

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>	419 W Behrend Drive, Phoenix, ARIZONA 85027	<b>Order ID</b>	9141762	<b>Property ID</b>	35043282
<b>Inspection Date</b>	02/04/2024	<b>Date of Report</b>	02/04/2024		
<b>Loan Number</b>	56546	<b>APN</b>	20912049		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Maricopa		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	2.2_BPO	<b>Tracking ID 1</b>	2.2_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	JOHN R LINGENFELTER II	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,180	The subject is conforming in general appearance to other properties in the neighborhood. Average curb appeal with no visible damages or repairs noted. The subject is similar in size and style to other homes in this neighborhood. No particular location issues noted.	
<b>Assessed Value</b>	\$292,300		
<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>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	The subject is located in an established neighborhood. Some mobile homes and condos in the surrounding area. Freeway access within one mile. Primarily all fair market sales in this area. Some range of home maintenance, but most properties have some level of updating and/or upgrades. Close to amenities and shopping. High demand for this price point of home in this surrounding market area.	
<b>Sales Prices in this Neighborhood</b>	Low: \$285,000 High: \$600,000		
<b>Market for this type of property</b>	Increased 4 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	419 W Behrend Drive	19419 N 8th Ave	308 W Kristal Way	1202 W Kerry Ln
<b>City, State</b>	Phoenix, ARIZONA	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
<b>Zip Code</b>	85027	85027	85027	85027
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.30 <sup>1</sup>	0.33 <sup>1</sup>	0.50 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$429,900	\$399,999	\$450,000
<b>List Price \$</b>	--	\$429,900	\$399,999	\$450,000
<b>Original List Date</b>		01/05/2024	12/20/2023	01/06/2024
<b>DOM · Cumulative DOM</b>	-- · --	30 · 30	43 · 46	21 · 29
<b>Age (# of years)</b>	45	39	42	43
<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/Rambler	1 Story Ranch/Rambler	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,590	1,541	1,353	1,357
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	4 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	7	5	6
<b>Garage (Style/Stalls)</b>	Carport 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Carport 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	Pool - Yes	--	Pool - Yes
<b>Lot Size</b>	0.15 acres	0.15 acres	0.15 acres	.19 acres
<b>Other</b>	none	none	none	none

\* 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.

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

**Listing 1** Located within the same market area as the subject property, competing neighborhood. Similar in location and appeal. Interior is in average condition overall with some updating noted. Superior for garage and bedroom count.

**Listing 2** Located within the same larger subdivision as the subject property, different phase. Similar in location and appeal. Interior is in average condition with no major upgrades noted. Inferior for size and no pool, but superior for garage.

**Listing 3** Located within the same general market area as the subject property, competing neighborhood. Similar in overall location and appeal. Interior is in high average condition for like homes in the area. Would be at higher end of value range due to condition.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	419 W Behrend Drive	214 W Oraibi Dr	19407 N 13th Dr	1602 W Marco Polo Rd
<b>City, State</b>	Phoenix, ARIZONA	Phoenix, AZ	Phoenix, AZ	Phoenix, AZ
<b>Zip Code</b>	85027	85027	85027	85027
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.26 <sup>1</sup>	0.48 <sup>1</sup>	0.76 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$429,900	\$390,000	\$415,000
<b>List Price \$</b>	--	\$429,900	\$390,000	\$415,000
<b>Sale Price \$</b>	--	\$434,000	\$390,000	\$415,000
<b>Type of Financing</b>	--	Conventional	Fha	Cash
<b>Date of Sale</b>	--	11/02/2023	02/01/2024	11/03/2023
<b>DOM · Cumulative DOM</b>	-- · --	5 · 22	49 · 93	14 · 42
<b>Age (# of years)</b>	45	39	47	50
<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/Rambler	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,590	1,297	1,593	1,559
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	4 · 2
<b>Total Room #</b>	6	5	6	6
<b>Garage (Style/Stalls)</b>	Carport 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	Pool - Yes	--	--
<b>Lot Size</b>	0.15 acres	0.17 acres	0.20 acres	.16 acres
<b>Other</b>	none	some upgrades	none	none
<b>Net Adjustment</b>	--	-\$3,280	\$0	-\$5,000
<b>Adjusted Price</b>	--	\$430,720	\$390,000	\$410,000

\* Sold 2 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** Located within the same general market area as the subject property, competing neighborhood. Similar in overall location and appeal. Interior is in higher average condition with some upgrades noted. SC1 positive adjust for inferior size \$11,720; negative adjust for superior garage \$10,000 and condition \$5,000.
- Sold 2** Located in a different phase of the same larger subdivision as the subject property. Similar in overall appeal. Interior is in average condition with no major upgrades noted. SC2 negative adjust for superior garage \$10,000; positive adjust for inferior for no pool \$10,000.
- Sold 3** Located within a different phase of the same larger subdivision, similar in general appeal and location. Interior is in average condition with some modest updating. SC3 negative adjust for superior garage \$10,000 and bedroom count \$5,000; positive adjust for inferior no pool \$10,000.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The subject property has not been recently listed.			
<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>	0						
<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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$415,000	\$415,000
<b>Sales Price</b>	\$400,000	\$400,000
<b>30 Day Price</b>	\$390,000	--
<b>Comments Regarding Pricing Strategy</b>		
Used most similar listings within the immediate, half mile, area of the subject property. Used listings classified into "average" condition that were most similar in age, size, amenities and location. Used one very recent sale and expanded to just slightly over three months for two other comparable sales within the market area. Used sales within as close proximity possible, expanding to one mile for third sale. Sale still within the same larger subdivision.		

### 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

## Listing Photos

**L1** 19419 N 8th Ave  
Phoenix, AZ 85027



Front

**L2** 308 W Kristal Way  
Phoenix, AZ 85027



Front

**L3** 1202 W Kerry Ln  
Phoenix, AZ 85027



Front



## Sales Photos

**S1** 214 W Oraibi Dr  
Phoenix, AZ 85027



Front

**S2** 19407 N 13th Dr  
Phoenix, AZ 85027



Front

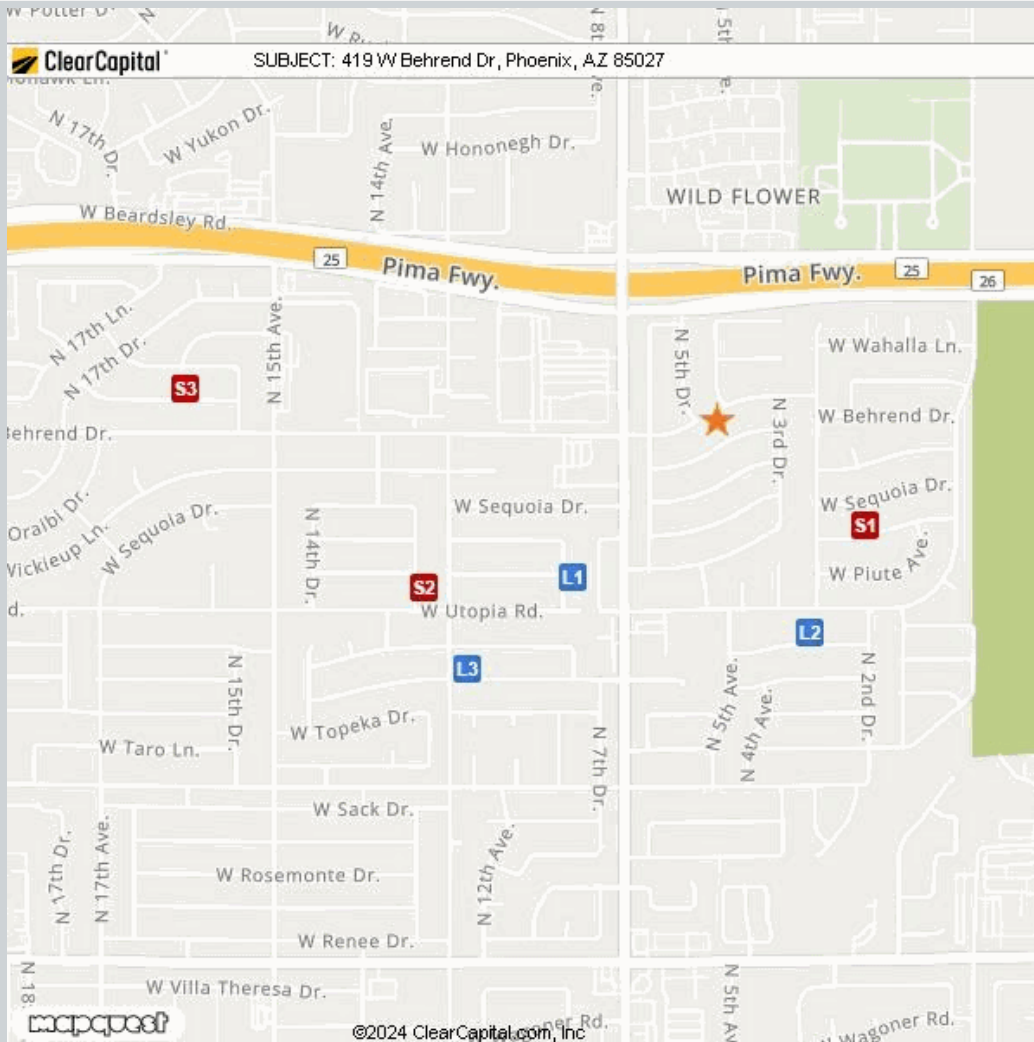
**S3** 1602 W Marco Polo Rd  
Phoenix, AZ 85027



Front

### ClearMaps Addendum

**Address** ★ 419 W Behrend Drive, Phoenix, ARIZONA 85027  
**Loan Number** 56546      **Suggested List** \$415,000      **Suggested Repaired** \$415,000      **Sale** \$400,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	419 W Behrend Drive, Phoenix, Arizona 85027	--	Parcel Match
L1 Listing 1	19419 N 8th Ave, Phoenix, AZ 85027	0.30 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	308 W Kristal Way, Phoenix, AZ 85027	0.33 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1202 W Kerry Ln, Phoenix, AZ 85027	0.50 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	214 W Oraibi Dr, Phoenix, AZ 85027	0.26 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	19407 N 13th Dr, Phoenix, AZ 85027	0.48 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1602 W Marco Polo Rd, Phoenix, AZ 85027	0.76 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>	Eugene Hastings	<b>Company/Brokerage</b>	Eugene Hastings PLLC
<b>License No</b>	BR531883000	<b>Address</b>	5537 E Voltaire Ave Scottsdale AZ 85254
<b>License Expiration</b>	07/31/2025	<b>License State</b>	AZ
<b>Phone</b>	6155877119	<b>Email</b>	foxtrottera@gmail.com
<b>Broker Distance to Subject</b>	7.90 miles	<b>Date Signed</b>	02/04/2024

*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:**

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