

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>	405 N Aaron Circle, Mesa, AZ 85207	<b>Order ID</b>	9074727	<b>Property ID</b>	34901713
<b>Inspection Date</b>	12/18/2023	<b>Date of Report</b>	12/20/2023		
<b>Loan Number</b>	56033	<b>APN</b>	22021381		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Maricopa		

### Tracking IDs

<b>Order Tracking ID</b>	12.18_BPO	<b>Tracking ID 1</b>	12.18_BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	BRECKENRIDGE PROPERTY FUND 2016 LLC	<b>Condition Comments</b> Subject conforms to the neighborhood. Subject has good curb appeal. The subject property appears to be in good condition so the property should be marketed as-is.
<b>R. E. Taxes</b>	\$1,208	
<b>Assessed Value</b>	\$337,300	
<b>Zoning Classification</b>	Residential R-6	
<b>Property Type</b>	SFR	
<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>	Superstition Views 480-829-7400	
<b>Association Fees</b>	\$21 / Month (Other: Common Area Maint)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> The neighborhood is located in Mesa. The subject is close to schools, shopping, major employment, and freeway access nearby.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$299,000 High: \$460,000	
<b>Market for this type of property</b>	Decreased 10 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	405 N Aaron Circle	55 N 95th St	816 N 94th St	9802 E Boulder Dr
<b>City, State</b>	Mesa, AZ	Mesa, AZ	Mesa, AZ	Mesa, AZ
<b>Zip Code</b>	85207	85207	85207	85207
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.43 <sup>1</sup>	0.56 <sup>1</sup>	0.38 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$459,900	\$449,999	\$375,000
<b>List Price \$</b>	--	\$435,900	\$449,999	\$375,000
<b>Original List Date</b>		12/02/2023	11/07/2023	12/07/2023
<b>DOM · Cumulative DOM</b>	-- · --	18 · 18	43 · 43	2 · 13
<b>Age (# of years)</b>	25	48	25	0
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,587	1,515	1,701	1,450
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 3	4 · 2	3 · 2
<b>Total Room #</b>	6	7	7	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<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>	--	--	Pool - Yes	--
<b>Lot Size</b>	0.17 acres	0.18 acres	0.21 acres	0.23 acres
<b>Other</b>	MLS#4463507	MLS#6636501	MLS#6627603	MLS#6638379

\* 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.

## Current Listings - Cont.

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

**Listing 1** Gorgeous Remodeled home featuring 4 bedrooms and 3 bathrooms 2 master bedrooms featuring tile showers in both bathrooms, Nice open kitchen layout new white shaker cabinets with new quartz countertops, new lighting throughout the home, new plumbing fixtures and new underground new as well. New Ac unit and new electrical throughout all permitted licensed work. Home has a washer dryer inside the home and a nice big 2 car garage as well. Home has new fencing and RV Gate for backyard for extra storage. NO HOA! Maricopa county land in mesa!! Home has brand new roof, new windows dual pane, all new ducts as well. It's pretty much a brand new home!!! Must see!!! Seller will pay up to 8,000.00 in closing cost assistance to rate buy down

**Listing 2** Home, sweet home! This charming 4-bedroom, 2-bath home in Sonora Parke awaits you! Inside, you'll find tile flooring, vaulted ceilings, and bay windows, allowing so much natural light to pass through. The merged living and dining room flows seamlessly together, making everyday living blissful. Designed for gatherings, the bright and airy great room showcases white cabinets, a walk-in pantry, and a convenient breakfast bar. The spacious main suite features a private bathroom with dual sinks and a walk-in closet. The backyard provides a relaxing covered patio, a grassy landscape, and a sparkling blue pool that is awesome to dip into during hot and sunny afternoons. Roof/pool/ac new in 2020. Don't miss this amazing opportunity! Great Mountain Views, minutes away from hiking, lakes and rivers

**Listing 3** BRAND NEW CONSTRUCTION - NOT A REBUILD, EVERYTHING IS NEW. NO HOA. GREAT FLOORPLAN, BIG LOT. HOUSE INCLUDES GRANITE COUNTER TOPS EVERYWHERE. TILE SHOWERS, GREAT LOOKING LUXURY VINYL PLANK FLOORING, CARPET IN BEDROOMS. ALL CLOSETS HAVE HIGH / LOW HANGING FOR EXTRA STORAGE, RECESSED CAN LIGHTS, SPRAY FOAM INSULATION. INCLUDES REFRIGERATOR, RANGE, DISHWASHER AND MICROWAVE. AGENT IS PARTNER WITH CHASE HOME BUILDERS (BUILDER)

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	405 N Aaron Circle	136 N Warren St	9641 E Butte St	412 N Aaron Cir
<b>City, State</b>	Mesa, AZ	Mesa, AZ	Mesa, AZ	Mesa, AZ
<b>Zip Code</b>	85207	85207	85207	85207
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.37 <sup>1</sup>	0.19 <sup>1</sup>	0.04 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$325,000	\$400,000	\$385,000
<b>List Price \$</b>	--	\$310,000	\$400,000	\$415,000
<b>Sale Price \$</b>	--	\$309,000	\$394,000	\$400,000
<b>Type of Financing</b>	--	Conventional	Conventional	Fha
<b>Date of Sale</b>	--	09/19/2023	07/18/2023	05/15/2023
<b>DOM · Cumulative DOM</b>	-- · --	21 · 46	11 · 34	127 · 149
<b>Age (# of years)</b>	25	19	21	25
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<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 Ranch	1 Story Ranch	1 Story Ranch	2 Stories Colonial
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,587	917	1,300	1,741
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	2 · 2	3 · 2	3 · 2 · 1
<b>Total Room #</b>	6	5	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Carport 1 Car	Attached 2 Car(s)	Attached 2 Car(s)
<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>	0.17 acres	0.07 acres	0.12 acres	0.21 acres
<b>Other</b>	MLS#4463507	MLS#6588858	MLS#6568625	MLS#6499753
<b>Net Adjustment</b>	--	+\$30,800	+\$12,500	-\$6,200
<b>Adjusted Price</b>	--	\$339,800	\$406,500	\$393,800

\* Sold 3 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** Wonderful opportunity to own this property in the gated Apache Junction community of the Lost Dutchman Villas! This adorable 2 bedroom, 2 bath home has a great open concept layout with a family room that is open to the kitchen and dining area, gorgeous wood laminate flooring throughout the home, carpet in the bedrooms and vaulted ceilings. The kitchen offers a breakfast bar, plenty of cabinets and counter space as well as a large dining space with tons of natural light! The 2 bedrooms are nice sized, and the master features an attached full sized bathroom and a large closet. In the backyard the extended covered patio offers tons of shade and comes equipped with a shed to keep your belongings protected from the elements. Incredible community includes a great pool, clubhouse and much more!
- Sold 2** Don't miss this darling single story 3 bedroom, 2 bath home with open floorplan. Large kitchen with plenty of cabinet space and eat-in breakfast room with sliding glass door to the low maintenance back yard. Full Master bathroom with walk in closet. Home features new interior and exterior paint, fresh new carpet in the bedrooms. Great location in East Mesa, close to 202, Shopping and so much more.
- Sold 3** This 3 bedroom 2.5 bathroom home is on a highly desirable Cul-de-sac lot! You will pull up to a grassy, welcoming front lawn. Entering in through the door, you can go through the updated farm-style kitchen with a gas range, or to the main living space. The main living area has an open concept with vaulted ceilings and an abundance of natural light, with plenty of space to relax. If you walk outside, there is plenty of room to entertain on the 9,000 square foot lot. Check out the garage, with the epoxy flooring! There is a half bath on the main floor with a split master plan upstairs. The master bedroom boasts an ensuite bathroom with dual sinks, and a large walk-in closet. Don't miss the opportunity to call this home.

## Subject Sales & Listing History

<b>Current Listing Status</b>		Not Currently Listed		<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The tax record shows a sale on 12/14/2023 for \$250,000. The subject may have sold for higher than comps in the area, which is typical in markets that have low inventory and increasing pricing.			
<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	12/14/2023	\$250,000	Tax Records

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$375,000	\$375,000
<b>Sales Price</b>	\$370,000	\$370,000
<b>30 Day Price</b>	\$365,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Most weight given to sold comp 3 because it is most similar to the subject in sqft, location and age. The subject property and homes in the area have peaked and appear to be declining now. The Market is declining, down 10% in the last 6 months. The inventory of the homes in the area remains at an approximate 3 month supply. The comps that are being used are the best available for determining the value.</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



Side



Side



Street



Street



## Subject Photos



Other

## Listing Photos

**L1** 55 N 95TH ST  
Mesa, AZ 85207



Front

**L2** 816 N 94TH ST  
Mesa, AZ 85207



Front

**L3** 9802 E BOULDER DR  
Mesa, AZ 85207



Front

## Sales Photos

**S1** 136 N WARREN ST  
Mesa, AZ 85207



Front

**S2** 9641 E BUTTE ST  
Mesa, AZ 85207



Front

**S3** 412 N AARON CIR  
Mesa, AZ 85207



Front

### ClearMaps Addendum

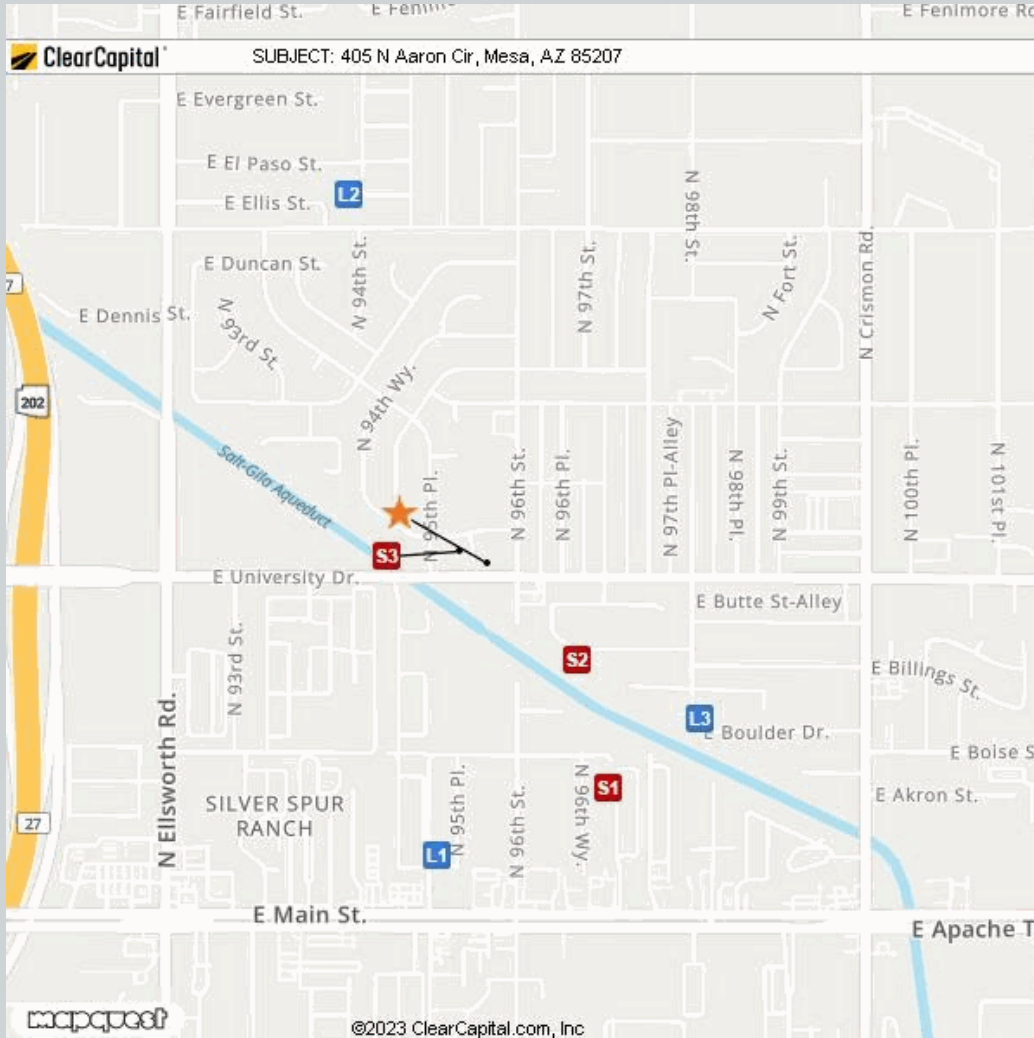
**Address** ★ 405 N Aaron Circle, Mesa, AZ 85207

**Loan Number** 56033

**Suggested List** \$375,000

**Suggested Repaired** \$375,000

**Sale** \$370,000



#### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	405 N Aaron Circle, Mesa, AZ 85207	--	Parcel Match
L1 Listing 1	55 N 95th St, Mesa, AZ 85207	0.43 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	816 N 94th St, Mesa, AZ 85207	0.56 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	9802 E Boulder Dr, Mesa, AZ 85207	0.38 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	136 N Warren St, Mesa, AZ 85207	0.37 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	9641 E Butte St, Mesa, AZ 85207	0.19 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	412 N Aaron Cir, Mesa, AZ 85207	0.04 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>	David Cole	<b>Company/Brokerage</b>	REI & REO Realty LLC
<b>License No</b>	BR522060000	<b>Address</b>	3415 S 157th St Gilbert AZ 85297
<b>License Expiration</b>	04/30/2024	<b>License State</b>	AZ
<b>Phone</b>	4807032060	<b>Email</b>	ReiReoDave@gmail.com
<b>Broker Distance to Subject</b>	11.57 miles	<b>Date Signed</b>	12/20/2023

*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.**