

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	4835 W Northern Avenue, Glendale, ARIZONA 85301	Order ID	9024525	Property ID	34799466
Inspection Date	11/15/2023	Date of Report	11/18/2023		
Loan Number	55603	APN	147-03-256		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Maricopa		

Tracking IDs

Order Tracking ID	11.14_BPO	Tracking ID 1	11.14_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	MARCUS HARRIS	Condition Comments The subject property appears to be in overall average exterior condition. The subject does not appear to be in need of major exterior repairs.
R. E. Taxes	\$905	
Assessed Value	\$190,000	
Zoning Classification	Residential	
Property Type	Townhome	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost		
Total Estimated Repair	\$0	
HOA	WEST PLAZA TOWNHOUSES 602-557-0392	
Association Fees	\$206 / Month (Other: Common Area Maint.)	
Visible From Street	Visible	
Road Type	Public	

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: \$150,000 High: \$450,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4835 W Northern Avenue	8026 N 32nd Ave	4332 W Ocotillo Rd 206	7109 N 45th Ave
City, State	Glendale, ARIZONA	Phoenix, AZ	Glendale, AZ	Glendale, AZ
Zip Code	85301	85051	85301	85301
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	2.06 ¹	1.36 ¹	0.95 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	\$	\$279,000	\$275,000	\$289,000
List Price \$	--	\$279,000	\$270,000	\$293,000
Original List Date		10/10/2023	06/11/2023	09/27/2023
DOM · Cumulative DOM	-- · --	37 · 39	158 · 160	48 · 52
Age (# of years)	52	44	59	47
Condition	Average	Good	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Adverse ; City Street	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Townhome	2 Stories Townhome	2 Stories Townhome	2 Stories Townhome
# Units	1	1	1	1
Living Sq. Feet	1,841	1,686	1,576	1,653
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	4 · 1 · 1	3 · 2 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.07 acres	0.05 acres	0.04 acres	0.04 acres
Other	None	None	None	None

* 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.

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

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

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

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

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4835 W Northern Avenue	4827 W Northern Ave	7883 N 49th Ave	4843 W Northern Ave
City, State	Glendale, ARIZONA	Glendale, AZ	Glendale, AZ	Glendale, AZ
Zip Code	85301	85301	85301	85301
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.07 ¹	0.02 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	--	\$229,500	\$295,000	\$285,000
List Price \$	--	\$229,500	\$285,000	\$285,000
Sale Price \$	--	\$220,000	\$270,000	\$290,000
Type of Financing	--	Cash	Conventional	Fha
Date of Sale	--	09/28/2023	11/03/2023	06/12/2023
DOM · Cumulative DOM	-- · --	23 · 31	75 · 91	25 · 26
Age (# of years)	52	52	52	52
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential	Adverse ; Busy Road
View	Adverse ; City Street	Neutral ; Residential	Neutral ; Residential	Adverse ; City Street
Style/Design	1 Story Townhome	2 Stories Townhome	1 Story Townhome	2 Stories Townhome
# Units	1	1	1	1
Living Sq. Feet	1,841	1,656	1,508	1,656
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	2 · 2	3 · 2 · 1
Total Room #	7	8	5	7
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.07 acres	0.05 acres	0.06 acres	0.05 acres
Other	None	None	None	None
Net Adjustment	--	-\$9,000	+\$4,500	-\$4,000
Adjusted Price	--	\$211,000	\$274,500	\$286,000

* 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** GLA +\$4000, Superior Location -\$10000, Lot Size +\$2000, Bedroom -\$5000. Total: -\$9000 This comp is inferior to the subject in terms of GLA and superior in room count, similar in lot size and similar in age.
- Sold 2** GLA +\$6000, Bedroom +\$5000, Bathroom +\$2500, Lot Size +\$1000, Superior Location -\$10000, Total: +\$4500 Sold Comp # 2 is inferior to the subject in terms of GLA and inferior room count, similar in lot size and similar in age.
- Sold 3** GLA +\$4000, Lot Size +\$2000, Condition -\$10000 Total: -\$4000 Sold Comp 3 is inferior in GLA to the subject property. The comp is similar in room counts, and superior in condition to the subject property.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		Not Listed.					
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	2						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	11/13/2023	\$185,000	Tax Records
--	--	--	--	Sold	11/13/2023	\$220,000	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$274,000	\$274,000
Sales Price	\$269,000	\$269,000
30 Day Price	\$259,000	--

Comments Regarding Pricing Strategy

Subject's GLA: The subject's GLA is unique for this market area for a Townhome. Within 4 Miles and 12 Months Time there are no similar sold comps to bracket the subject's GLA. Therefore, comps were used which are as similar in GLA to the subject as possible, and the sold comps were adjusted for this difference. Subject's Pricing: The subject's Sale Price is bracketed within the range of comp values, with the most weight placed on Sale 2 due to its similar attributes to the subject. Similar comps within the subject's market area support a Sale Price for the subject which is higher than the subject's most recent sales price. 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 repairs. Similar comps were searched for within a distance of 3 Miles and back up to 12 months in time. Listing comps were searched for beyond 1 Mile in order to locate comps similar in GLA and Property Type. 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 two 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 is adjacent to a major road. One comp is provided with the same influence. The remaining sold comps were adjusted for this difference. The subject's bedroom and bathroom counts have been estimated for this report as they are not available in Tax or Public Records.

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



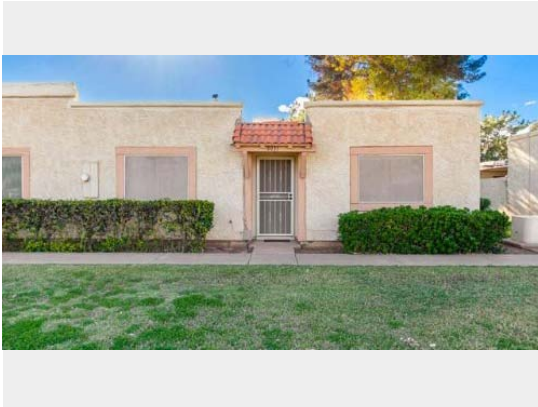
Street



Other

Listing Photos

L1 8026 N 32ND AVE
Phoenix, AZ 85051



Front

L2 4332 W OCOTILLO RD 206
Glendale, AZ 85301



Front

L3 7109 N 45TH AVE
Glendale, AZ 85301



Front

Sales Photos

S1 4827 W NORTHERN AVE
Glendale, AZ 85301



Front

S2 7883 N 49TH AVE
Glendale, AZ 85301



Front

S3 4843 W NORTHERN AVE
Glendale, AZ 85301



Front

ClearMaps Addendum

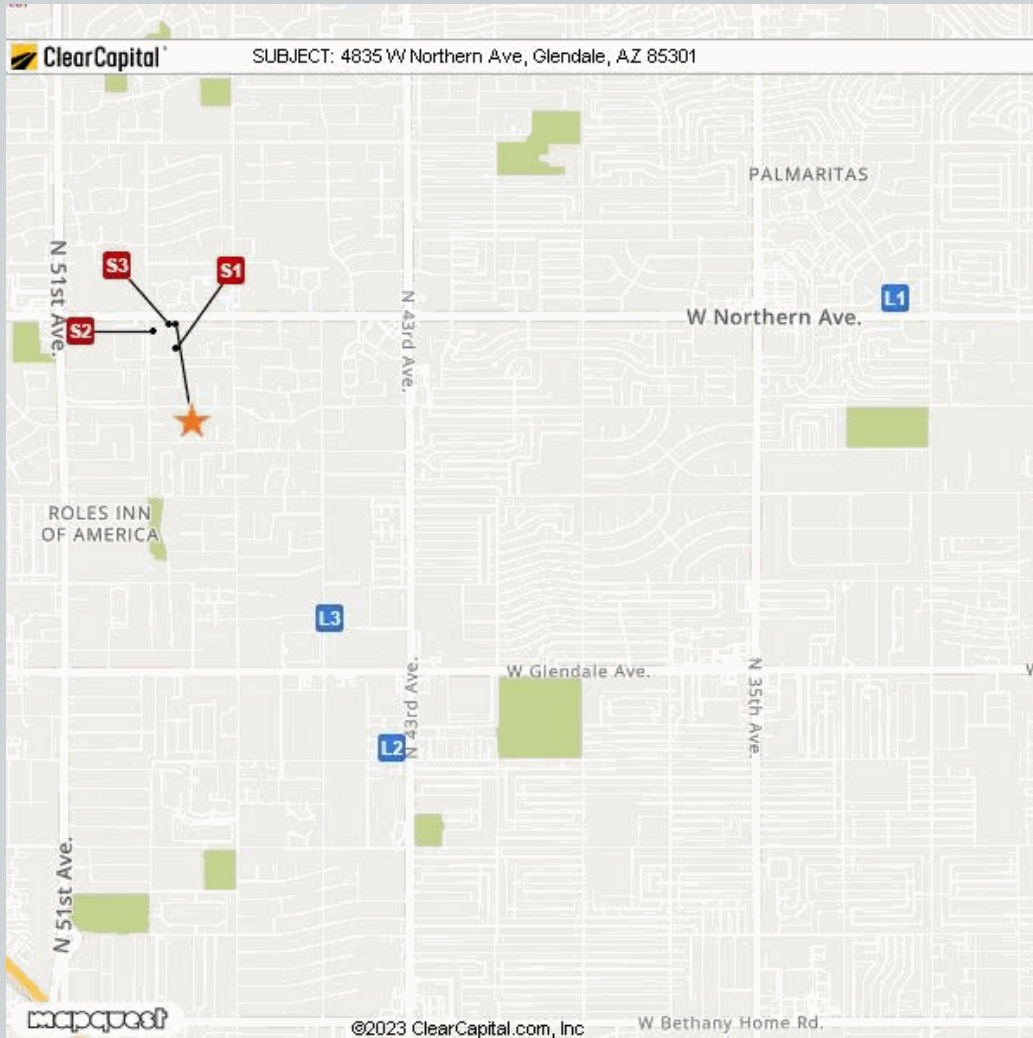
Address ★ 4835 W Northern Avenue, Glendale, ARIZONA 85301

Loan Number 55603

Suggested List \$274,000

Suggested Repaired \$274,000

Sale \$269,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4835 W Northern Avenue, Glendale, Arizona 85301	--	Parcel Match
L1 Listing 1	8026 N 32nd Ave, Phoenix, AZ 85051	2.06 Miles ¹	Parcel Match
L2 Listing 2	4332 W Ocotillo Rd 206, Glendale, AZ 85301	1.36 Miles ¹	Parcel Match
L3 Listing 3	7109 N 45th Ave, Glendale, AZ 85301	0.95 Miles ¹	Parcel Match
S1 Sold 1	4827 W Northern Ave, Glendale, AZ 85301	0.07 Miles ¹	Parcel Match
S2 Sold 2	7883 N 49th Ave, Glendale, AZ 85301	0.07 Miles ¹	Parcel Match
S3 Sold 3	4843 W Northern Ave, Glendale, AZ 85301	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	8.20 miles	Date Signed	11/18/2023

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.