 2 New AC Condenser's in 2021! 10 Ft Dog Run in Back yard, storage unit, RV Gate, lots of places to park! Great Entertaining areas inside and out!! HOA has so many fun things to do along with access to the local YMCA! You must come check it out!!
- Listing 3** Looking for a place to call your own? Pride of ownership is shown in this charming two-story home in Johnson Ranch! You'll love the homey interior featuring an airy living room w/wood flooring & soaring vaulted ceilings, creating a perfect place for entertainment. Don't miss the formal dining room for hosting feasts! Designed for gatherings, the spacious great room offers an impeccable kitchen complete w/wood cabinets, tile backsplash, built-in appliances, & a breakfast bar. Additionally, there's a versatile loft ideal for a private lounging area. Sizable primary suite showcases an immaculate bathroom w/dual sinks & a walk-in closet. The lovely backyard is awesome for weekend cookouts, boasting a covered patio, pavers, a fire pit, & BBQ grill. Don't let this amazing opportunity slip by!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3179 E San Manuel Road	29077 N Calcite Way,	3220 E Mineral Park Rd	3262 E Mineral Park Rd
City, State	Queen Creek, AZ	Queen Creek, AZ	San Tan Valley, AZ	San Tan Valley, AZ
Zip Code	85143	85143	85143	85143
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.86 ¹	0.09 ¹	0.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$437,000	\$460,000	\$429,000
List Price \$	--	\$465,000	\$460,000	\$429,000
Sale Price \$	--	\$440,000	\$450,000	\$430,000
Type of Financing	--	Cash	Conventional	Va
Date of Sale	--	06/19/2023	10/20/2023	05/26/2023
DOM · Cumulative DOM	-- · --	15 · 81	10 · 36	17 · 57
Age (# of years)	20	16	21	17
Condition	Average	Good	Good	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 Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	3,735	3,502	3,241	3,119
Bdrm · Bths · ½ Bths	5 · 3 · 1	4 · 2 · 1	6 · 3 · 1	4 · 3
Total Room #	10	10	11	10
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.18 acres	.17 acres	.16 acres	.17 acres
Other	--	--	--	--
Net Adjustment	--	-\$25,000	-\$25,000	+\$5,000
Adjusted Price	--	\$415,000	\$425,000	\$435,000

* 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** EXCEPTIONALLY CLEAN & MOVE-IN ready! This 4 bedroom, 2.5 bath w/3 car garage home is tucked away in the quiet community of Copper Basin. Freshly painted exterior & new carpet through-out! Oversized backyard w/ endless possibilities W/new artificial turf & cozy patio. Open floor plan features living room with soaring ceilings, family room with bar area. Large kitchen w/an abundance of storage. Spacious counters, walk-in pantry, huge island w/breakfast bar and double wall ovens. Upstairs features 4 oversized bedrooms & a loft w/balcony. Master suite complete w/dual vanity, separate shower/tub, walk in closet & balcony w/mountain views. Large laundry room w/sink. Granite countertops, cherry cabinets & lots of tile flooring & custom railing! Must See! - 25,000 better condition
- Sold 2** Seller may assist with closing costs! Discover your dream two-story home! This 6 bedroom + HUGE Loft, 3.5 bath has a fully remodeled kitchen!! The HOA includes a Community pool + Workout center!!! Spacious great room ideal for entertainment. Delightful kitchen showcases wood cabinets w/crown molding, tile backsplash, SS appliances, granite counters, a pantry, & island w/a breakfast bar. The romantic main suite enjoys an immaculate ensuite w/a large walk in shower & a huge walk-in closet. Delightful backyard is an entertainer's joy, a putting green, new pavers, a storage shed, & gazebo are great features to note. Want more? Also provided are two fairly new AC units, recently new paint on the exterior of the home, and the master bedroom downstairs....N/S Facing home! - 25,000 better condition
- Sold 3** Outstanding 4 bed/3 bath Single Family Home on a corner lot home in the COPPER BASIN subdivision of San Tan Valley! On the first floor, walk into the Open Great room that beams w/ beautiful natural lighting & pristine flooring. Formal living room is perfect to host gatherings; you will have room for everyone! The living room & kitchen overlook one another, allowing you to live comfortably! The gourmet kitchen has many upgrades & space for your guests! Granite countertops, a large island, beautiful wood cabinets & stainless steel appliances. Large loft upstairs for a game room, theatre or just hanging out. Primary suite is spacious & bright w/ an en suite full bath & two walk-in closets. Step out to your backyard for some fun in office/den on the main floor & a (barn door) walk-in Pantry - 25,000 better condition +5000 smaller sq ft

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Marketed as an investor special in the MLS. Listed at \$400k, sold for \$355k on 10/31/2023			
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
09/08/2023	\$400,000	--	--	Sold	10/31/2023	\$355,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$415,000	\$430,000
Sales Price	\$415,000	\$430,000
30 Day Price	\$355,000	--
Comments Regarding Pricing Strategy		
<p>The subject was priced for a quick sale at \$400k, and sold for \$355k cash. The subject would sell at a higher price if the home was reconditioned with clean up, and the typical updates such as flooring, new paint, and appliances. The Listing/Sold comparables chosen for this report are considered similar in size, construction and market appeal. They are good indicators of the current neighborhood market trends and values for this area. The value of the subject could vary if the interior has upgrades and has deferred maintenance or physical deficiencies. Extended 1 mile radius due to lack of inventory and recent similar sales in area, best available utilized.</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



Side



Street

Subject Photos



Street

Listing Photos

L1 28570 N Obsidian DR,
San Tan Valley, AZ 85143



Front

L2 28240 N GRANITE AVE
Queen Creek, AZ 85143



Front

L3 28684 N SEDONA PL
Queen Creek, AZ 85143



Front

Sales Photos

S1 29077 N CALCITE WAY,
Queen Creek, AZ 85143



Front

S2 3220 E MINERAL PARK RD
San Tan Valley, AZ 85143



Front

S3 3262 E MINERAL PARK RD
San Tan Valley, AZ 85143



Front

ClearMaps Addendum

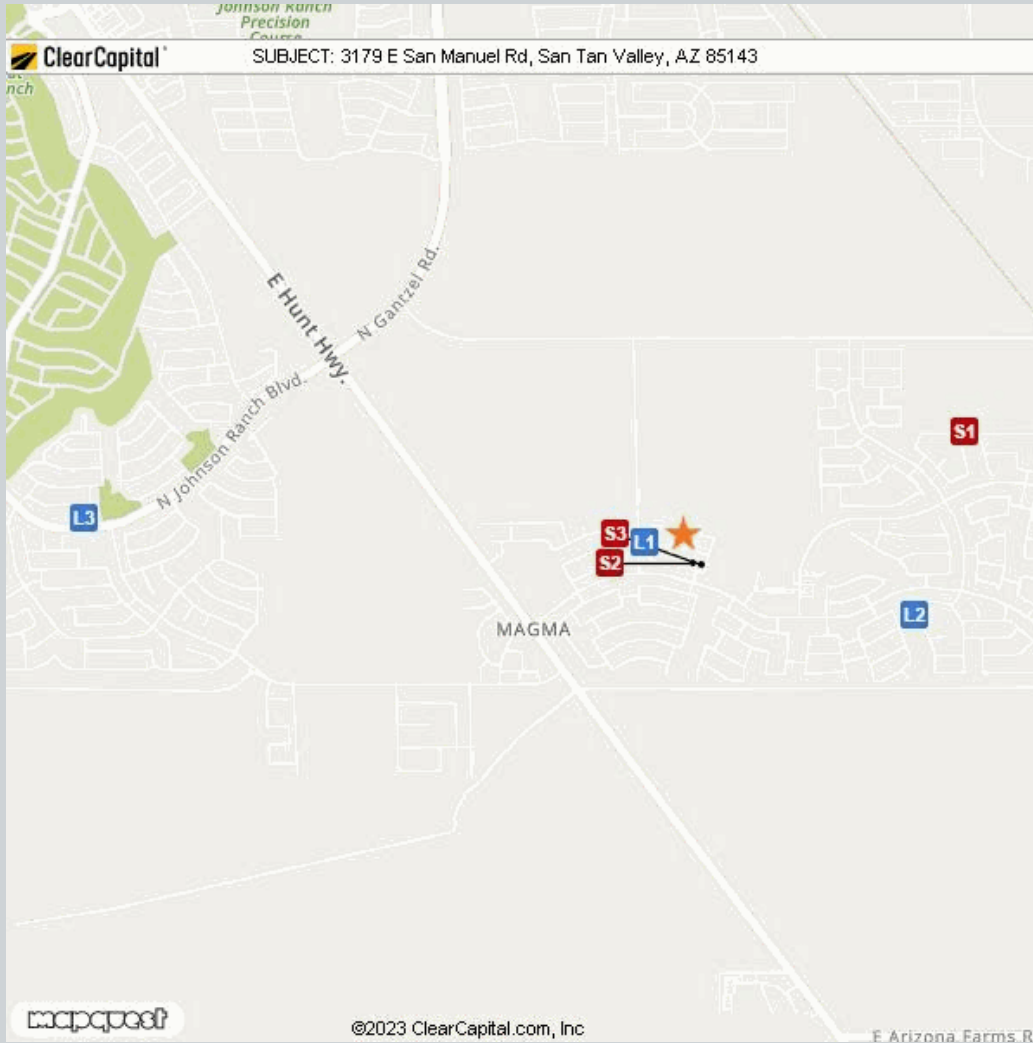
Address ★ 3179 E San Manuel Road, Queen Creek, AZ 85143

Loan Number 55506

Suggested List \$415,000

Suggested Repaired \$430,000

Sale \$415,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3179 E San Manuel Road, Queen Creek, AZ 85143	--	Parcel Match
L1 Listing 1	28570 N Obsidian Dr., San Tan Valley, AZ 85143	0.11 Miles ¹	Parcel Match
L2 Listing 2	28240 N Granite Ave, San Tan Valley, AZ 85143	0.70 Miles ¹	Parcel Match
L3 Listing 3	28684 N Sedona Pl, San Tan Valley, AZ 85143	1.72 Miles ¹	Parcel Match
S1 Sold 1	29077 N Calcite Way,, San Tan Valley, AZ 85143	0.86 Miles ¹	Parcel Match
S2 Sold 2	3220 E Mineral Park Rd, San Tan Valley, AZ 85143	0.09 Miles ¹	Parcel Match
S3 Sold 3	3262 E Mineral Park Rd, San Tan Valley, AZ 85143	0.10 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	Chris Benson	Company/Brokerage	NextHome Alliance
License No	BR548496000	Address	21916 E Duncan Court Queen Creek AZ 85142
License Expiration	07/31/2025	License State	AZ
Phone	4802257188	Email	bensonrealestate@gmail.com
Broker Distance to Subject	8.74 miles	Date Signed	11/06/2023

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.