

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	7700 Sw Broadmoor Terrace, Portland, OR 97225	Order ID	6065902	Property ID	26018834
Inspection Date	02/05/2019	Date of Report	02/06/2019		
Loan Number	30478	APN	R0095514		
Borrower Name	CRE				

Tracking IDs

Order Tracking ID	CS_AgedBPOs_2.4.19	Tracking ID 1	CS_AgedBPOs_2.4.19
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	
Occupancy	Vacant	The subject is a 72 year old 1 level home with 3 bedrooms and 2 baths. It has a finished basement with 2 additional rooms and a bathroom. ml is situated on a 0.30 acre lot in a SW neighborhood of Portland. The subject has been remodeled according to the current listing and appears in good condition with no obvious repairs noted.	
Secure?	Yes (locked)		
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		

II. Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments	
Listing Agency/Firm	Keller Williams - PDX	The subject was listed on 2/1/2019 for \$699,900 DOM 4 days CDOM 192	
Listing Agent Name	Mark Charlesworth		
Listing Agent Phone	na		
# of Removed Listings in Previous 12 Months	5		
# 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
06/28/2018	\$849,900	08/16/2018	\$799,900	Cancelled	07/27/2018	\$849,900	MLS
08/16/2018	\$799,900	10/16/2018	\$779,900	Cancelled	10/16/2018	\$799,900	MLS
10/16/2018	\$779,900	11/16/2018	\$739,900	Expired	11/11/2018	\$779,900	MLS
11/16/2018	\$739,900	01/07/2019	\$739,900	Cancelled	01/07/2019	\$739,900	MLS
01/07/2019	\$739,900	02/01/2019	\$699,900	Cancelled	02/01/2019	\$739,900	MLS
02/01/2019	\$699,900	--	--	--	--	--	MLS
02/01/2019	\$699,900	--	--	--	--	--	MLS

III. Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject is in a SW neighborhood of Portland. The homes in the neighborhood are high-end homes like the subject. They are on similar size lots and are in similar condition.	
Sales Prices in this Neighborhood	Low: \$405,000 High: \$785,000		
Market for this type of property	Increased 1 % in the past 6 months.		
Normal Marketing Days	<90		

IV. Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	7700 Sw Broadmoor Terrace	4980 Sw Scholls Ferry Rd	6332 Sw Boundry St	5414 Sw Dover Ct
City, State	Portland, OR	Portland, OR	Portland, OR	Portland, OR
Zip Code	97225	97225	97221	97225
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.28 ¹	0.68 ¹	0.69 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$585,000	\$749,000	\$719,000
List Price \$	--	\$585,000	\$749,000	\$719,000
Original List Date		01/29/2019	02/04/2019	01/07/2019
DOM · Cumulative DOM	-- · --	7 · 8	1 · 2	15 · 30
Age (# of years)	72	64	67	60
Condition	Good	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story RANCH	1 Story RANCH	1 Story RANCH	1 Story RANCH
# Units	1	1	1	1
Living Sq. Feet	1,500	2,180	1,612	1,848
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	2 · 2	3 · 2 · 1
Total Room #	6	5	5	6
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 4 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	Yes	No
Basement (% Fin)	100%	0%	100%	0%
Basement Sq. Ft.	1,139	--	1,361	--
Pool/Spa	--	--	--	--
Lot Size	0.30 acres	0.26 acres	0.30 acres	0.28 acres
Other	PORCH,PATIO, DECK	PORCH	PORCH,DECK	PORCH ,PATIO

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

Listing 1 List 1 has more GLA than the subject it has 1 bedroom and 1 bath less. It is similar in age and lot size. It has no basement or garage. It is in a inferior location as it is next to commercial property.

Listing 2 List 2 is similar to the subject in GLA, age and lot size. It is similar in style with a finished basement. It has 2 car garage more. It has been remodeled.

Listing 3 List 3 has more GLA than the subject. It is similar in room count and lot size. It has no basement. It has been updated.

* 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.

V. Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	7700 Sw Broadmoor Terrace	7370 Sw Sharon Ln	7140 Sw Gable Pkwy	8015 Sw Valley View Ct97225
City, State	Portland, OR	Portland, OR	Portland, OR	Portland, OR
Zip Code	97225	97225	97225	97225
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.30 ¹	0.64 ¹	0.87 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$649,000	\$639,900	\$769,000
List Price \$	--	\$649,000	\$639,900	\$769,000
Sale Price \$	--	\$649,000	\$675,000	\$769,000
Type of Financing	--	Conv	Cash	Conv
Date of Sale	--	9/28/2018	9/24/2018	1/7/2019
DOM · Cumulative DOM	-- · --	10 · 46	5 · 26	6 · 39
Age (# of years)	72	60	59	69
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story RANCH	2 Stories TRI-LEVEL	1 Story RANCH	2 Stories TRI-LEVEL
# Units	1	1	1	1
Living Sq. Feet	1,500	1,825	1,666	1,914
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2 · 1
Total Room #	6	7	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	Detached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	1139%	961	1,094	996
Pool/Spa	--	--	--	--
Lot Size	0.30 acres	0.27 acres	0.21 acres	0.24 acres
Other	PORCH,PATIO, DECK	PORCH,DECK	PORCH,PATIO,DECK	PORCH,PATIO
Net Adjustment	--	-\$3,000	+\$12,360	-\$10,560
Adjusted Price	--	\$646,000	\$687,360	\$758,440

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** Sold 1 has more GLA than the subject. It is similar in room count and lot size. It has a basement like the subject. It has been updated. Adjustments: \$-13000 for superior GLA; \$+10000 for inferior condition.
- Sold 2** Sold 2 is most like the subject in GLA and room count. It has a finished basement like the subject. It is new construction and is on a smaller lot. It has been updated. Adjustments: \$-6640 for superior GLA; \$+10000 for inferior condition \$+9000 for inferior lot.
- Sold 3** Sold 3 has more GLA than the subject. It is similar in room count and age. It has a finished basement like the subject but is on a smaller lot. It has been remodeled. Adjustments: \$-16560 for superior GLA; \$+6000 for inferior lot size;

* 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.

VI. Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$687,000	\$687,000
Sales Price	\$685,000	\$685,000
30 Day Price	\$655,000	--

Comments Regarding Pricing Strategy

The search went out 1 mile from the subject. The search criteria for GLA, age and lot size was expanded due to a limited number of comparables. Within 1 mile of the subject is a 2 tier market with the subject in the higher tier. This provided 9 listed comps from \$425,000 to \$719,000 of which 3 were useable. The Suggested List Price is bracketed by all adjusted and unadjusted comparables. Sold 2 is most like the subject and is weighted the most heavily in determining the Suggested List Price.

VII. Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The broker's as-is conclusion is supported by reasonably proximate and current comparable sales. The as-is conclusion is generally in line with the prior report completed 08/2018.

VIII. Property Images

Address 7700 Sw Broadmoor Terrace, Portland, OR 97225
Loan Number 30478

Suggested List \$687,000

Suggested Repaired \$687,000

Sale \$685,000



Subject 7700 Sw Broadmoor Ter

View Front



Subject 7700 Sw Broadmoor Ter

View Address Verification

VIII. Property Images (continued)

Address 7700 Sw Broadmoor Terrace, Portland, OR 97225
Loan Number 30478

Suggested List \$687,000

Suggested Repaired \$687,000

Sale \$685,000



Subject 7700 Sw Broadmoor Ter

View Street



Listing Comp 1 4980 Sw Scholls Ferry Rd

View Front

VIII. Property Images (continued)

Address 7700 Sw Broadmoor Terrace, Portland, OR 97225
Loan Number 30478

Suggested List \$687,000

Suggested Repaired \$687,000

Sale \$685,000



Listing Comp 2 6332 Sw Boundry St **View** Front



Listing Comp 3 5414 Sw Dover Ct **View** Front

VIII. Property Images (continued)

Address 7700 Sw Broadmoor Terrace, Portland, OR 97225
Loan Number 30478

Suggested List \$687,000

Suggested Repaired \$687,000

Sale \$685,000



Sold Comp 1 7370 Sw Sharon Ln **View** Front



Sold Comp 2 7140 Sw Gable Pkwy **View** Front

VIII. Property Images (continued)

Address 7700 Sw Broadmoor Terrace, Portland, OR 97225
Loan Number 30478

Suggested List \$687,000

Suggested Repaired \$687,000

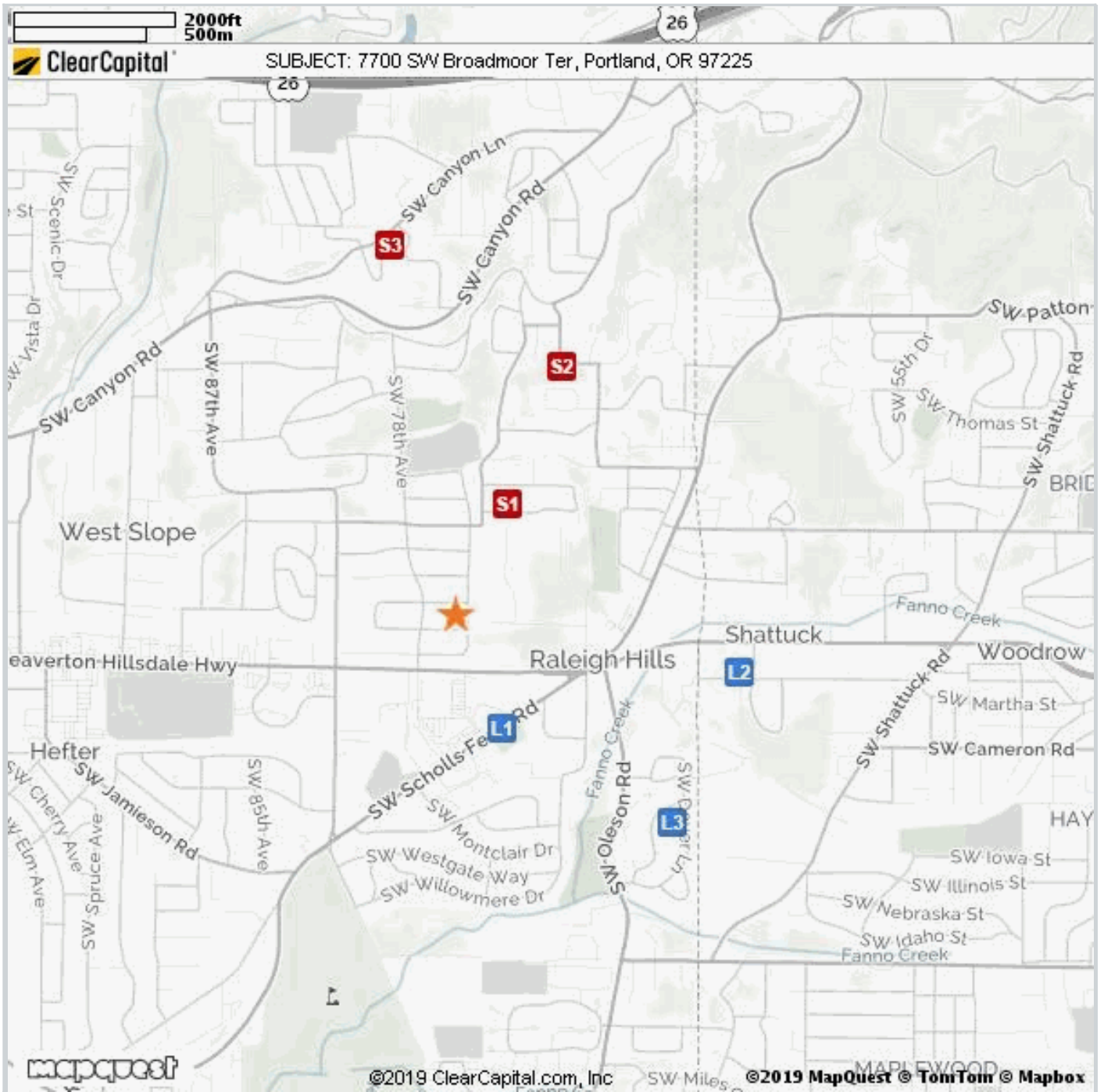
Sale \$685,000



Sold Comp 3 8015 Sw Valley View Ct97225 **View** Front

ClearMaps Addendum

Address ★ 7700 Sw Broadmoor Terrace, Portland, OR 97225
Loan Number 30478 **Suggested List** \$687,000 **Suggested Repaired** \$687,000 **Sale** \$685,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7700 Sw Broadmoor Ter, Portland, OR	--	Parcel Match
L1 Listing 1	4980 Sw Scholls Ferry Rd, Portland, OR	0.28 Miles ¹	Parcel Match
L2 Listing 2	6332 Sw Boundry St, Portland, OR	0.68 Miles ¹	Parcel Match
L3 Listing 3	5414 Sw Dover Ct, Portland, OR	0.69 Miles ¹	Parcel Match
S1 Sold 1	7370 Sw Sharon Ln, Portland, OR	0.30 Miles ¹	Parcel Match
S2 Sold 2	7140 Sw Gable Pkwy, Portland, OR	0.64 Miles ¹	Parcel Match
S3 Sold 3	8015 Sw Valley View Ct 97225, Portland, OR	0.87 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.

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.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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.

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	Marilyn Conti	Company/Brokerage	ERS Oregon LLC
License No	200507377		
License Expiration	12/31/2019	License State	OR
Phone	5038105371	Email	mlconti@msn.com
Broker Distance to Subject	12.08 miles	Date Signed	02/05/2019

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 Valuation Report.

Disclaimer

Unless the licensee who prepared this report is also licensed by the Appraiser Certification and Licensure Board, the report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. The report is a competitive market analysis or letter opinion and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.

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.