

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>	2738 Se 98th Avenue, Portland, OR 97266	<b>Order ID</b>	6095754	<b>Property ID</b>	26154573
<b>Inspection Date</b>	03/06/2019	<b>Date of Report</b>	03/07/2019		
<b>Loan Number</b>	32707	<b>APN</b>	R119874		
<b>Borrower Name</b>	BPF2				

#### Tracking IDs

<b>Order Tracking ID</b>	CS_FundingBatch56_03.06.2019	<b>Tracking ID 1</b>	CS_FundingBatch56_03.06.2019
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

#### I. General Conditions

<b>Property Type</b>	SFR	<b>Condition Comments</b>	
<b>Occupancy</b>	Occupied	Subject has average condition with no visible signs of any deterioration nor the need for any repairs.	
<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		

#### II. Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>	
<b>Listing Agency/Firm</b>		Subject currently not been listed on the market .	
<b>Listing Agent Name</b>			
<b>Listing Agent Phone</b>			
<b># of Removed Listings in Previous 12 Months</b>	1		
<b># of Sales in Previous 12 Months</b>	0		

Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
05/11/2018	\$319,900	--	--	Cancelled	06/13/2018	\$319,900	MLS

#### III. Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Subject property is located in a very nice established neighborhood with very easy access to major highway and other services. The subject is located in an established neighborhood with homes in average to good condition. Subject is located in a conforming neighborhood with homes of similar style, age and lot size. Market gets improved for the past few months in this area and value has been increasing. Due to a lack of more similar recent comps in this market, it was necessary to exceed guidelines concerning the price range between the high and low. Due to limited comp availability, it was necessary to exceed guidelines for distance to found similar comps in the subject neighborhood.	
<b>Sales Prices in this Neighborhood</b>	Low: \$280,000 High: \$350,000		
<b>Market for this type of property</b>	Increased 1 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

#### IV. Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2738 Se 98th Avenue	3917 Se 100th Ave	2563 Se 89th Ave	10010 Se Caruthers St
City, State	Portland, OR	Portland, OR	Portland, OR	Portland, OR
Zip Code	97266	97266	97266	97216
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.62 <sup>1</sup>	0.48 <sup>1</sup>	0.22 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$300,000	\$314,900	\$329,000
List Price \$	--	\$300,000	\$314,900	\$329,000
Original List Date		03/01/2019	10/23/2018	02/14/2019
DOM · Cumulative DOM	-- · --	5 · 6	132 · 135	20 · 21
Age (# of years)	76	76	80	81
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story bungalow	1 Story bungalow	1 Story bungalow	1 Story bungalow
# Units	1	1	1	1
Living Sq. Feet	1,200	1,464	1,132	1,124
Bdrm · Bths · ½ Bths	2 · 2	4 · 1 · 1	2 · 1	2 · 1 · 1
Total Room #	6	7	5	6
Garage (Style/Stalls)	Detached 2 Car(s)	None	Attached 1 Car	Carport 2 Car(s)
Basement (Yes/No)	Yes	Yes	No	Yes
Basement (% Fin)	0%	0%	0%	100%
Basement Sq. Ft.	1,183	500	--	1,008
Pool/Spa	--	--	--	--
Lot Size	0.21 acres	0.18 acres	0.16 acres	0.19 acres
Other	porch patio	porch patio	patio porch	porch patio

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

- Listing 1** This is a unique opportunity to own a four bedroom Lents bungalow on an oversized lot for only \$300,000! This beautifully maintained 1940s home has plenty of charm and character, with two bedrooms on the main including master with built-ins. Features include a linen closet with laundry shoot, a spectacular patio for sunny afternoons, and a large unfinished basement with washer/dryer. Close to Lents Park, 205 and public transport.
- Listing 2** Charming, well-kept 1930 s home with coved ceilings, built-ins galore, fireplace & more! Wood floors gleam in abundant natural light. Bright & light kitchen includes adorable breakfast nook, subway tiles & butcher block counter tops. Excellent location with easy access to I-205, bus stops, light rail, parks, restaurants, shopping, PCC SE Campus & just minutes from Mt. Tabor! Fully fenced backyard. Open layout lives large!
- Listing 3** This 2032 sq ft bungalow style home has a great floor plan with an updated kitchen that has quartz counters, tile back splash AND stainless steel appliances. 4 bedrooms, 1.5 baths. Newer roof and furnace! Basement has family room, bathroom, bedroom, utility area and shop area!

\* 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.

## V. Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2738 Se 98th Avenue	11414 Se Grant St	4523 Se 99th Ave	4101 Se 102nd Ave
City, State	Portland, OR	Portland, OR	Portland, OR	Portland, OR
Zip Code	97266	97216	97266	97266
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.88 <sup>1</sup>	0.88 <sup>1</sup>	0.69 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$307,000	\$359,960	\$349,900
List Price \$	--	\$298,000	\$319,960	\$335,000
Sale Price \$	--	\$298,000	\$314,960	\$330,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	12/21/2018	11/20/2018	10/12/2018
DOM · Cumulative DOM	-- · --	28 · 50	114 · 155	43 · 2994
Age (# of years)	76	72	65	63
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story bungalow	1 Story bungalow	1 Story bungalow	1 Story bungalow
# Units	1	1	1	1
Living Sq. Feet	1,200	1,364	1,482	1,482
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	3 · 1	4 · 2
Total Room #	6	6	6	8
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	Yes	No	Yes	No
Basement (% Fin)	0%	0%	50%	0%
Basement Sq. Ft.	1183%	--	829	--
Pool/Spa	--	--	--	--
Lot Size	0.21 acres	0.32 acres	0.12 acres	0.28 acres
Other	porch patio	patio	porch patio	deck porch
Net Adjustment	--	+\$1,000	+\$4,000	+\$2,000
Adjusted Price	--	\$299,000	\$318,960	\$332,000

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

- Sold 1** One level on .32 acre lot with large front yard + breathtaking private backyard, with chicken coop and shed. Two bedrooms, 2 full baths- perfect home for owner occupied with a roommate, as 2 bedroom has exterior entrance. Hardwood floors, gas fireplace, and attached garage. Click virtual tour link below for video and more photos. Most adjustments been made for lot size -5000 more sq ft -4000 less car garage 5000 none basement 5000
- Sold 2** Perfect for first time buyer, formal living room, kitchen with dining area, 2 bedrooms on main with refinished hardwood floors, upstairs is 3rd bedroom with a bonus room, full semi finished basement with utility room, basement has room for a family room and plenty of storage, attached garage, large fully fenced yard, walking distance to Lent s park, transportation and schools.This comp been adjusted for more sq ft then subject -5000 less car garage -5000 smaller lot size 4000
- Sold 3** Great starter home with plenty of curb appeal! four bedroom 2 bath home. Original hardwoods in living room and some bedrooms, Large kitchen including appliances, huge family room with slider to the wonderful covered deck/patio. Perfect for the budding urban farmer, got chickens or a goat? There s room for all! Single attached garage. Walk to 2 bus lines and Ed Benedict Park! Lots of room to grow equity! Square Footage is approximate. Bigger lot size -3000 more sq ft -5000 none basement 5000 less garages 5000

\* Sold 1 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.

## VI. Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$329,000	\$329,000
<b>Sales Price</b>	\$315,000	\$315,000
<b>30 Day Price</b>	\$299,000	--

### Comments Regarding Pricing Strategy

Subject's final value represents a value with normal marketing times and based on the most similar and proximate comps in this report. At the time of inspection, there were no negative features that were noted that would have a negative impact on the subject property's value.

## VII. Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.88 miles and the sold comps closed within the last 5 months. The market is reported as having increased 1% in the last 6 months. The price conclusion is deemed supported.

**VIII. Property Images**

**Address** 2738 Se 98th Avenue, Portland, OR 97266  
**Loan Number** 32707

**Suggested List** \$329,000

**Suggested Repaired** \$329,000

**Sale** \$315,000



**Subject** 2738 Se 98th Ave

**View** Front



**Subject** 2738 Se 98th Ave

**View** Front



VIII. Property Images (continued)

Address 2738 Se 98th Avenue, Portland, OR 97266  
Loan Number 32707 Suggested List \$329,000

Suggested Repaired \$329,000

Sale \$315,000



Subject 2738 Se 98th Ave View Address Verification

Comment "This house number from neighbor next door on left"



**Subject** 2738 Se 98th Ave

**View** Address Verification

**Comment** "House number is missing"



**VIII. Property Images (continued)**

**Address** 2738 Se 98th Avenue, Portland, OR 97266  
**Loan Number** 32707 **Suggested List** \$329,000

**Suggested Repaired** \$329,000

**Sale** \$315,000



**Subject** 2738 Se 98th Ave

**View** Side



**Subject** 2738 Se 98th Ave

**View** Side



VIII. Property Images (continued)

Address 2738 Se 98th Avenue, Portland, OR 97266  
Loan Number 32707 Suggested List \$329,000 Suggested Repaired \$329,000 Sale \$315,000



Subject 2738 Se 98th Ave

View Street



Subject 2738 Se 98th Ave

View Street



VIII. Property Images (continued)

Address 2738 Se 98th Avenue, Portland, OR 97266  
Loan Number 32707 Suggested List \$329,000 Suggested Repaired \$329,000 Sale \$315,000



Subject 2738 Se 98th Ave View Other  
Comment "street sign"



Listing Comp 1 View Front

**VIII. Property Images (continued)**

**Address** 2738 Se 98th Avenue, Portland, OR 97266  
**Loan Number** 32707

**Suggested List** \$329,000

**Suggested Repaired** \$329,000

**Sale** \$315,000



**Listing Comp 2**

**View** Front



**Listing Comp 3**

**View** Front

**VIII. Property Images (continued)**

**Address** 2738 Se 98th Avenue, Portland, OR 97266  
**Loan Number** 32707

**Suggested List** \$329,000

**Suggested Repaired** \$329,000

**Sale** \$315,000



**Sold Comp 1**

**View** Front



**Sold Comp 2**

**View** Front

**VIII. Property Images (continued)**

**Address** 2738 Se 98th Avenue, Portland, OR 97266  
**Loan Number** 32707

**Suggested List** \$329,000

**Suggested Repaired** \$329,000

**Sale** \$315,000



**Sold Comp 3**

**View** Front



**ClearMaps Addendum**

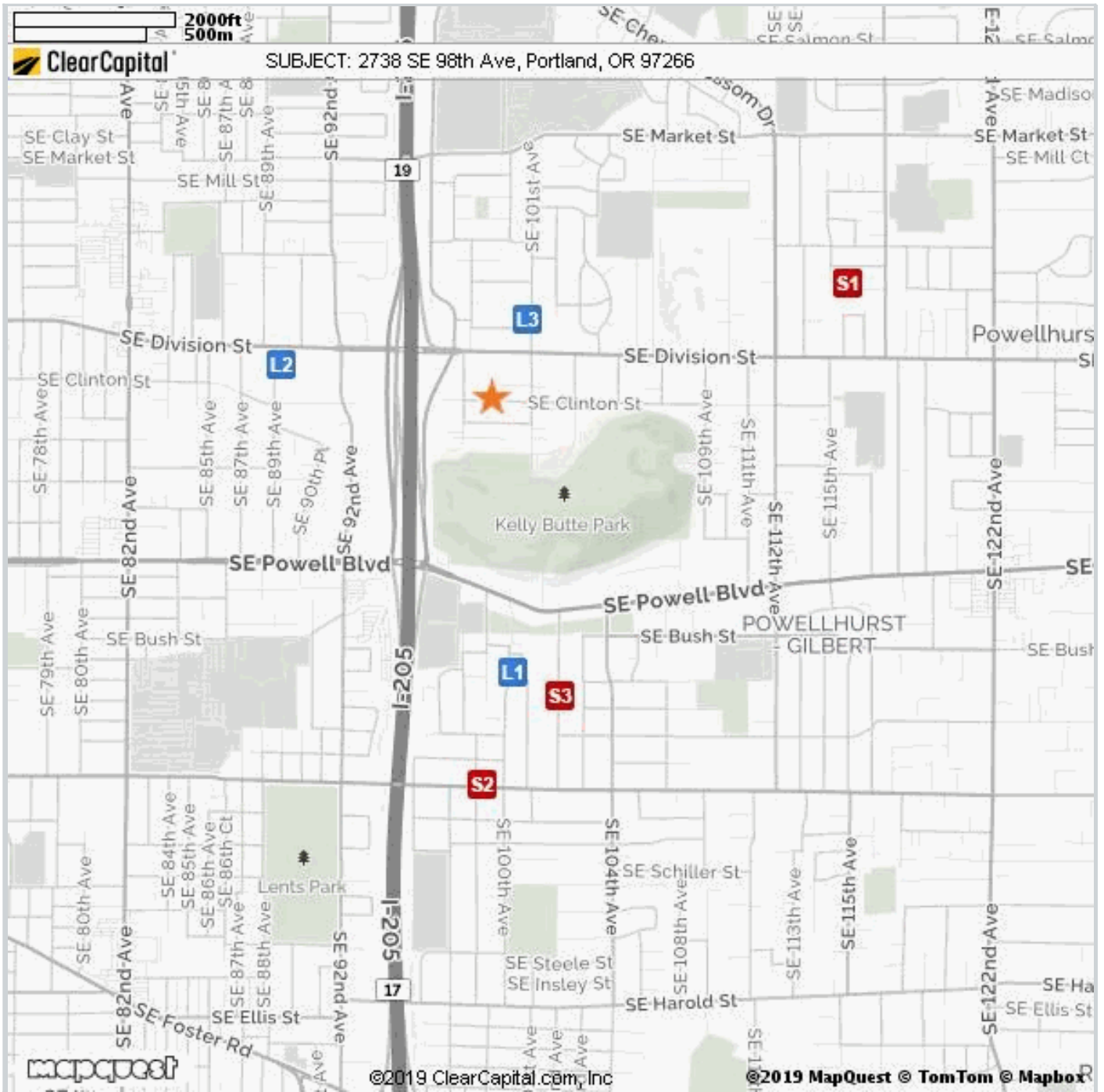
**Address** ★ 2738 Se 98th Avenue, Portland, OR 97266

**Loan Number** 32707

**Suggested List** \$329,000

**Suggested Repaired** \$329,000

**Sale** \$315,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2738 Se 98th Ave, Portland, OR	--	Parcel Match
L1	3917 Se 100th Ave, Portland, OR	0.62 Miles <sup>1</sup>	Parcel Match
L2	2563 Se 89th Ave, Portland, OR	0.48 Miles <sup>1</sup>	Parcel Match
L3	10010 Se Caruthers St, Portland, OR	0.22 Miles <sup>1</sup>	Parcel Match
S1	11414 Se Grant St, Portland, OR	0.88 Miles <sup>1</sup>	Parcel Match
S2	4523 Se 99th Ave, Portland, OR	0.88 Miles <sup>1</sup>	Parcel Match
S3	4101 Se 102nd Ave, Portland, OR	0.69 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.

## 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

<b>Broker Name</b>	Vladimir Matveyev	<b>Company/Brokerage</b>	Enetra Real Estate
<b>License No</b>	200511158		
<b>License Expiration</b>	04/30/2020	<b>License State</b>	OR
<b>Phone</b>	5033444550	<b>Email</b>	vladimir@enetra.com
<b>Broker Distance to Subject</b>	4.83 miles	<b>Date Signed</b>	03/07/2019

*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.