

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	40810 W Coltin Way, Maricopa, AZ 85138	Order ID	9004682	Property ID	34766454
Inspection Date	11/01/2023	Date of Report	11/02/2023		
Loan Number	55600	APN	51243213		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Pinal		

Tracking IDs					
Order Tracking ID	11.1_BPO	Tracking ID 1	11.1_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	DAVID C SCOTT	Condition Comments	
R. E. Taxes	\$4	<p>The subject does not need repairs. The subject is a desirable home in a desirable neighborhood. The subject is very well constructed and has been maintained to standards in the neighborhood. The subject has great curb appeal, conformity to the neighborhood. There is no busy street, waterfront frontage, busy streets, and great views. There are no high-tension line / power lines, or golf course frontage, etc.</p>	
Assessed Value	\$7,435		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	HOMESTEAD NORTH (AUTOMATED) 602-437-4777		
Association Fees	\$48 / Month (Pool,Greenbelt)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	<p>Very desirable neighborhood and hugely demanded buy buyers. No seller concession. Plenty of parks, parks, and schools. No external influences such as REO, Board-up, etc. The Real Estate Market is slower than normal due to interest rates and mortgage availability. This is a sellers' market because of the low inventory of homes in the area. Cash buyers are waiting to see what the economy is doing, and sellers are also waiting to sell their home for the same reasons. Some seller concessions are being offered but the frequency is very small.</p>	
Sales Prices in this Neighborhood	Low: \$309900 High: \$480000		
Market for this type of property	Decreased 4 % in the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	40810 W Coltin Way	41063 W Somers Dr	40880 W Novak Ln	20810 N Madeline St
City, State	Maricopa, AZ	Maricopa, AZ	Maricopa, AZ	Maricopa, AZ
Zip Code	85138	85138	85138	85138
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.47 ¹	0.07 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$339,000	\$389,000	\$344,900
List Price \$	--	\$339,000	\$389,900	\$344,900
Original List Date		09/05/2023	09/18/2023	10/13/2023
DOM · Cumulative DOM	-- · --	58 · 58	45 · 45	20 · 20
Age (# of years)	16	7	16	16
Condition	Good	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	1 Story Desert Ranch	1 Story Desert Ranch	1 Story Desert Ranch	1 Story Desert Ranch
# Units	1	1	1	1
Living Sq. Feet	1,890	1,908	1,891	2,118
Bdrm · Bths · ½ Bths	5 · 3	4 · 3	3 · 2	3 · 2
Total Room #	5	5	5	5
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	0.16 acres	0.173 acres	0.170 acres	0.158 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** TOTAL ADJUSTMENT IS \$ 16684: LIVING ADJUSTMENT IS \$ -1188~Age ADJUSTMENT IS \$ 5967~Lot Size ADJUSTMENT IS \$ -37.05~Bedroom ADJUSTMENT IS \$11942~ Public Remarks MOTIVATED SELLER! Nestled in the highly desired Homestead Gated community this spectacular 4 bedroom 2.5-bathroom home has so many possibilities. One of the few homes that backs to the beautiful open space area. The garage is fully air conditioned and could easily allow for a workshop or man cave. As you enter the home there is a flex room that has multiple uses and could easily be converted to a 5th bedroom. Open floor plan with generous bedroom sizes and a large spacious kitchen with an oversized kitchen island. The community has its own beautiful park with Frisbee golf, volleyball and so much more. One of the many benefits in the Homestead community is all the homes are single story.
- Listing 2** TOTAL ADJUSTMENT IS \$ 26482: LIVING ADJUSTMENT IS \$ -66~Lot Size ADJUSTMENT IS \$ -28.50~Bedroom ADJUSTMENT IS \$11942~ Bath ADJUSTMENT IS \$ 14634~ Public Remarks: Stop the Car!!! Must See ready for a quick close. This N/S 7400sft + corner lot has no 2-story neighbors over the backyard, 50-ft-wide floorplan, and a resort-sized fountain and high ceilings. Plenty of space in the large eat-in kitchen with island, maple cabinets, quartz countertops, SS electric appliances, double wall oven. Enjoy gatherings and entertaining in the spacious living room and Den, and continue the entertainment on the large, covered patio. Upgrades include a whole-house water softener, an extended-length garage, 3 large metal cabinets, all appliances included. Laundry room offers a stackable washer and dryer with metal cabinet for convenient storage. Gas heat, water-heater and Stainless-Steel Grill additional.
- Listing 3** TOTAL ADJUSTMENT IS \$ 11534: LIVING ADJUSTMENT IS \$ -15048~Lot Size ADJUSTMENT IS \$ 5.70~Bedroom ADJUSTMENT IS \$11942~ Bath ADJUSTMENT IS \$ 14634~ Public Remarks: This is your chance to own one of the best floorplans in Homestead for this price. 3 bedrooms plus den (or 4th) , 2 bath 1 story home ready to find its new owners. Master is separate from the rest of the rooms. Tile in majority of the home, all appliances stay. Two tone paint. Walking distance to park. Ready for move in now!!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	40810 W Coltin Way	20586 N Mac Neil Ct	40432 W Coltin Way	20634 N Mac Neil Ct
City, State	Maricopa, AZ	Maricopa, AZ	Maricopa, AZ	Maricopa, AZ
Zip Code	85138	85138	85138	85138
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	0.23 ¹	0.32 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$335,000	\$299,200	\$360,000
List Price \$	--	\$343,000	\$299,200	\$360,000
Sale Price \$	--	\$343,000	\$299,200	\$360,000
Type of Financing	--	Fha	Other	Fha
Date of Sale	--	11/10/2022	02/15/2023	09/15/2023
DOM · Cumulative DOM	-- · --	36 · 36	50 · 50	54 · 54
Age (# of years)	16	11	11	11
Condition	Good	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	1 Story Desert Ranch	1 Story Desert Ranch	1 Story Desert Ranch	1 Story Desert Ranch
# Units	1	1	1	1
Living Sq. Feet	1,890	1,863	1,863	1,860
Bdrm · Bths · ½ Bths	5 · 3	5 · 3	4 · 3	4 · 3
Total Room #	5	5	5	5
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	0.16 acres	0.33 acres	0.15 acres	0.15 acres
Other	--	--	--	--
Net Adjustment	--	+\$5,140	+\$5,126	+\$5,234
Adjusted Price	--	\$348,140	\$304,326	\$365,234

* 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** TOTAL ADJUSTMENT IS \$ 1782: LIVING ADJUSTMENT IS \$ 1782~ Public Remarks: Beautiful 5-bedrooms 3 bath home, centrally located in the city of Maricopa near shopping, schools, and restaurants. This home boasts a welcoming desirable single level floor plan. Enjoy a Perfect sized kitchen & island. The oversized owner's suite is perfect with a large walk-in closet that offers ample space. All additional bedrooms are of great size. Huge corner lot backyard ready for your design or even a pool! Located right next to a community park and ramada area with built in BBQ. Other neighborhood amenities include Lake, bike/walking paths, volleyball area, basketball court, soccer field and children's playgrounds. Come see today, we are Priced to sell!
- Sold 2** TOTAL ADJUSTMENT IS \$ 5126: LIVING ADJUSTMENT IS \$ 1782~Age ADJUSTMENT IS \$ 3315~Lot Size ADJUSTMENT IS \$ 28.50~ Public Remarks: PRICED TO MOVE! Gorgeous 4-bedroom home with library, 2.5 baths, open kitchen, spacious family room, covered patio, 2 car garage all situated on a corner lot! This home has it all! 18" tile flooring and upgraded carpet, cherry cabinets, vaulted ceilings for a more open feel, kitchen island. Motivated seller
- Sold 3** TOTAL ADJUSTMENT IS \$ 5324: LIVING ADJUSTMENT IS \$ 1980~Age ADJUSTMENT IS \$ 3315~Lot Size ADJUSTMENT IS \$ 28.50~ Public Remarks: Located in the quiet and peaceful Homestead community, this home is absolutely dazzling! Between the fabulous layout and large backyard, there is plenty of room for everyone. 4-bedroom 2.5 bath plus den/office. Kitchen gas stove, built in microwave, island overlooking the family room. Backyard has artificial grass and paved walkway completely around the sides of the home. 2 car garage with exit door. The home has all the bells and whistles included a OWNED WATER SOFTENER AND BRAND-NEW CARPETING. Shopping, restaurants and entertainment in close proximity. Enjoy this one owner and make it your own.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				SUBJECT WAS LISTED IN AMLS AS CANCELED BUT CONFIRMS TAX RECORD. *SEE COPY OF MLS AND TAX RECORDS			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$350,000	\$350,000
Sales Price	\$350,000	\$350,000
30 Day Price	\$350,000	--
Comments Regarding Pricing Strategy		
<p>Sold #1 and Listing #2 Comparisons are the best fit for subject property as it almost identical except for elevation and curb view. According to my research, the subject property is very unique because it is a single level 5 bedroom / 3 bath home. This home will sell very well as it could be compared to a 5-level home but having the advantage to single level home. Thu Nov 02, 2023. This week the median list price for Maricopa, AZ 85138 is \$410,990 with the market action index hovering around 42. This is less than last month's market action index of 46. Inventory has increased to 229. According to Great American Title Agency, we have a Slight Seller's Advantage. The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the Market Acton Index (MAI) resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices. NOTE: Notwithstanding any preprinted language to the contrary, this is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained.</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



Address Verification



Side



Side

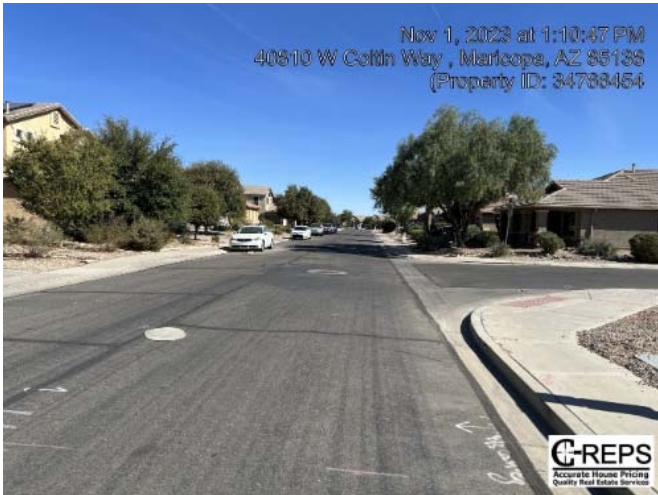
Subject Photos



Side



Side



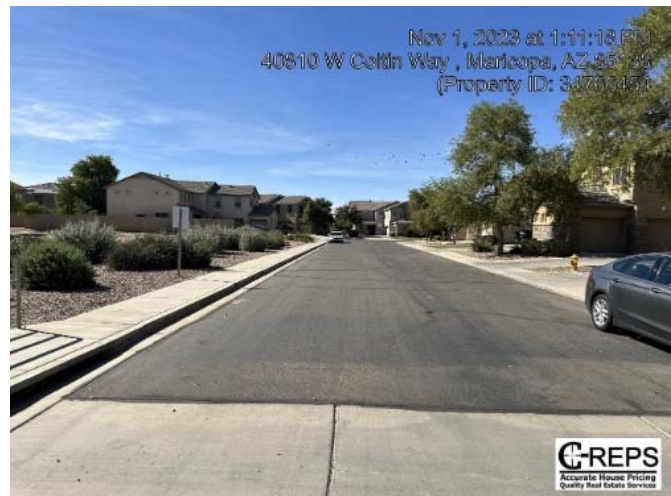
Side



Street



Street



Street

Listing Photos

L1 41063 W Somers Dr
Maricopa, AZ 85138



Front

L2 40880 W Novak Ln
Maricopa, AZ 85138



Front

L3 20810 N Madeline St
Maricopa, AZ 85138



Front

Sales Photos

S1 20586 N Mac Neil Ct
Maricopa, AZ 85138



Front

S2 40432 W Coltin Way
Maricopa, AZ 85138



Front

S3 20634 N Mac Neil Ct
Maricopa, AZ 85138



Front

ClearMaps Addendum

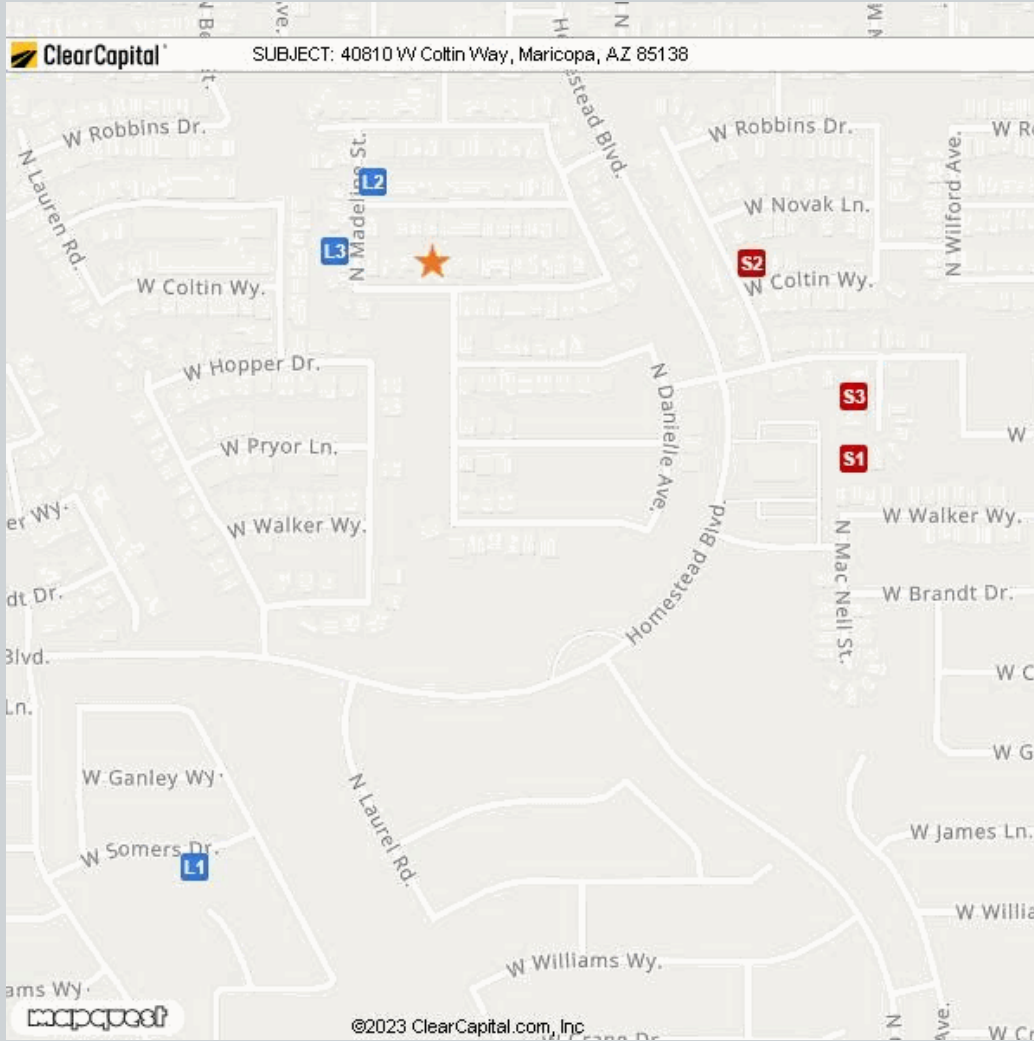
Address ★ 40810 W Coltin Way, Maricopa, AZ 85138

Loan Number 55600

Suggested List \$350,000

Suggested Repaired \$350,000

Sale \$350,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	40810 W Coltin Way, Maricopa, AZ 85138	--	Parcel Match
L1 Listing 1	41063 W Somers Dr, Maricopa, AZ 85138	0.47 Miles ¹	Parcel Match
L2 Listing 2	40880 W Novak Ln, Maricopa, AZ 85138	0.07 Miles ¹	Parcel Match
L3 Listing 3	20810 N Madeline St, Maricopa, AZ 85138	0.07 Miles ¹	Parcel Match
S1 Sold 1	20586 N Mac Neil Ct, Maricopa, AZ 85138	0.33 Miles ¹	Parcel Match
S2 Sold 2	40432 W Coltin Way, Maricopa, AZ 85138	0.23 Miles ¹	Parcel Match
S3 Sold 3	20634 N Mac Neil Ct, Maricopa, AZ 85138	0.32 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	WILLIAM Flinn	Company/Brokerage	Superlative Realty
License No	SA029781000	Address	9514 E Champagne Dr Sun Lakes AZ 85248
License Expiration	08/31/2024	License State	AZ
Phone	6024307542	Email	billflinn@me.com
Broker Distance to Subject	13.04 miles	Date Signed	11/02/2023

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.