

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	107 N 57th Street, Yakima, WA 98901	Order ID	6244009	Property ID	26807532
Inspection Date	07/12/2019	Date of Report	07/13/2019		
Loan Number	34979	APN	19131544467		
Borrower Name	BPF2	County	Yakima		

Tracking IDs					
Order Tracking ID	CS_FundingBatch73_07.11.2019	Tracking ID 1	CS_FundingBatch73_07.11.2019		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	BRECKENRIDGE PROPERTY FUND 2016 LLC	Condition Comments At time of inspection the property appeared to be occupied and appeared to be maintained adequately . The home is in average condition and there is no issues of concern with the subject as it conforms to the neighborhood and appears financeable .There is some deferred maintenance in the area but nothing that would detract from the subject.
R. E. Taxes	\$2,021	
Assessed Value	\$155,400	
Zoning Classification	R-1 residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments At time of inspection the subject was centrally located in small suburb within 5 minutes to local school and parks as well as commerce centers and freeway access and emergency services.All homes in neighborhood are SFR that all conform in age condition and style of the subject. The area has some deferred maintenance but nothing that would detract from subjects value.Might have to expand search criteria to locate actives as the market is under supplied ,age most common expansion.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$175,000 High: \$295,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	107 N 57th Street	103 Canyon Rd	5411 Morningside Dr	5815 Morningside Dr
City, State	Yakima, WA	Yakima, WA	Yakima, WA	Yakima, WA
Zip Code	98901	98901	98901	98901
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.21 ¹	0.20 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$189,900	\$219,000	\$289,950
List Price \$	--	\$189,900	\$219,000	\$289,950
Original List Date		06/19/2019	07/05/2019	06/14/2019
DOM · Cumulative DOM	-- · --	23 · 24	7 · 8	28 · 29
Age (# of years)	35	54	69	33
Condition	Average	Average	Average	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	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,219	1,024	1,359	1,528
Bdrm · Bths · ½ Bths	3 · 1 · 1	2 · 1	3 · 1	3 · 2
Total Room #	6	5	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	None	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	--	--	--	--
Lot Size	.19 acres	.25 acres	.29 acres	.42 acres
Other	--	--	--	2 car carport as well

* Listing 3 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.

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

Listing 1 Inferior based on having less above grade gla and only 2 bedrooms and 1 bathroom and no garage . Adjusted for and used due to lack of more similar actives in the under supplied market area . Equal condition , equal style , equal market area , equal lot size .

Listing 2 Alike though has slightly more above grade gla and 1 less bathroom , equal market area , equal style , equal condition , equal bedroom count , equal lot size and 2 car attached garage .

Listing 3 Most alike but comp is superior based on having more above grade gla,slightly bigger lot size. Equal neighborhood , age of construction, equal condition , equal bedroom and bathroom count , equal style and equal 2 car attached garage but has superior 2 car carport as well adjusted for in pricing against subject.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	107 N 57th Street	227 Ridgeway Dr	103 S 58th St	4408 Terrace Heights Dr
City, State	Yakima, WA	Yakima, WA	Yakima, WA	Yakima, WA
Zip Code	98901	98901	98901	98901
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.17 ¹	0.14 ¹	0.80 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$210,000	\$239,000	\$229,950
List Price \$	--	\$210,000	\$239,000	\$229,950
Sale Price \$	--	\$210,000	\$228,000	\$234,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	02/21/2019	07/09/2019	06/21/2019
DOM · Cumulative DOM	-- · --	24 · 24	67 · 67	54 · 54
Age (# of years)	35	40	36	46
Condition	Average	Average	Average	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	1 Story ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,219	1,080	1,206	1,198
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 1	3 · 1	3 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.19 acres	.23 acres	.21 acres	.36 acres
Other	--	--	--	--
Net Adjustment	--	+\$6,000	+\$2,000	-\$6,000
Adjusted Price	--	\$216,000	\$230,000	\$228,000

* 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** Inferior only based on having less above grade gla as well as 1 less garage bay ,and 1 less bathroom, equal market area , style , equal condition , equal lot size and appeal.
- Sold 2** Most alike based on having equal above grade gla , equal bedroom count , equal condition, equal style , equal lot size and 2 car garage , equal neighborhood and equal age of construction .
- Sold 3** Alike based on equal condition , equal style , equal bedroom count , equal above grade gla and equal age of construction range . Has 1 car garage adjusted for seller contribution to closing costs.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		No recent history .					
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	\$229,900	\$229,900
Sales Price	\$229,900	\$229,900
30 Day Price	\$60,000	--
Comments Regarding Pricing Strategy		
Based on the low inventory in the rural market area ,The subject is more in line with the closed sales in this report and it suggests that The subject be listed at recommended price and know there is a chance for multiple bids and possibly having sales price exceed the listing price.Most likely will be under contract in less than 10 days and closed in under 90		

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. The current as-is conclusion is resulting in a 17% variance from the prior report completed 6/27/2019- updated comps on this current report align with subject.

Subject Photos



Front



Front



Front

Listing Photos

L1 103 CANYON Rd
Yakima, WA 98901



Front

L2 5411 Morningside Dr
Yakima, WA 98901



Front

L3 5815 Morningside Dr
Yakima, WA 98901



Front

Sales Photos

S1 227 Ridgeway Dr
Yakima, WA 98901



Front

S2 103 S 58th St
Yakima, WA 98901



Front

S3 4408 Terrace Heights Dr
Yakima, WA 98901



Front

ClearMaps Addendum

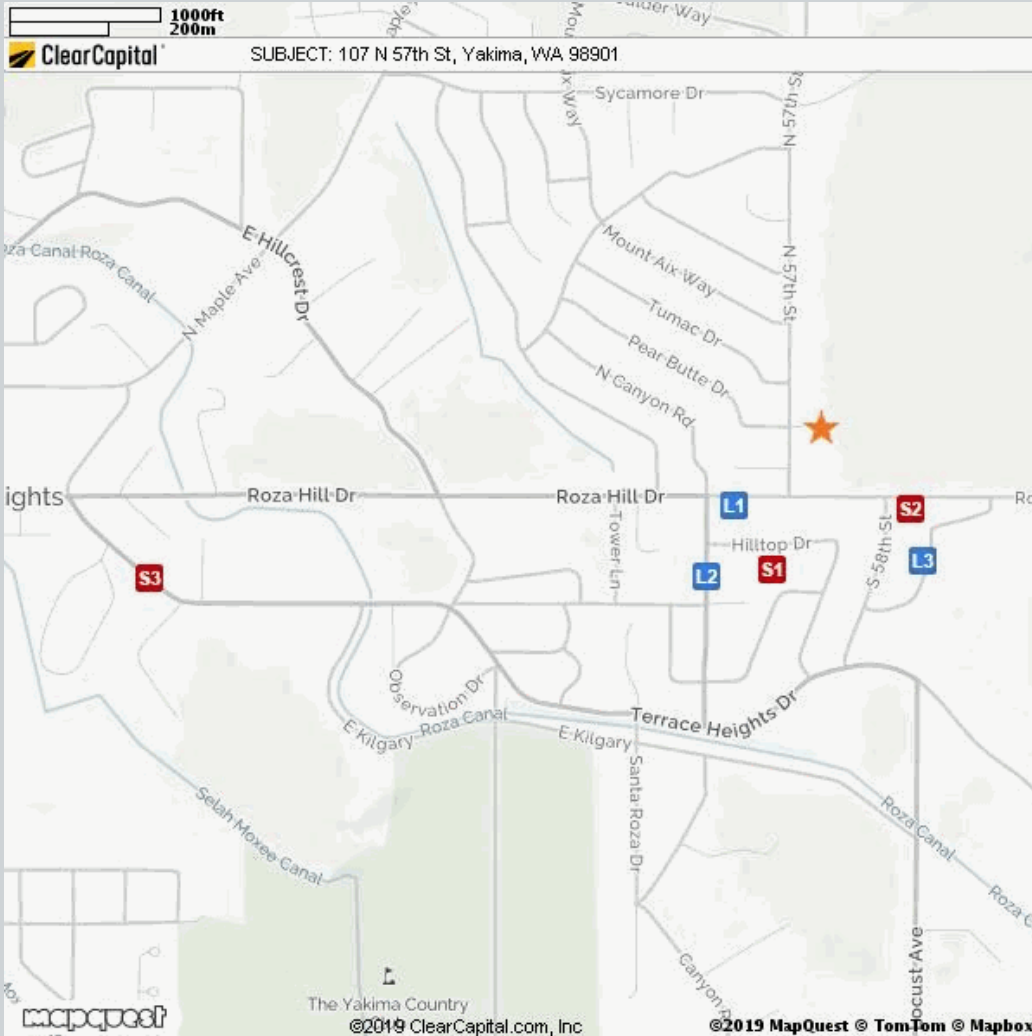
Address ★ 107 N 57th Street, Yakima, WA 98901

Loan Number 34979

Suggested List \$229,900

Suggested Repaired \$229,900

Sale \$229,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	107 N 57th St, Yakima, WA	--	Parcel Match
L1 Listing 1	103 Canyon Rd, Yakima, WA	0.13 Miles ¹	Parcel Match
L2 Listing 2	5411 Morningside Dr, Yakima, WA	0.21 Miles ¹	Parcel Match
L3 Listing 3	5815 Morningside Dr, Yakima, WA	0.20 Miles ¹	Parcel Match
S1 Sold 1	227 Ridgeway Dr, Yakima, WA	0.17 Miles ¹	Parcel Match
S2 Sold 2	103 S 58th St, Yakima, WA	0.14 Miles ¹	Parcel Match
S3 Sold 3	4408 Terrace Heights Dr, Yakima, WA	0.80 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	Abdul AlAttas	Company/Brokerage	Valley Central Realty
License No	25052	Address	901 Summitview Ave Suite #200 Yakima WA 98902
License Expiration	11/01/2019	License State	WA
Phone	5098957575	Email	makeithappen509@hotmail.com
Broker Distance to Subject	4.62 miles	Date Signed	07/12/2019

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 Report.

Disclaimer

If this report is developed as a brokers price opinion, this brokers price opinion is not an appraisal as defined in chapter 18.140 RCW and has been prepared by a real estate licensee, licensed under chapter 18.85 RCW, who IS/IS NOT also state-certified or state-licensed as a real estate appraiser under chapter 18.140 RCW.

If this report is developed as an Evaluation, this Evaluation is not an appraisal as defined in chapter 18.140 RCW and has been prepared by a real estate licensee, licensed under chapter 18.85 RCW who IS/IS NOT also state-certified or state-licensed as a real estate appraiser under chapter 18.140 RCW.

Unless otherwise specifically agreed to in writing:

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