

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	1966 E Desert Moon Trail, Queen Creek, AZ 85143	Order ID	9097673	Property ID	34956186
Inspection Date	01/05/2024	Date of Report	01/06/2024		
Loan Number	56123	APN	210-66-679		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Pinal		

Tracking IDs					
Order Tracking ID	1.5_BPO	Tracking ID 1	1.5_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Norma Renteria	Condition Comments
R. E. Taxes	\$1,141	Conforming 2 story home, typical residential views and curb appeal, appears to be occupied and maintained.
Assessed Value	\$214,740	
Zoning Classification	OWNER OCCUPIED RESID	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Leasehold	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Johnson Ranch HOA	
Association Fees	\$70 / Month (Pool,Tennis)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments
Local Economy	Stable	Master planned community, golf course, clubhouse, multiple community pools, school, mountain views, close to shopping, limited access to freeways & employment.
Sales Prices in this Neighborhood	Low: \$290,000 High: \$520,000	
Market for this type of property	Decreased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1966 E Desert Moon Trail	1746 E Desert Moon Trl	1905 E Cowboy Cove Trl	31357 N Cavalier Dr,
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.	--	0.15 ¹	0.15 ¹	1.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$355,000	\$366,000	\$389,000
List Price \$	--	\$355,000	\$366,000	\$381,500
Original List Date		11/18/2023	01/04/2024	10/25/2023
DOM · Cumulative DOM	-- · --	25 · 49	2 · 2	73 · 73
Age (# of years)	21	21	22	17
Condition	Good	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	2,300	2,280	1,905	2,163
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	3 · 2 · 1	4 · 3
Total Room #	8	8	8	8
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	--	--	--	Pool - Yes
Lot Size	.12 acres	.12 acres	.12 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** Public Remarks: Beautiful home priced to sell and ready for a new owner. This property has an open living/kitchen area and very spacious bedrooms. A large backyard, with a built in gas fire pit and lots of potential.
- Listing 2** Johnson Ranch Community has you covered. Enjoy three community pools, spas, a nine-hole pitch and putt golf course, and a serene catch-and-release pond. This well-maintained home is perfect for a growing family, featuring a large walk-in pantry and utility closet. The freshly painted garage; walls, and ceiling are just a few of the recent upgrades. You'll love the spacious loft area, which can be used as a separate office, media room, or anything else you require. The landscaping has new automatic water system and winter grass. Buyers have the flexibility to customize the landscaping to their liking. Buyer to verify all information
- Listing 3** Public Remarks: Don't miss your opportunity to own this beautiful home within Johnson Ranch. With a little bit of love, this home is going to be simply amazing. Walking distance to shopping, restaurants and the Golf Club at Johnson Ranch. Buy this home and then enjoy the backyard paradise this home once offered.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1966 E Desert Moon Trail	772 E Desert Moon Trl	1788 E Desert Moon Trl	30950 N Silver Bullet Trl,
City, State	Queen Creek, AZ	San Tan Valley, AZ	Queen Creek, AZ	San Tan Valley, AZ
Zip Code	85143	85143	85143	85143
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.75 ¹	0.12 ¹	0.67 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$414,999	\$339,900	\$370,000
List Price \$	--	\$377,000	\$339,900	\$370,000
Sale Price \$	--	\$385,000	\$334,000	\$335,000
Type of Financing	--	Fha	Conventional	Cash
Date of Sale	--	09/05/2023	12/01/2023	12/18/2023
DOM · Cumulative DOM	-- · --	62 · 121	29 · 28	47 · 74
Age (# of years)	21	18	21	24
Condition	Good	Good	Good	Average
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	2,300	2,349	2,281	1,884
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	3 · 2 · 1	4 · 2 · 1
Total Room #	8	8	8	8
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	--	--	--	Pool - Yes
Lot Size	.12 acres	.12 acres	.12 acres	.11 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	+\$10,000
Adjusted Price	--	\$385,000	\$334,000	\$345,000

* 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** Public Remarks: Beautiful 4 bed two and a half bath feature's a huge loft and nine-foot ceilings and 20-inch tiles on entire 1st floor, huge kitchen island all with granite counter tops, 42-inch custom cabinets with accent stone backsplash and rangehood in kitchen. Very Large Master Bedroom with his and her walk-in closets, also separate tub and shower. Gas hot water tank with gas lines to all other major appliances. Backyard features brick pavers, covered patio, grass and desert landscape and long extended front driveway for extra parking. Right off of Hunt Hwy & Elsworth Road with tons of shopping and dining, and only 9.3 Miles from Queen Creek Marketplace.
- Sold 2** Public Remarks: Don't miss an amazing opportunity to make this 3-bedroom home with a spacious loft and 2.5 bathrooms your own! Nestled in the sought-after Johnson Ranch community this well-designed floor plan includes a formal living room as well as a family room seamlessly connected to the kitchen. The kitchen has ample space with an island beautiful stainless steel appliances. This home exudes a sense of warmth with its neutral paint palette, abundant natural light, and beautiful tile in the living spaces. Upstairs the versatile loft serves as the perfect space for entertainment or a home office. Not only is the Primary bedroom huge, but so are the two secondary bedrooms as well! Outside, the generously sized backyard has so much potential to make your own! The Johnson Ranch community amenities
- Sold 3** Public Remarks: This cozy 4-bedroom, 2.5-bath home offers a comfortable and modest living space, perfect for a growing family. Outside, a delightful patio and a refreshing pool beckon for outdoor gatherings and relaxation. For added convenience, you'll find a variety of shopping and dining options, all within a convenient three-mile radius. Sellers are motivated to sell. This is an excellent opportunity for those seeking a family-friendly home with the added advantage of local amenities just a stone's throw away.
+10,000 smaller int sq ft

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			NA				
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	\$365,000	\$365,000
Sales Price	\$365,000	\$365,000
30 Day Price	\$355,000	--
Comments Regarding Pricing Strategy		
<p>The Listing/Sold comparables chosen for this report are all located in the same neighborhood of Johnson Ranch and 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.</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



Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 1746 E Desert Moon TRL
San Tan Valley, AZ 85143



Front

L2 1905 E COWBOY COVE TRL
Queen Creek, AZ 85143



Front

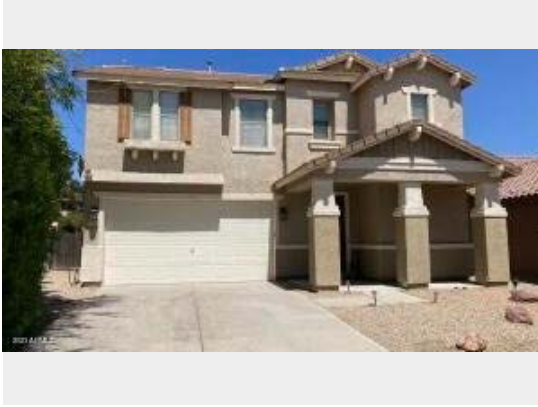
L3 31357 N CAVALIER DR,
Queen Creek, AZ 85143



Front

Sales Photos

S1 772 E DESERT MOON TRL
San Tan Valley, AZ 85143



Front

S2 1788 E DESERT MOON TRL
Queen Creek, AZ 85143



Front

S3 30950 N Silver Bullet TRL,
San Tan Valley, AZ 85143



Front

ClearMaps Addendum

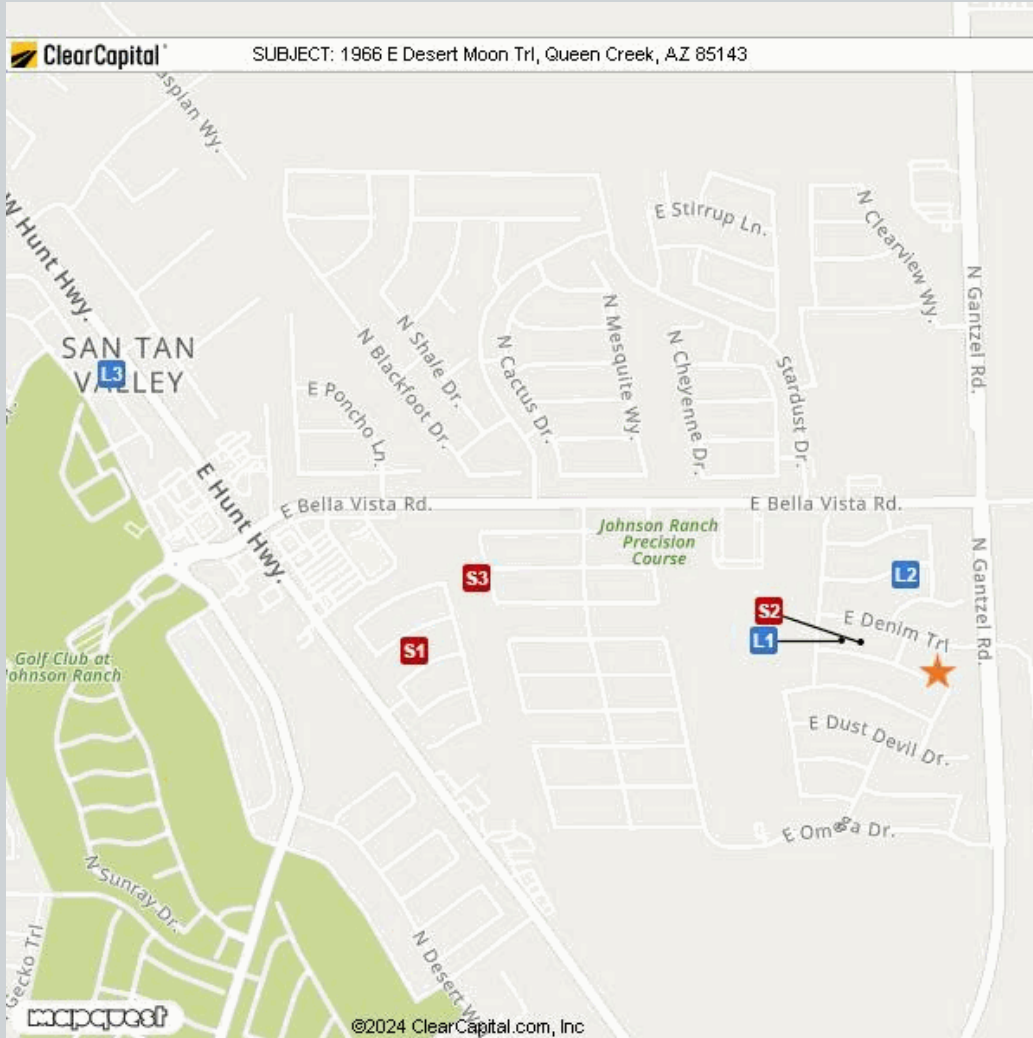
Address ★ 1966 E Desert Moon Trail, Queen Creek, AZ 85143

Loan Number 56123

Suggested List \$365,000

Suggested Repaired \$365,000

Sale \$365,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1966 E Desert Moon Trail, Queen Creek, AZ 85143	--	Parcel Match
L1 Listing 1	1746 E Desert Moon Trl, San Tan Valley, AZ 85143	0.15 Miles ¹	Parcel Match
L2 Listing 2	1905 E Cowboy Cove Trl, San Tan Valley, AZ 85143	0.15 Miles ¹	Parcel Match
L3 Listing 3	31357 N Cavalier Dr., San Tan Valley, AZ 85143	1.26 Miles ¹	Parcel Match
S1 Sold 1	772 E Desert Moon Trl, San Tan Valley, AZ 85143	0.75 Miles ¹	Parcel Match
S2 Sold 2	1788 E Desert Moon Trl, San Tan Valley, AZ 85143	0.12 Miles ¹	Parcel Match
S3 Sold 3	30950 N Silver Bullet Trl., San Tan Valley, AZ 85143	0.67 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	7.21 miles	Date Signed	01/06/2024

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.