

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	1183 W Busa Dr, San Tan Valley, AZ 85143	Order ID	9258734	Property ID	35273727
Inspection Date	04/06/2024	Date of Report	04/07/2024		
Loan Number	56980	APN	210-80-561		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Pinal		

Tracking IDs					
Order Tracking ID	4.5_BPO	Tracking ID 1	4.5_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Sharla Mwinyelle	Condition Comments	
R. E. Taxes	\$1,144	Conforming single level home on a corner lot, residential views, typical age and builder grade.	
Assessed Value	\$296,016		
Zoning Classification	PUD		
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	Circle Cross Ranch 480-957-9191		
Association Fees	\$50 / Month (Greenbelt)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Master planned community. Amenities include multiple parks, schools, close to supporting facilities, freeway access is a 30 minute drive, market values are driven by fair market prices and new residential construction.	
Sales Prices in this Neighborhood	Low: \$325,000 High: \$575,000		
Market for this type of property	Decreased 2 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1183 W Busa Dr	921 W Dana Dr	388 W Holstein Trl	34976 N Mirandesa Dr,
City, State	San Tan Valley, 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.	--	0.19 ¹	0.52 ¹	0.25 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$428,000	\$412,400	\$445,000
List Price \$	--	\$428,000	\$412,400	\$433,000
Original List Date		04/03/2024	02/17/2024	01/25/2024
DOM · Cumulative DOM	-- · --	3 · 4	23 · 50	72 · 73
Age (# of years)	18	18	19	18
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,909	1,746	1,840	1,903
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	5 · 3	3 · 2
Total Room #	7	7	9	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	Pool - Yes	--	--
Lot Size	.17 acres	.13 acres	.12 acres	.16 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** Welcome Home!!! This gorgeous renovated 4 bedroom 2 bath home at Circle Cross Ranch in San Tan Valley is in a fantastic location. You'll love the floor plan of this home. Your kitchen offers stainless steel appliances (new fridge), Corian counter tops, an island/breakfast bar for extra prep & storage, a walk in pantry & plenty of cabinetry for organization. Your spacious master suite offers a plethora of natural light, a walk in closet, dual vanity, a walk in shower & soaking tub, as well as direct access to your backyard oasis. This corner lot home also offers new exterior & interior paint, new carpet, a new garage door, new sliding glass door auto closer, upgraded ceiling fans, as well as a low maintenance backyard that includes a covered patio & a sparkling pebble tech play pool with rock formation waterfall to enjoy. This gem in the desert is a Great Buy & a Must See!!!
- Listing 2** Single story 5-bedroom 3 bath home in Circle Cross Ranch. Freshly painted interior, neutral tones, vaulted ceilings. Kitchen opens to dining area and family room. Primary bedroom with walk-in closet, dual sinks, and a privacy bathroom. Secondary bathrooms accessibly located to the other bedrooms with primary and one bedroom split from the others. This home has tile in all the right places with new carpet in the bedrooms. Low-maintenance backyard with turf and rocks, with a covered patio great for entertaining. This community boasts playgrounds, volleyball courts, parks, and ballparks. Conveniently located close to schools, shopping, restaurants, medical facilities and more!
- Listing 3** One of the best priced homes in STV! This 3 bed+den home exudes pride of ownership! Upon entering this home you will notice the designer wood plank style tile, and a thoughtfully designed open concept floor plan. The chef's kitchen boasts upgraded cabinetry, a gas range, granite slab counters, a mosaic tile backsplash and a pantry. The living room is right sized for informal gatherings and the adjacent den is a perfect office or overflow area for more formal occasions. The backyard is perfect for enjoying the AZ weather year round. The large greenbelt/preserve behind the home offers privacy and incredible views of the San Tan Mtns. The spacious split master bedroom retreat offers plenty of room for a king size bed, and still has plenty of room left for a quiet reading area. The master bath boasts a separate tub and shower, large walk in closet and dual sinks. You'll love the 3 car garage that has room for your vehicles and toys. Don't wait to see this home!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1183 W Busa Dr	1084 W Jamaica Hope Way	36127 N Mirandesa Dr	435 W Gascon Rd
City, State	San Tan Valley, AZ	San Tan Valley, AZ	San Tan Valley, AZ	Queen Creek, AZ
Zip Code	85143	85143	85143	85143
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.51 ¹	0.97 ¹	0.46 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$440,000	\$400,000	\$475,000
List Price \$	--	\$425,000	\$400,000	\$450,000
Sale Price \$	--	\$420,000	\$405,000	\$450,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	03/27/2024	01/09/2024	11/27/2023
DOM · Cumulative DOM	-- · --	24 · 53	23 · 40	68 · 97
Age (# of years)	18	15	16	19
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,909	1,769	1,740	1,840
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 3
Total Room #	7	7	7	9
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	Pool - Yes	Pool - Yes	Pool - Yes
Lot Size	.17 acres	.15 acres	.12 acres	.12 acres
Other	--	--	--	--
Net Adjustment	--	+\$5,000	+\$5,000	-\$10,000
Adjusted Price	--	\$425,000	\$410,000	\$440,000

* 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** Single-story, move-in ready home located on a spacious corner lot in Circle Cross Ranch. This home has been extremely well-maintained and features a new AC Unit (2022), Quartz Countertops, Plantation shutters and French Patio Doors that lead to the back yard. You'll love all the natural light in this home and the huge backyard with a covered patio and swimming pool. The quiet community offers beautiful mountain views and is only minutes from Legacy Traditional School, Schnepf Elementary School, shopping and restaurants! +5000 smaller sq ft
- Sold 2** Welcome to this wonderful single story home in beautiful Circle Cross Ranch. This 4 bedroom/2 bath home features an open floor plan with an abundance of natural light. The home boasts of a bright kitchen, granite countertops, stainless steel appliances, and plenty of storage space. The home delivers with numerous upgrades including a newer AC Unit (2021), new water heater, security system, and ceiling fans throughout. You will love the mature landscaping, covered patio, and spacious backyard that features a refreshing pool with soothing waterfall. The home backs to a greenbelt, so no neighbors directly behind! This quiet community offers beautiful views and is only minutes from shopping and restaurants. The home is truly move in ready. Make an offer today before it is gone! +5000 smaller sq ft
- Sold 3** Move in ready, 4 bedrooms, 3 full bath with den that features a guest suite w/private bath. Gorgeous lap pool. In one of the most desirable communities in San Tan Valley. Great Room with vaulted ceilings. Kitchen features lots of counter & cabinet space that includes upgraded faucet, cabinets and 2 1/2" granite counter tops with matching backsplash, SS appliances, 24" diagonal tile throughout homes except bedrooms & den the new carpet was installed. Fresh paint in most areas, blackout shades in master, sunscreens, cabinets in garage and enjoy your backyard oasis and take a dip in the large pool. -10,000 larger bed & bath count

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	\$425,000	\$425,000
Sales Price	\$425,000	\$425,000
30 Day Price	\$415,000	--
Comments Regarding Pricing Strategy		
<p>The Listing/Sold comparables chosen for this report 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.
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Subject Photos



Front



Address Verification



Address Verification



Side



Side



Side

Subject Photos



Street



Street



Street

Listing Photos

L1 921 W DANA DR
San Tan Valley, AZ 85143



Front

L2 388 W HOLSTEIN TRL
Queen Creek, AZ 85143



Front

L3 34976 N MIRANDESA DR,
Queen Creek, AZ 85143



Front

Sales Photos

S1 1084 W JAMAICA HOPE WAY
San Tan Valley, AZ 85143



Front

S2 36127 N MIRANDESA DR
San Tan Valley, AZ 85143



Front

S3 435 W GASCON RD
Queen Creek, AZ 85143



Front

ClearMaps Addendum

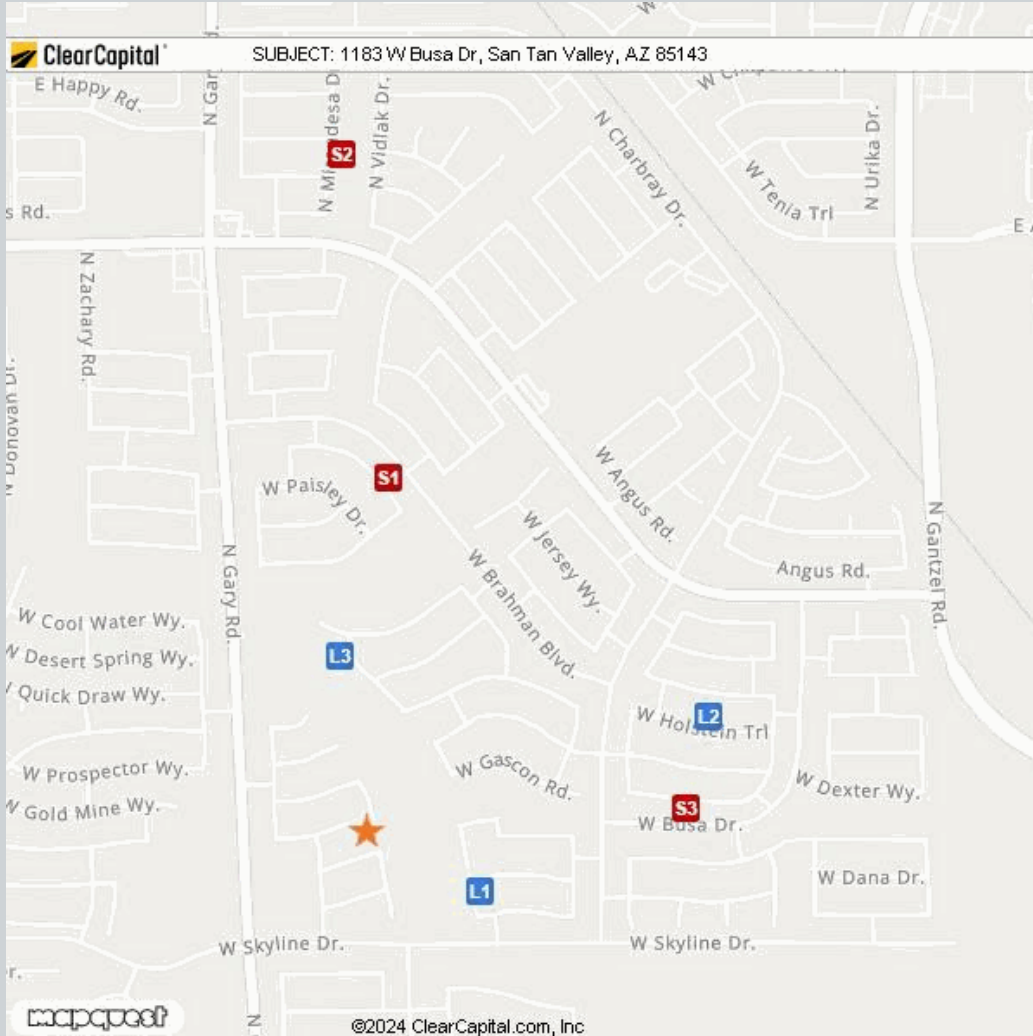
Address ★ 1183 W Busa Dr, San Tan Valley, AZ 85143

Loan Number 56980

Suggested List \$425,000

Suggested Repaired \$425,000

Sale \$425,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1183 W Busa Dr, San Tan Valley, AZ 85143	--	Parcel Match
L1 Listing 1	921 W Dana Dr, San Tan Valley, AZ 85143	0.19 Miles ¹	Parcel Match
L2 Listing 2	388 W Holstein Trl, San Tan Valley, AZ 85143	0.52 Miles ¹	Parcel Match
L3 Listing 3	34976 N Mirandesa Dr., San Tan Valley, AZ 85143	0.25 Miles ¹	Parcel Match
S1 Sold 1	1084 W Jamaica Hope Way, San Tan Valley, AZ 85143	0.51 Miles ¹	Parcel Match
S2 Sold 2	36127 N Mirandesa Dr, San Tan Valley, AZ 85143	0.97 Miles ¹	Parcel Match
S3 Sold 3	435 W Gascon Rd, San Tan Valley, AZ 85143	0.46 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	4.17 miles	Date Signed	04/07/2024

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.