

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 | 1815 E 5th Avenue, Spokane, WA 99202 | Order ID | 6244009 | Property ID | 26807534 |
| Inspection Date | 07/12/2019 | Date of Report | 07/13/2019 | | |
| Loan Number | 34988 | APN | 35212.4312 | | |
| Borrower Name | BPF2 | County | Spokane | | |

| | | | | | |
|--------------------------|------------------------------|----------------------|------------------------------|--|--|
| 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 | | Condition Comments |
|---------------------------------------|---|--|
| Owner | Breckenridge Property | Subject appears to be in process of updates and repairs. Contractors on the property at the time of inspection putting new roof on garage, Interior work being done i.e . painting and flooring, new appliances in box inside LR observed from open door |
| R. E. Taxes | \$963 | |
| Assessed Value | \$98,420 | |
| Zoning Classification | SFR | |
| Property Type | SFR | |
| Occupancy | Vacant | |
| Secure? | Yes | |
| | (Contractor LBX on front door, contractors working on garage,) | |
| Ownership Type | Fee Simple | |
| Property Condition | Average | |
| Estimated Exterior Repair Cost | | |
| Estimated Interior Repair Cost | | |
| Total Estimated Repair | | |
| HOA | No | |
| Visible From Street | Visible | |
| Road Type | Public | |

| Neighborhood & Market Data | | Neighborhood Comments |
|--|--|---|
| Location Type | Urban | Older well established and fully built out neighborhood. Nearby city park and highway. Nearby schools, shopping ad public amenities. Diverse style and condition homes in area inc some vacant/boarded. Predominately investor owned/rental SFD. Strong market, hight demand, low inventory |
| Local Economy | Stable | |
| Sales Prices in this Neighborhood | Low: \$75,000 High: \$160,000 | |
| 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 | 1815 E 5th Avenue | 1804 E 5th | 1902 E 4th | 2608 E 5th |
| City, State | Spokane, WA | Spokane, WA | Spokane, WA | Spokane, WA |
| Zip Code | 99202 | 99202 | 99202 | 99202 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.04 ¹ | 0.07 ¹ | 0.56 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$130,000 | \$140,000 | \$147,500 |
| List Price \$ | -- | \$130,000 | \$140,000 | \$147,500 |
| Original List Date | | 07/09/2019 | 07/03/2019 | 07/05/2019 |
| DOM · Cumulative DOM | -- · -- | 3 · 4 | 9 · 10 | 7 · 8 |
| Age (# of years) | 72 | 86 | 97 | 108 |
| 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 | 1.5 Stories Ranch |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 780 | 520 | 978 | 822 |
| Bdrm · Bths · ½ Bths | 2 · 1 | 2 · 1 | 2 · 1 | 2 · 1 |
| Total Room # | 5 | 5 | 5 | 5 |
| Garage (Style/Stalls) | Detached 1 Car | Detached 1 Car | Detached 1 Car | Detached 2 Car(s) |
| Basement (Yes/No) | No | Yes | Yes | Yes |
| Basement (% Fin) | 0% | 25% | 0% | 25% |
| Basement Sq. Ft. | -- | 520 | 832 | 564 |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.13 acres | 0.14 acres | 0.13 acres | 0.16 acres |
| Other | Metal Sdg, New Windows | Shake Sdg, New Windows | Wood Sdg, new windows | Wood Sdg, New windows |

* 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.

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

Listing 1 Equal w adj for inferior gla and consideration for superior basement sq ft Used as a comp due to proximity/across the street. Similar effective age, style, Bdrm/Bath count, condition and value. Similar lot size and location.

Listing 2 Equal w adj for superior gla and basement sq ft. Similar effective age, style, bdrm/bath count, lot size and location.

Listing 3 Equal. Similar effective age. Similar Superior gla and bsmt sq ft. Similar lot size and location. Superior garage size. Similar condition and features.

Recent Sales

| | Subject | Sold 1 | Sold 2 * | Sold 3 |
|-------------------------------|------------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 1815 E 5th Avenue | 533 S Fiske | 1834 E 6th | 517 S Regal |
| City, State | Spokane, WA | Spokane, WA | Spokane, WA | Spokane, WA |
| Zip Code | 99202 | 99202 | 99202 | 99202 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.86 ¹ | 0.11 ¹ | 0.74 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$125,000 | \$130,000 | \$129,000 |
| List Price \$ | -- | \$125,000 | \$130,000 | \$129,000 |
| Sale Price \$ | -- | \$130,000 | \$130,000 | \$134,000 |
| Type of Financing | -- | Fha | Cash | Fha |
| Date of Sale | -- | 07/11/2019 | 04/17/2019 | 06/20/2019 |
| DOM · Cumulative DOM | -- · -- | 28 · 52 | 3 · 26 | 64 · 64 |
| Age (# of years) | 72 | 116 | 117 | 96 |
| 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 | 780 | 978 | 734 | 624 |
| Bdrm · Bths · ½ Bths | 2 · 1 | 3 · 1 | 2 · 1 | 1 · 1 |
| Total Room # | 5 | 6 | 5 | 4 |
| Garage (Style/Stalls) | Detached 1 Car | None | Detached 1 Car | Detached 1 Car |
| Basement (Yes/No) | No | No | No | Yes |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | | -- | -- | 120 |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.13 acres | 0.16 acres | 0.14 acres | 0.16 acres |
| Other | Metal Sdg, New Windows | Metal Sdg,New windows | Wood Sdg, New windows | Wood Sdg, New windows |
| Net Adjustment | -- | -\$1,960 | +\$920 | -\$820 |
| Adjusted Price | -- | \$128,040 | \$130,920 | \$133,180 |

* 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** Equal. Similar effective age w similar sdg, newer roof and windows. Superior gla adj at \$20 per sq ft w consideration for superior bdrm count. Similar no bsmt. Adj for inferior no garage. Similar lot size and location value.
- Sold 2** Equal w adj for slightly inferior gla at \$20 per sq ft. Similar no bsmt. Similar lot size and loation. Similar garage size. Similar condition and features. Unable to bracket age, similar effective age. Cash sale
- Sold 3** Equal w adjustment for inferior gla at \$20 per sq ft, adj for inferior bdrm count at \$1500. (S1 had no bdrm adj due to superior gla and desirable minimum 2 bdrms,)Adj \$750 for superior sprinkler system. Similar lot size and location. Similar effective age and condition. Adj 3.5%/\$4690 for seller paid buyer loan/closing cost inc in sale price

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|-------------------------|----------------------------------|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | | Listing History Comments | | | |
| Listing Agency/Firm | | | | No current MLS list or sale data | | | |
| 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 | \$130,000 | \$130,000 |
| Sales Price | \$130,000 | \$130,000 |
| 30 Day Price | \$128,000 | -- |
| Comments Regarding Pricing Strategy | | |
| Homes in area are predominately older, unable to bracket age. Homes in area are diverse in style, gla and condition. Comps are similar/equal w noted adjustments. Strong stable market, high demand, low inventory | | |

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The current report is showing a large variance in as-is conclusions with the most current duplicate completed. The large variance appears due to Suggested comps for review 1. 2308 E 6th sold 2/9/2018 as a fixer, cash only, uninhabitable...it sold \$50,000 w multiple offers, it was rehabbed, not remodeled, similar condition to subject current condition and sold \$125,000 6/26/2018 which is inline to the value my report established. 2.2603 E Hartson...same thing, sold 7/21/2017 \$65,000 cash, fixer....complete remodel/update superior to subject inc full finished basement sold 1/3/2019 \$190,000 3. 2614 E 4th sold 4/6/2018 for \$65,000 as a fixer, poor condition, complete remodel and updated sold 9/7/2018 for \$155,000 and then again 04/11/2019 for \$190,000....superior condition, sq ft and bdrm count with full second story, These comps were flippers, sold in poor condition, rehabbed and sold much higher.

Subject Photos



Front



Address Verification



Side



Side



Back



Back

Subject Photos



Street



Other



Other

Listing Photos

L1 1804 E 5th
Spokane, WA 99202



Front

L2 1902 E 4th
Spokane, WA 99202



Front

L3 2608 E 5th
Spokane, WA 99202



Front

Sales Photos

S1 533 S Fiske
Spokane, WA 99202



Front

S2 1834 E 6th
Spokane, WA 99202



Front

S3 517 S Regal
Spokane, WA 99202



Front

ClearMaps Addendum

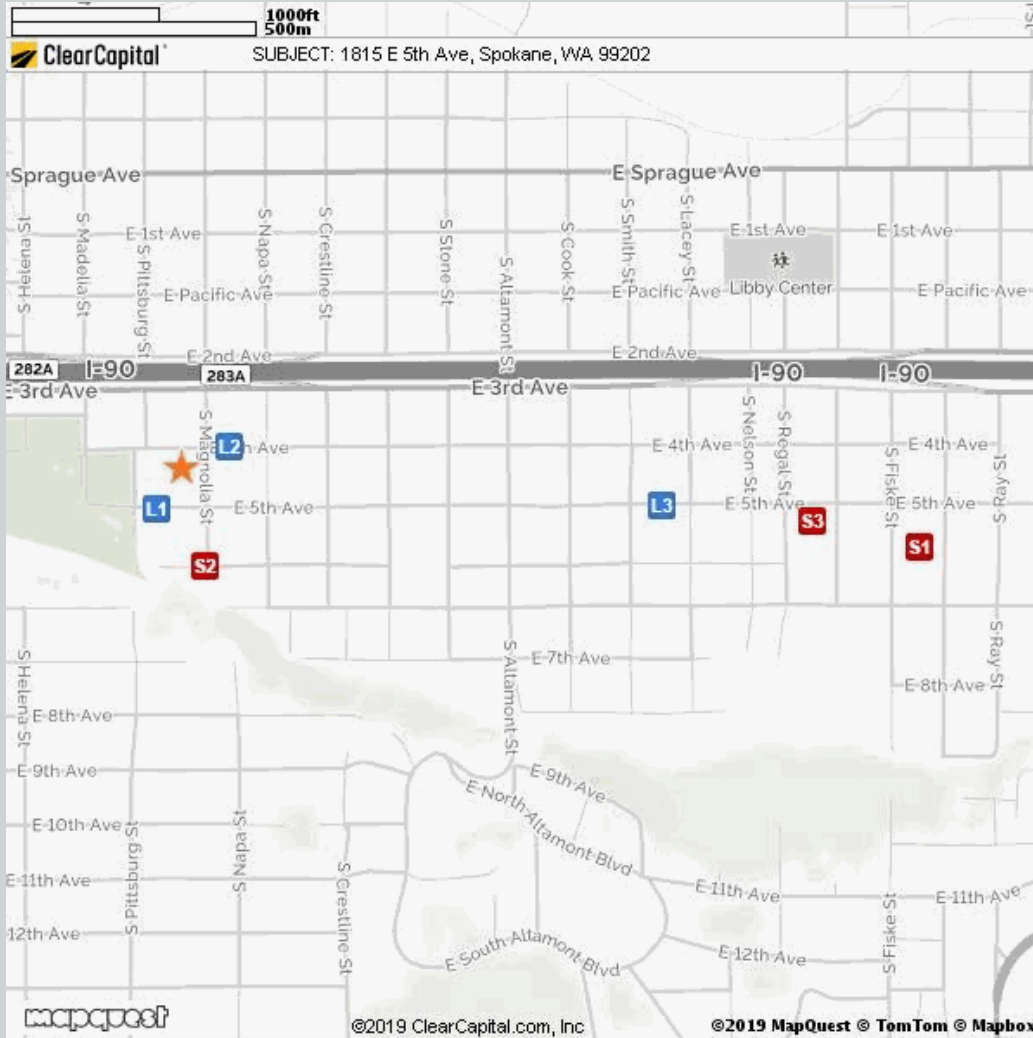
Address ★ 1815 E 5th Avenue, Spokane, WA 99202

Loan Number 34988

Suggested List \$130,000

Suggested Repaired \$130,000

Sale \$130,000



Comparable

Address

Miles to Subject

Mapping Accuracy

| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|-----------------------------|-------------------------|------------------|
| ★ Subject | 1815 E 5th Ave, Spokane, WA | -- | Parcel Match |
| L1 Listing 1 | 1804 E 5th, Spokane, WA | 0.04 Miles ¹ | Parcel Match |
| L2 Listing 2 | 1902 E 4th, Spokane, WA | 0.07 Miles ¹ | Parcel Match |
| L3 Listing 3 | 2608 E 5th, Spokane, WA | 0.56 Miles ¹ | Parcel Match |
| S1 Sold 1 | 533 S Fiske, Spokane, WA | 0.86 Miles ¹ | Parcel Match |
| S2 Sold 2 | 1834 E 6th, Spokane, WA | 0.11 Miles ¹ | Parcel Match |
| S3 Sold 3 | 517 S Regal, Spokane, WA | 0.74 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 | Joni Adkins | Company/Brokerage | Tomlinson Black |
| License No | 9039 | Address | 8205 N Division Spokane WA 99208 |
| License Expiration | 11/15/2019 | License State | WA |
| Phone | 5094661234 | Email | joniadkins@aol.com |
| Broker Distance to Subject | 5.71 miles | Date Signed | 07/13/2019 |

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:

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.