

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>	6251 W Yachtsman Circle, Wasilla, AK 99623	<b>Order ID</b>	6017550	<b>Property ID</b>	25774084
<b>Inspection Date</b>	12/11/2018	<b>Date of Report</b>	12/12/2018		
<b>Loan Number</b>	36688	<b>APN</b>	6611B02L019		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC				

#### Tracking IDs

<b>Order Tracking ID</b>	BotW New Fac-DriveBy BPO 12.10.18	<b>Tracking ID 1</b>	BotW New Fac-DriveBy BPO 12.10.18
<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	Property is just over 20 years old. Appears to be built with above average building standards. Also appears to have all routine maintenance and up keep completed through the years. No apparent damage noted. An as-built survey was not provided for review. Easements appear typical. There were no apparent or disclosed encroachments. The subject site is a typical lot for the area.	
<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>	Settlers Bay HOA		
<b>Association Fees</b>	\$125 / Year (Other: Association Fees)		
<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>		Listed in 01/31/2018 @ 220000 and expired on 07/31/2018 @217000	
<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
01/31/2018	\$220,000	05/09/2018	\$217,000	Expired	07/31/2018	\$217,000	MLS

#### III. Neighborhood & Market Data

<b>Location Type</b>	Rural	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Area mostly consistent of Single Family dwellings. Area lot sizes vastly varied, due to slow development over the years. Lots sizes vary from 0.45 - 0.93 acres. Using comps in this area it is common to use comps of different sizes base on \$per square footage average for the area. Most homes built from late 90s to early 10s. There is the occasional new construction home but it is not common practice or being developed. Area REO sales are less than 5%.	
<b>Sales Prices in this Neighborhood</b>	Low: \$175,000 High: \$258,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

#### IV. Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	6251 W Yachtsman Circle	6250 S Settlers Bay Drive	6896 Troy Place	4040 S Birch Cove Drive
City, State	Wasilla, AK	Wasilla, AK	Wasilla, AK	Wasilla, AK
Zip Code	99623	99623	99623	99623
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.36 <sup>1</sup>	1.46 <sup>1</sup>	0.84 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$184,900	\$195,000	\$229,000
List Price \$	--	\$184,900	\$195,000	\$218,500
Original List Date		10/15/2018	11/28/2018	07/26/2018
DOM · Cumulative DOM	-- · --	24 · 58	13 · 14	16 · 139
Age (# of years)	10	15	15	16
Condition	Average	Average	Average	Average
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	1,240	1,010	1,010	1,232
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.98 acres	0.46 acres	0.46 acres	0.93 acres
Other	--	--	--	--

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

- Listing 1** Beautifully clean and Landscaped! Ranch home located in the Prestigious Settlers Bay Neighborhood! (see addendum & more) More... Residential Type: Single Family Res Association Info: Association Name: Settlers Bay; Association Phone #: 907-3534; Manager Contact: Nanette Rucker; Manager Phone #: (907) 376-3555; Dues-Amount: 125; Dues- Frequency: Yearly Construction Type: Wood Frame; Wood Frame - 2x6 Exterior Finish: Wood Roof Type: Asphalt/Comp Shingle Foundation Type: Block Floor Style: Ranch-Traditional Garage Type: Attached; Heated Carport Type: NoneHeat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Public Dining Room Type: Area Access Type: Dedicated Road; Paved; Maintained Topography: Level; Sloping Wtrfrnt-Frontage: NoneWtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Docs Avl for Review: CC&R s; Docs Posted on MLS; Prop Discl Available Features-Interior: Dishwasher; Electric; Microwave (B/I); Range/Oven; Refrigerator; Telephone; Window Coverings; BR/BA on Main Level; CO Detector(s); Washer &/Or Dryer; Carpet; Ceiling Fan(s); Vaulted Ceiling; Smoke Detector(s) Features-Additional: Covenant/Restriction; Deck/Patio; Fire Service Area; Garage Door Opener; Home Owner Assoc.; Landscaping; Road Service Area; RV Parking; DSL/Cable Available; Paved Driveway; Cable TV
- Listing 2** Well Maintained and surprisingly large bedrooms. Downright BIG garage! Master has private bathroom with tub. A lot of house for less than \$200K New paint Residential Type: Single Family Res Association Info: Association Name: Settlers Bay Home owners assoc Construction Type: Wood Frame - 2x6 Exterior Finish: Wood Roof Type: Asphalt/Comp Shingle Foundation Type: Poured Concrete Floor Style: Ranch-Traditional Garage Type: Attached Carport Type: NoneHeat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Shared Well Access Type: Paved Topography: Level Wtrfrnt-Frontage: NoneWtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Mortgage Info: EM Minimum Deposit: 1,000 Docs Avl for Review: CC&R s; Prop Discl Available Features-Interior: Fireplace; Refrigerator; Security System Features-Additional: Covenant/Restriction; Private Yard
- Listing 3** Wow, check out this top to bottom updated ranch home on a great acre lot. ALL NEW-Kitchen with new SS appliances, cabinets, quartz counters, sink, faucet, 100% waterproof Vinyl Plank flooring in great room/hall. Tile flooring @ entry, bathrooms, laundry and bathrooms are ALL NEW as well. The home interior has been completely painted and the bedrooms are carpeted. 2 decks to enjoy & a big shed. Residential Type: Single Family Res Construction Type: Wood Frame; Wood Frame - 2x6 Exterior Finish: Wood Roof Type: Asphalt/Comp Shingle Foundation Type: Poured Concrete Floor Style: Ranch-Traditional Garage Type: None Carport Type: NoneHeat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Well Dining Room Type: Breakfast Nook/Bar; Area Access Type: Dedicated Road; Maintained Topography: Level Wtrfrnt-Frontage: NoneWtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Mortgage Info: EM Minimum Deposit: 2,000 Docs Avl for Review: CC&R s; Docs Posted on MLS; Prop Discl Available; Well & Septic Test Features-Interior: Dishwasher; Electric; Microwave (B/I); Range/Oven; Refrigerator; Telephone; Washr&/Or Dryer Hkup; Window Coverings; BR/BA on Main Level; CO Detector(s); Carpet; Vaulted Ceiling; Smoke Detector(s) Features-Additional: Covenant/Restriction; Deck/Patio; Fire Service Area; Road Service Area; RV Parking; Lot-Corner; DSL/Cable Available; Shed

\* Listing 2 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	6251 W Yachtsman Circle	7040 S Turner	7110 S Territorial Drive	4348 S Timberland Loop
City, State	Wasilla, AK	Wasilla, AK	Wasilla, AK	Wasilla, AK
Zip Code	99623	99623	99623	99623
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.86 <sup>1</sup>	1.97 <sup>1</sup>	0.80 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$200,000	\$220,000	\$225,000
List Price \$	--	\$200,000	\$210,000	\$219,000
Sale Price \$	--	\$200,000	\$205,000	\$221,000
Type of Financing	--	Fha	Fha	Va
Date of Sale	--	8/3/2018	9/24/2018	9/25/2018
DOM · Cumulative DOM	-- · --	2 · 80	109 · 154	34 · 111
Age (# of years)	10	16	14	13
Condition	Average	Average	Average	Average
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	1,240	1,232	1,408	1,392
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
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	--	--	--	--
Lot Size	0.98 acres	0.46 acres	0.46 acres	0.93 acres
Other	--	--	--	--
Net Adjustment	--	+\$5,480	-\$3,680	-\$15,820
Adjusted Price	--	\$205,480	\$201,320	\$205,180

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

- Sold 1** SF-Res+280\$200,280 Year Built+3000\$203,280 Acres+5200\$208,480 Amt-SlrPdByrClsgCost-3000\$205,480 Final Adjusted Value\$205,480 Welcome Home. Ranch home located in the golfing community, puts all 3 bedrooms on one level. Open floor plan, dining to the living room, great for entertaining. Kitchen island, vaulted ceiling in main living area. New laminate flooring . 2 car heated garage. Residential Type: Single Family Res Association Info: Association Name: Settlers Bay Construction Type: Wood Frame - 2x6 Exterior Finish: Wood Roof Type: Asphalt/Comp Shingle Foundation Type: Block Floor Style: Ranch-Traditional Garage Type: Attached; Heated Carport Type: NoneHeat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Shared Well Dining Room Type: Area Access Type: Paved; Maintained Topography: Level Wtrfrnt-Frontage: NoneWtrfrnt-Access Near: Creek New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Docs Avl for Review: Docs Posted on MLS Features-Interior: Dishwasher; Microwave (B/I); Range/Oven; Refrigerator; Telephone; Washr&/Or Dryer Hkup; Window Coverings; Wood Stove; BR/BA on Main Level; CO Detector(s); Carpet; Laminate Flooring; Vaulted Ceiling; Gas Cooktop; Smoke Detector(s) Features-Additional: Covenant/Restriction; Deck/Patio; Garage Door Opener; Home Owner Assoc.; Landscaping; Road Service Area; Motion Lighting; DSL/Cable Available; Cable TV; Shed
- Sold 2** SF-Res-5880\$199,120 Year Built+2000\$201,120 Acres+5200\$206,320 Amt-SlrPdByrClsgCost-5000\$201,320 Final Adjusted Value\$201,320 This open concept beautiful ranch home offers you plenty of space with a family room off the kitchen, dining room area and separate living room. The master bedroom is large size with master on suite and large walk in closet, located right down from the golf course to get your game on if you choose. Residential Type: Single Family Res Association Info: Association Name: Settlers Bay; Association Phone #: 907-952-3534; Dues- Amount: 125; Dues-Frequency: Yearly Construction Type: Wood Frame Exterior Finish: Wood Roof Type: Asphalt/Comp Shingle Foundation Type: Poured Concrete Floor Style: Ranch-Traditional Garage Type: Attached; Heated Carport Type: NoneHeat Type: Baseboard Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Shared Well Dining Room Type: Breakfast Nook/Bar; Area Access Type: Paved; Maintained View Type: Mountains Topography: Level Wtrfrnt-Frontage: NoneWtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Mortgage Info: EM Minimum Deposit: 1,500 Features-Interior: Family Room; Range/Oven; Refrigerator; Security System; Washr&/Or Dryer Hkup; BR/BA on Main Level; CO Detector(s); Hardwood Flooring; Smoke Detector(s) Features-Additional: Covenant/Restriction; Deck/Patio; Fire Service Area; Garage Door Opener; Landscaping; RV Parking; DSL/Cable Available; Paved Driveway; Cable TV
- Sold 3** SF-Res-5320\$215,680 Garage #-5000\$210,680 Year Built+1500\$212,180 Acres+500\$212,680 Amt-SlrPdByrClsgCost-7500\$205,180 Final Adjusted Value\$205,180 Charming Ranch home located on an amazing 0.93 acre lot. Has a huge 3 car garage at 900 sqft perfect for all the AK toys. Open concept living and dining area. On-suite master bath, walk-in closet, with laminate floors throughout. Huge deck perfect for entertaining and a large backyard with fire pit. Home also has plenty of room for RV and boat parking on side. This is a must see KGB home. Residential Type: Single Family Res Construction Type: Wood Frame Exterior Finish: Wood Roof Type: Asphalt/Comp Shingle Foundation Type: Block; Unknown - BTV Floor Style: Ranch-Traditional Garage Type: Attached; Heated Carport Type: NoneHeat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Private Dining Room Type: Area Access Type: Maintained View Type: Mountains Topography: Level Wtrfrnt-Frontage: NoneWtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; VA; VA 000 Down Mortgage Info: EM Minimum Deposit: 2,200 Features-Interior: Dishwasher; Range/Oven; Refrigerator; Washer &/Or Dryer Features-Additional: Deck/Patio; Private Yard; RV Parking

\* Sold 2 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>	\$205,000	\$2,005,000
<b>Sales Price</b>	\$203,000	\$203,000
<b>30 Day Price</b>	\$185,000	--

### Comments Regarding Pricing Strategy

The valuation of the subject property assumes (1) seller- financing is or would be available on a real estate note or contract, (2) a reasonably motivated and unrelated buyer, (3) a 5-10% down payment, (4) a borrower with at least fair (but not necessarily conforming) credit, and (5) an average marketing time for comparable properties in this market. Property styles for Alaska are widely varying. It is common practice to use different styles in valuation as most important factor is GLA. Similar styles and square footage even in the same subdivision are hard to find. Alaska homes vary widely from year built to size. It is typical to use comps with this distance without tainting the worth of Value. Best Comps used for the current market and weather conditions. These comps are within acceptable tolerance and are easily considered worthy for Valuation.

## VII. 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.

**VIII. Property Images**

**Address** 6251 W Yachtsman Circle, Wasilla, AK 99623  
**Loan Number** 36688 **Suggested List** \$205,000

**Suggested Repaired** \$2,005,000

**Sale** \$203,000



**Subject** 6251 W Yachtsman Cir

**View** Front



**Subject** 6251 W Yachtsman Cir

**View** Address Verification

**VIII. Property Images (continued)**

**Address** 6251 W Yachtsman Circle, Wasilla, AK 99623  
**Loan Number** 36688

**Suggested List** \$205,000

**Suggested Repaired** \$2,005,000

**Sale** \$203,000



**Subject** 6251 W Yachtsman Cir

**View** Side



**Subject** 6251 W Yachtsman Cir

**View** Side

**VIII. Property Images (continued)**

**Address** 6251 W Yachtsman Circle, Wasilla, AK 99623  
**Loan Number** 36688 **Suggested List** \$205,000

**Suggested Repaired** \$2,005,000

**Sale** \$203,000



**Subject** 6251 W Yachtsman Cir

**View** Side



**Subject** 6251 W Yachtsman Cir

**View** Street



**VIII. Property Images (continued)**

**Address** 6251 W Yachtsman Circle, Wasilla, AK 99623  
**Loan Number** 36688 **Suggested List** \$205,000

**Suggested Repaired** \$2,005,000

**Sale** \$203,000



**Listing Comp 1** 6250 S Settlers Bay Drive

**View** Front



**Listing Comp 2** 6896 Troy Place

**View** Front

**VIII. Property Images (continued)**

**Address** 6251 W Yachtsman Circle, Wasilla, AK 99623  
**Loan Number** 36688 **Suggested List** \$205,000

**Suggested Repaired** \$2,005,000

**Sale** \$203,000



**Listing Comp 3** 4040 S Birch Cove Drive

**View** Front



**Sold Comp 1** 7040 S Turner

**View** Front

**VIII. Property Images (continued)**

**Address** 6251 W Yachtsman Circle, Wasilla, AK 99623  
**Loan Number** 36688 **Suggested List** \$205,000

**Suggested Repaired** \$2,005,000

**Sale** \$203,000



**Sold Comp 2** 7110 S Territorial Drive


**View** Front

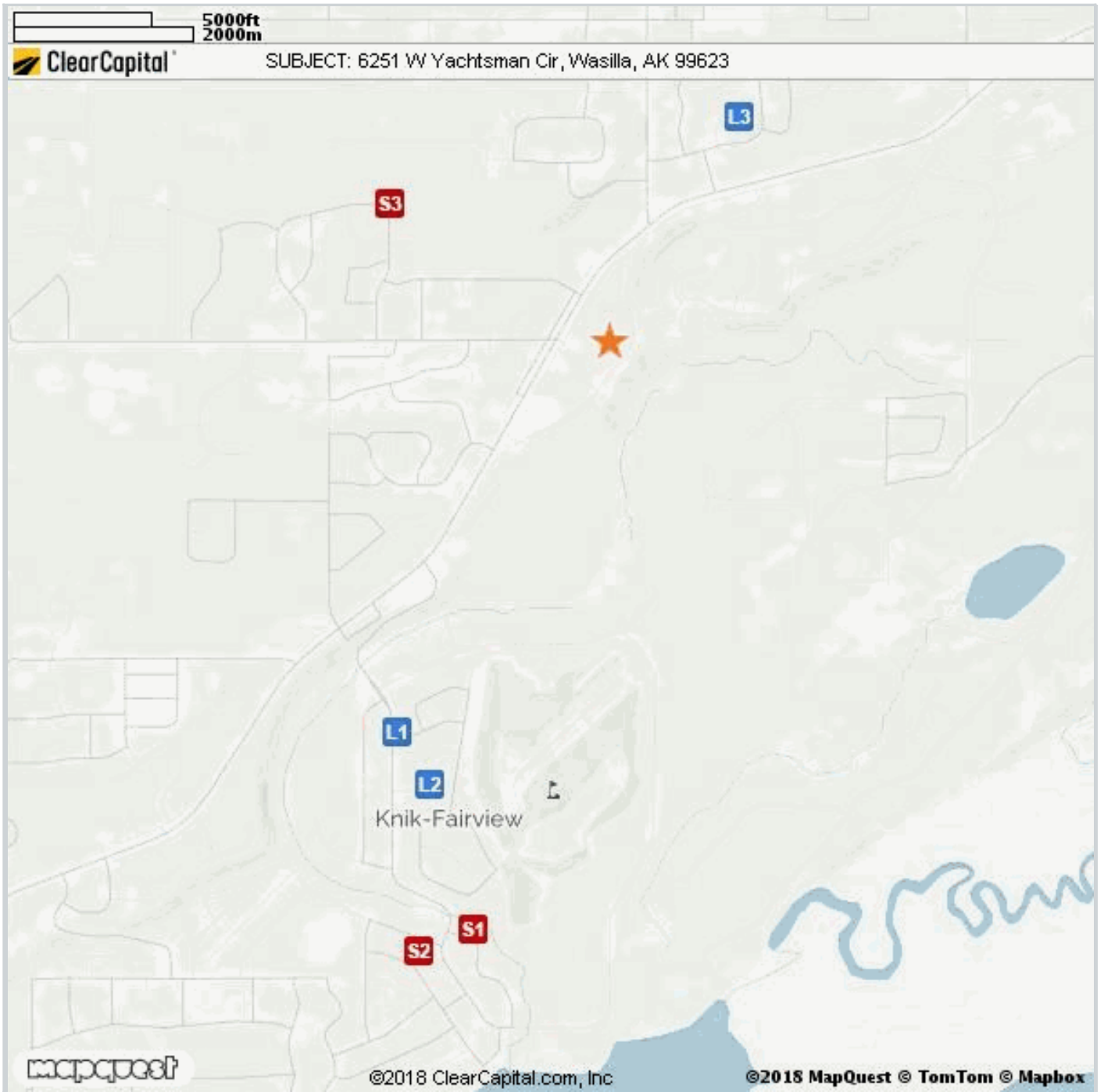









**Sold Comp 3** 4348 S Timberland Loop

**View** Front

**ClearMaps Addendum**

Address  6251 W Yachtsman Circle, Wasilla, AK 99623  
 Loan Number 36688      **Suggested List** \$205,000      **Suggested Repaired** \$2,005,000      **Sale** \$203,000



Comparable	Address	Miles to Subject	Mapping Accuracy
 Subject	6251 W Yachtsman Cir, Wasilla, AK	--	Parcel Match
 Listing 1	6250 S Settlers Bay Drive, Wasilla, AK	1.36 Miles <sup>1</sup>	Parcel Match
 Listing 2	6896 Troy Place, Wasilla, AK	1.46 Miles <sup>1</sup>	Parcel Match
 Listing 3	4040 S Birch Cove Drive, Wasilla, AK	0.84 Miles <sup>1</sup>	Parcel Match
 Sold 1	7040 S Turner, Wasilla, AK	1.86 Miles <sup>1</sup>	Parcel Match
 Sold 2	7110 S Territorial Drive, Wasilla, AK	1.97 Miles <sup>1</sup>	Parcel Match
 Sold 3	4348 S Timberland Loop, Wasilla, AK	0.80 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>	Erik Blakeman	<b>Company/Brokerage</b>	AlaskaMLS.com
<b>License No</b>	RECS16812		
<b>License Expiration</b>	01/31/2020	<b>License State</b>	AK
<b>Phone</b>	9073152549	<b>Email</b>	erik.blakeman@gmail.com
<b>Broker Distance to Subject</b>	6.66 miles	<b>Date Signed</b>	12/12/2018

*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

**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.**