

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	2701 E Queen Avenue, Spokane, WA 99217	Order ID	6023202	Property ID	25789745
Inspection Date	12/15/2018	Date of Report	12/15/2018		
Loan Number	36719	APN	363341612		
Borrower Name	Breckenridge Property Fund 2016 LLC				

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 12.14.18	Tracking ID 1	BotW New Fac-DriveBy BPO 12.14.18
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	
Occupancy	Vacant	Subject is in average condition, needing lawn maintenance. Homes in the neighborhood are comparable to the subject in condition. Curb appeal of the subject is neutral.	
Secure?	Yes (Subject is secured)		
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		

II. Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments	
Listing Agency/Firm		Subject last sold 12/18/2004 \$48,950.00.	
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
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III. Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Subject is located in a neighborhood of homes comparable to the subject in condition, but diverse in year built and square footage. Subject is close to schools, shopping and commerce. There is no new growth near the subject. REO activity is low and there are no boarded up homes in the neighborhood of the subject.	
Sales Prices in this Neighborhood	Low: \$45,000 High: \$250,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

IV. Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	2701 E Queen Avenue	2517 E Sanson Ave	2402 E Sanson Ave	4927 N Cook St
City, State	Spokane, WA	Spokane, WA	Spokane, WA	Spokane, WA
Zip Code	99217	99217	99217	99217
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.21 ¹	0.24 ¹	0.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$92,500	\$120,000	\$117,500
List Price \$	--	\$92,500	\$120,000	\$117,500
Original List Date		12/11/2018	11/01/2018	04/17/2018
DOM · Cumulative DOM	-- · --	1 · 4	44 · 44	33 · 242
Age (# of years)	115	70	106	118
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1.5 Stories Bungalow	1 Story Ranch	1.5 Stories Bungalow	1.5 Stories Bungalow
# Units	1	1	1	1
Living Sq. Feet	1,089	875	1,059	1,070
Bdrm · Bths · ½ Bths	1 · 1	2 · 1	3 · 1	3 · 1
Total Room #	4	4	5	5
Garage (Style/Stalls)	None	Detached 2 Car(s)	Detached 1 Car	None
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	240	875	484	1,070
Pool/Spa	--	--	--	--
Lot Size	.15 acres	.29 acres	.14 acres	.15 acres
Other	Porch	Porch	Deck	Porch

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

Listing 1 Listing comp 1 is equal to subject due to condition, square footage and proximity to the subject within the neighborhood.

Listing 2 Listing comp 2 is equal to the subject due to square footage, style, condition, age and location.

Listing 3 Listing comp 3 is equal to the subject due to style, condition, square footage, year built and location.

* 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.

V. Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	2701 E Queen Avenue	4807 N Cook St	5828 N Regal St	2520 E Sanson Ave
City, State	Spokane, WA	Spokane, WA	Spokane, WA	Spokane, WA
Zip Code	99217	99217	99208	99217
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.47 ¹	0.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$127,000	\$129,000	\$109,900
List Price \$	--	\$127,000	\$65,000	\$109,900
Sale Price \$	--	\$117,000	\$62,000	\$106,500
Type of Financing	--	Cash	Cash	Conventional
Date of Sale	--	1/22/2018	4/25/2018	3/8/2018
DOM · Cumulative DOM	-- · --	39 · 46	168 · 218	41 · 65
Age (# of years)	115	95	88	106
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1.5 Stories Bungalow	1 Story Ranch	1 Story Ranch	1.5 Stories Bungalow
# Units	1	1	1	1
Living Sq. Feet	1,089	1,106	1,008	1,170
Bdrm · Bths · ½ Bths	1 · 1	2 · 2	3 · 1	3 · 1
Total Room #	4	4	5	5
Garage (Style/Stalls)	None	Detached 1 Car	Detached 1 Car	Detached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	240%	1,106	1,008	936
Pool/Spa	--	--	--	--
Lot Size	.15 acres	.15 acres	.14 acres	.14 acres
Other	Porch	Porch	Porch	Patio
Net Adjustment	--	-\$6,000	-\$4,700	-\$2,000
Adjusted Price	--	\$111,000	\$57,300	\$104,500

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

Sold 1 Sold comp 1 is equal to subject due to square footage, condition and proximity to the subject. Adjustment made for superior age -\$2000.00, superior baths -\$2000.00 and superior garage -\$2000.00. Total -\$6000.00.

Sold 2 Comp 2 is equal to subject due to condition, square footage and location. Adjustment made for superior age -\$2700.00 and superior garage -\$2000.00. Total -\$4700.00.

Sold 3 Comp 3 is equal to subject due to square footage, style, location, condition and year built. Adjustment made for superior garage -\$2000.00.

* Sold 3 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	\$105,000	\$105,000
Sales Price	\$105,000	\$105,000
30 Day Price	\$103,000	--

Comments Regarding Pricing Strategy

Search for comps was extended 2 miles and back 12 months resulted in 3 listing and 3 sold properties similar in characteristics and price. Extending distance beyond the distance noted would not provide good comps due to square footage and year built. A wide range of prices is unavoidable, therefore primary reliance is placed on sold comps due to value.

VII. Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes Due to a lack of more similar comps available, these search parameters were expanded in order to provide comps from the subject's competitive market area that reflect current market conditions. 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 2701 E Queen Avenue, Spokane, WA 99217
Loan Number 36719

Suggested List \$105,000

Suggested Repaired \$105,000

Sale \$105,000



Subject 2701 E Queen Ave

View Front



Subject 2701 E Queen Ave

View Address Verification

VIII. Property Images (continued)

Address 2701 E Queen Avenue, Spokane, WA 99217
Loan Number 36719 **Suggested List** \$105,000

Suggested Repaired \$105,000

Sale \$105,000



Subject 2701 E Queen Ave

View Street



Subject 2701 E Queen Ave

View Other

Comment "Trash in front yard"

VIII. Property Images (continued)

Address 2701 E Queen Avenue, Spokane, WA 99217
Loan Number 36719 Suggested List \$105,000

Suggested Repaired \$105,000

Sale \$105,000



Subject 2701 E Queen Ave

View Other



Listing Comp 1 2517 E Sanson Ave

View Front

VIII. Property Images (continued)

Address 2701 E Queen Avenue, Spokane, WA 99217
Loan Number 36719

Suggested List \$105,000

Suggested Repaired \$105,000

Sale \$105,000



Listing Comp 2 2402 E Sanson Ave

View Front



Listing Comp 3 4927 N Cook St

View Front

VIII. Property Images (continued)

Address 2701 E Queen Avenue, Spokane, WA 99217
Loan Number 36719

Suggested List \$105,000

Suggested Repaired \$105,000

Sale \$105,000



Sold Comp 1 4807 N Cook St **View** Front



Sold Comp 2 5828 N Regal St **View** Front

VIII. Property Images (continued)

Address 2701 E Queen Avenue, Spokane, WA 99217
Loan Number 36719

Suggested List \$105,000

Suggested Repaired \$105,000

Sale \$105,000

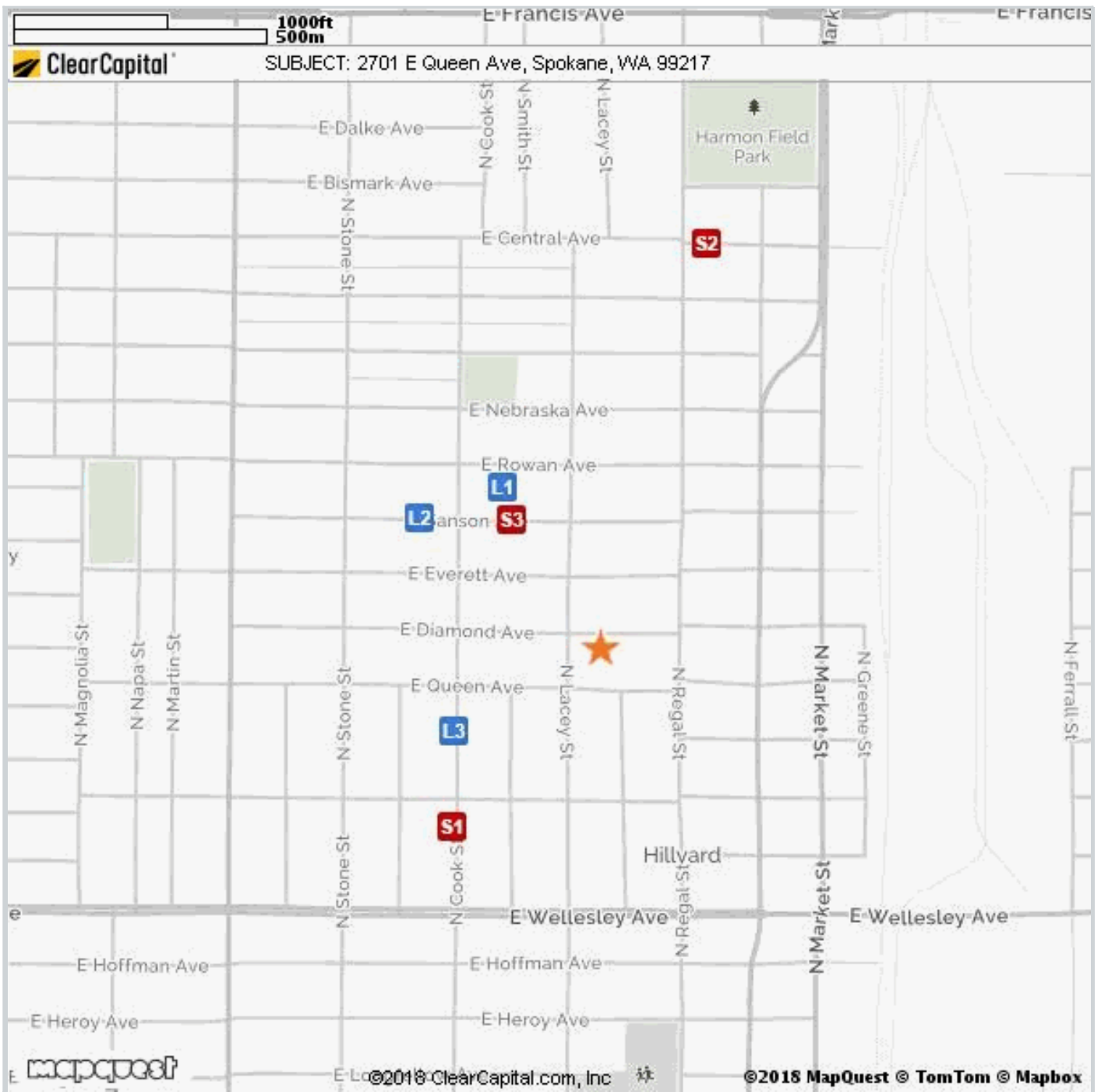


Sold Comp 3 2520 E Sanson Ave

View Front

ClearMaps Addendum

Address ★ 2701 E Queen Avenue, Spokane, WA 99217
Loan Number 36719 **Suggested List** \$105,000 **Suggested Repaired** \$105,000 **Sale** \$105,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2701 E Queen Ave, Spokane, WA	--	Parcel Match
L1 Listing 1	2517 E Sanson Ave, Spokane, WA	0.21 Miles ¹	Parcel Match
L2 Listing 2	2402 E Sanson Ave, Spokane, WA	0.24 Miles ¹	Parcel Match
L3 Listing 3	4927 N Cook St, Spokane, WA	0.18 Miles ¹	Parcel Match
S1 Sold 1	4807 N Cook St, Spokane, WA	0.25 Miles ¹	Parcel Match
S2 Sold 2	5828 N Regal St, Spokane, WA	0.47 Miles ¹	Parcel Match
S3 Sold 3	2520 E Sanson Ave, Spokane, WA	0.17 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	Sheila Biegler	Company/Brokerage	Sheila Biegler
License No	50375		
License Expiration	12/05/2020	License State	WA
Phone	5097145244	Email	sdbiegler@gmail.com
Broker Distance to Subject	6.17 miles	Date Signed	12/15/2018

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

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.