

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>	19335 Inlet View Drive, Chugiak, ALASKA 99567	<b>Order ID</b>	6042918	<b>Property ID</b>	25896174
<b>Inspection Date</b>	01/10/2019	<b>Date of Report</b>	01/11/2019		
<b>Loan Number</b>	36866	<b>APN</b>	051-171-08-000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC				

#### Tracking IDs

<b>Order Tracking ID</b>	BotW New Fac-DriveBy BPO 01.09.19	<b>Tracking ID 1</b>	BotW New Fac-DriveBy BPO 01.09.19
<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 40 years old. 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>	No		
<b>Visible From Street</b>	Partially Visible		

#### II. Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>	
<b>Listing Agency/Firm</b>		No listing in the MLS. Data available.	
<b>Listing Agent Name</b>			
<b>Listing Agent Phone</b>			
<b># of Removed Listings in Previous 12 Months</b>	0		
<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
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#### 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 1.01 - 2.5 acres. Using comps in this area it is common to use comps of different sizes base on price per square footage average for the area. Most homes built from late 70s to early 90s. 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: \$225,000 High: \$465,000		
<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	19335 Inlet View Drive	27345 Golden Eagle Court	17029 Easy Street	19561 Klondike Drive
City, State	Chugiak, ALASKA	Chugiak, AK	Eagle River, AK	Chugiak, AK
Zip Code	99567	99567	99577	99567
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	5.97 <sup>1</sup>	4.99 <sup>1</sup>	0.77 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$345,000	\$360,000	\$395,000
List Price \$	--	\$345,000	\$349,000	\$395,000
Original List Date		11/07/2018	08/27/2018	09/06/2018
DOM · Cumulative DOM	-- · --	50 · 65	122 · 137	126 · 127
Age (# of years)	46	40	54	33
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	Split Bi Level	Split Multi	Split Split	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,442	2,197	1,408	2,660
Bdrm · Bths · ½ Bths	5 · 3	3 · 3 · 1	5 · 2	3 · 2 · 1
Total Room #	7	7	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Detached 3 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	No
Basement (% Fin)	100%	100%	100%	0%
Basement Sq. Ft.	1,404	640	1,408	--
Pool/Spa	--	--	--	--
Lot Size	1.9 acres	0.62 acres	0.31 acres	5.00 acres
Other	--	--	--	--

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

- Listing 1** SF-Res+196\$345,196 Year Built-2500\$342,696 Acres+12800\$355,496 Final Adjusted Value\$355,496 Tri-level home designed with contemporary architectural flare, situated on a large lot that backs to Eklutna River Park in Thunderbird Heights. The stunning mountain views await your enjoyment from inside, or from one of the decks. With a formal dining area, large kitchen, & bedrooms on the upper level the floor plan is sure to please. The downstairs could be utilized as a mother in law apartment. Residential Type: Single Family Res Association Info: Association Name: Thunderbird Heights Construction Type: Wood Frame Exterior Finish: Wood Roof Type: Rolled/Hot Mop Foundation Type: Poured Concrete Floor Style: Multi-Level Garage Type: Attached Carport Type: Tuck Under Heat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Public Dining Room Type: Formal Access Type: Paved View Type: Inlet; Mountains Wtrfrnt-Frontage: None Wtrfrnt-Access Near: River New Finance (Terms): Cash; Conventional; FHA; VA Docs Avl for Review: Docs Posted on MLS
- Listing 2** SF-Res+784\$349,784 Garage #-5000\$344,784 Year Built+4500\$349,284 Acres+15900\$365,184 Final Adjusted Value\$365,184 5 bedroom home w/separate shop/garage. Each level is slightly over 1400 sq ft. There is a separate entrance for the daylight basement/lower level (duplex), and plenty of parking. No covenants, conditions or restrictions so no HOA. More... Residential Type: Single Family Res Association Info: Association Name: NONE - wahoo! Construction Type: Concrete; Wood Frame; Block Exterior Finish: Wood Roof Type: Asphalt/Comp Shingle Foundation Type: Block Miscellaneous: Basement Status: Finished Floor Style: Hlsd Rnch/Dlt Bsmnt Garage Type: Detached; Heated Carport Type: None Heat Type: Baseboard Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Public Dining Room Type: Area Access Type: Dedicated Road; Paved; Maintained View Type: Mountains Topography: Level Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; VA; VA 000 Down Mortgage Info: EM Minimum Deposit: 3,500 Docs Avl for Review: Docs Posted on MLS; Prop Discl Available Features-Interior: SBOS Reqd-See Rmks; Air Exchanger; Basement; Dishwasher; Disposal; Family Room; Humidifier; Range/Oven; Refrigerator; Washr&/Or Dryer Hkup; Workshop; BR/BA on Main Level; CO Detector(s); Washer &/Or Dryer; Laminate Flooring; Smoke Detector(s) Features-Additional: View; Barn/Shop; Deck/Patio; Private Yard; Fenced Yard; Fire Service Area; Garage Door Opener; Road Service Area; RV Parking; SBOS Reqd-See Rmrks; Storage Space/Unit; In City Limits; DSL/Cable Available
- Listing 3** SF-Res+6832\$401,832 Year Built-6000\$395,832 Acres-31000\$364,832 Final Adjusted Value\$364,832 Lovely unique home with huge kitchen, custom oak cabinets and 12 ceilings in great room. Spacious bedrooms and huge deck. Steel frame home with 10 R30 walls and steel roof. Built in central vac, green house and a detached heated shop/office (approx. 1300 sq. ft.). 5 Acres of land with a seasonal creek along side of property and pond adjoins property. Residential Type: Single Family Res Construction Type: Other Exterior Finish: Wood Roof Type: Metal Foundation Type: Block Floor Style: Two-Story Tradtnl Garage Type: Attached Carport Type: None Heat Type: Baseboard Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Private Dining Room Type: Area Access Type: Dedicated Road Topography: Level Wtrfrnt-Frontage: Pond Wtrfrnt-Access Near: Creek; Pond New Finance (Terms): Cash; Conventional; FHA; VA Features-Interior: Dishwasher; Electric; Range/Oven; Telephone; Washr&/Or Dryer Hkup; CO Detector(s) Features-Additional: Private Yard; DSL/Cable Available; Paved Driveway

\* 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	19335 Inlet View Drive	19426 S Birchwood Loop Drive	21917 Glacier Vista Road	27811 Raven Court
City, State	Chugiak, ALASKA	Chugiak, AK	Chugiak, AK	Chugiak, AK
Zip Code	99567	99567	99567	99567
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 <sup>1</sup>	1.93 <sup>1</sup>	5.91 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$345,000	\$425,000	\$385,000
List Price \$	--	\$345,000	\$399,900	\$385,000
Sale Price \$	--	\$335,000	\$385,000	\$390,000
Type of Financing	--	Conv	Va	Conv
Date of Sale	--	12/14/2018	8/30/2018	5/4/2018
DOM · Cumulative DOM	-- · --	8 · 70	20 · 56	2 · 37
Age (# of years)	46	45	34	39
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	Split Bi Level	Split Multi	Split Bi Level	Split Tri Level
# Units	1	1	1	1
Living Sq. Feet	1,442	2,016	1,786	1,768
Bdrm · Bths · ½ Bths	5 · 3	6 · 3	4 · 3	3 · 3
Total Room #	7	9	11	8
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	1404%	1,344	1,086	720
Pool/Spa	--	--	--	--
Lot Size	1.9 acres	1.21 acres	0.96 acres	0.46 acres
Other	--	--	--	--
Net Adjustment	--	-\$12,548	-\$8,465	+\$18,168
Adjusted Price	--	\$322,452	\$376,535	\$408,168

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

- Sold 1** SF-Res-14448\$320,552 Acres+6900\$327,452 Amt-SlrPdByrClsgCost-5000\$322,452 Final Adjusted Value\$322,452 Spacious 3,360sf 6 Bedroom, 3 Bath Home on 1.2 flat, all useable acres! Main Living area features beautiful tongue and groove wood ceilings, updated kitchen with stainless steel appliances, custom cabinetry and large island. French doors to large deck off of kitchen, perfect for outdoor dining, entertaining or gardening. More... Residential Type: Single Family Res Construction Type: Wood Frame Exterior Finish: Metal Roof Type: Asphalt/Comp Shingle Foundation Type: Block Miscellaneous: Basement Status: Finished Floor Style: Multi-Level Garage Type: Detached Carport Type: NoneHeat Type: Baseboard Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Shared Well; Private Dining Room Type: Breakfast Nook/Bar; Area Access Type: Paved; Maintained View Type: Mountains; Partial Topography: Level Wtrfrnt-Frontage: NoneWtrfrnt-Access Near: None New Finance (Terms): Cash; Rehab; Other - See Remarks Mortgage Info: EM Minimum Deposit: 3,500 Docs Avl for Review: Docs Posted on MLS Features-Interior: Basement; Dishwasher; Electric; Family Room; Fireplace; Microwave (B/I); Range/Oven; Refrigerator; Washr&/Or Dryer Hkup; Washer &/Or Dryer; Arctic Entry; Carpet; Laminate Flooring; Vaulted Ceiling; Gas Cooktop Features-Additional: Covenant/Restriction; Deck/Patio; Fenced Yard; Fire Service Area; Fixer Upper; Mother-in-Law Apt; Road Service Area; RV Parking; In City Limits; DSL/Cable Available
- Sold 2** SF-Res-672\$384,328 Garage #-5000\$379,328 Year Built-5500\$373,828 Acres+9400\$383,228 Amt-SlrPdByrClsgCost-6693\$376,535 Final Adjusted Value\$376,535 Three bedroom/2 Bath Home with 1Bed/1Bath Mother in Law. Three car garage in between! Peaceful Parklike Setting. Horse Property with Barn. Sellers are in the process of sorting for a move into 1/3 the space, so please forgive any clutter. Great Bones! New roof. Sellers have already selected their next home. Ready to deal! Residential Type: Single Family Res Construction Type: Wood Frame Exterior Finish: Wood Roof Type: Asphalt/Comp Shingle Foundation Type: Block Floor Style: Prow Front Split; Side/Calif Split Garage Type: Attached; Heated; Tuck Under Carport Type: NoneHeat Type: Baseboard Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Well Dining Room Type: Area Access Type: Paved; Maintained View Type: Bay; Inlet; Mountains; Partial; Unobstructed Topography: Level; Rolling Wtrfrnt-Frontage: NoneWtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; Exchange; FHA; Rehab; VA; VA 000 Down Docs Avl for Review: Prop Discl Available; Well & Septic Test Features-Interior: Den &/Or Office; Dishwasher; Electric; Family Room; Fireplace; Range/Oven; Refrigerator; Telephone; Washr&/Or Dryer Hkup; Window Coverings; BR/BA on Main Level; CO Detector(s); Washer &/Or Dryer; Carpet; Smoke Detector(s) Features-Additional: View; Deck/Patio; Private Yard; Fenced Yard; Fixer Upper; Garage Door Opener; Horse Property; Landscaping; Mother-in-Law Apt; RV Parking; Home Warranty; In City Limits; DSL/Cable Available; Trailside; Cable TV; Shed
- Sold 3** SF-Res+9968\$399,968 Year Built-3000\$396,968 Acres+14400\$411,368 Amt-SlrPdByrClsgCost-3200\$408,168 Final Adjusted Value\$408,168 Beautiful home nestled at the base of Eklutna Mtn. with a usable flat lot. Close to Trails and Thunderbird Falls. You couldn t get a better Alaska setting. Home features three bedrooms all on the main level with a family room, living room and formal dining area or Flex space to fix your family s needs. This is a Cook s kitchen with large counter top space and dual refrigerator. More... Residential Type: Single Family Res Association Info: Association Name: Thunderbird Heights; Dues-Amount: 100; Dues- Frequency: Yearly Construction Type: Wood Frame - 2x6 Exterior Finish: Wood Roof Type: Asphalt/Comp Shingle Foundation Type: Block Floor Style: Tri-Level Garage Type: Attached; Heated Carport Type: NoneHeat Type: Forced Air Fuel Type: Natural Gas Sewer Type: Septic Tank Water-Type: Public Dining Room Type: Breakfast Nook/Bar; Area Access Type: Paved; Maintained View Type: Mountains Topography: Gently Rolling; Level Wtrfrnt-Frontage: NoneWtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Docs Avl for Review: Docs Posted on MLS Features-Interior: Central Vac; Dishwasher; Disposal; Microwave (B/I); Range/Oven; Refrigerator; Trash Compactor; CO Detector(s); Ceiling Fan(s); Smoke Detector(s) Features-Additional: Garage Door Opener; Satellite Dish; Shed

\* 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>	\$375,000	\$375,000
<b>Sales Price</b>	\$370,000	\$370,000
<b>30 Day Price</b>	\$345,000	--

### 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** 19335 Inlet View Drive, Chugiak, ALASKA 99567  
**Loan Number** 36886

**Suggested List** \$375,000

**Suggested Repaired** \$375,000

**Sale** \$370,000



**Subject** 19335 Inlet View Dr

**View** Front



**Subject** 19335 Inlet View Dr

**View** Address Verification

**VIII. Property Images (continued)**

**Address** 19335 Inlet View Drive, Chugiak, ALASKA 99567  
**Loan Number** 36866

**Suggested List** \$375,000

**Suggested Repaired** \$375,000

**Sale** \$370,000



**Subject** 19335 Inlet View Dr

**View** Side



**Subject** 19335 Inlet View Dr

**View** Side

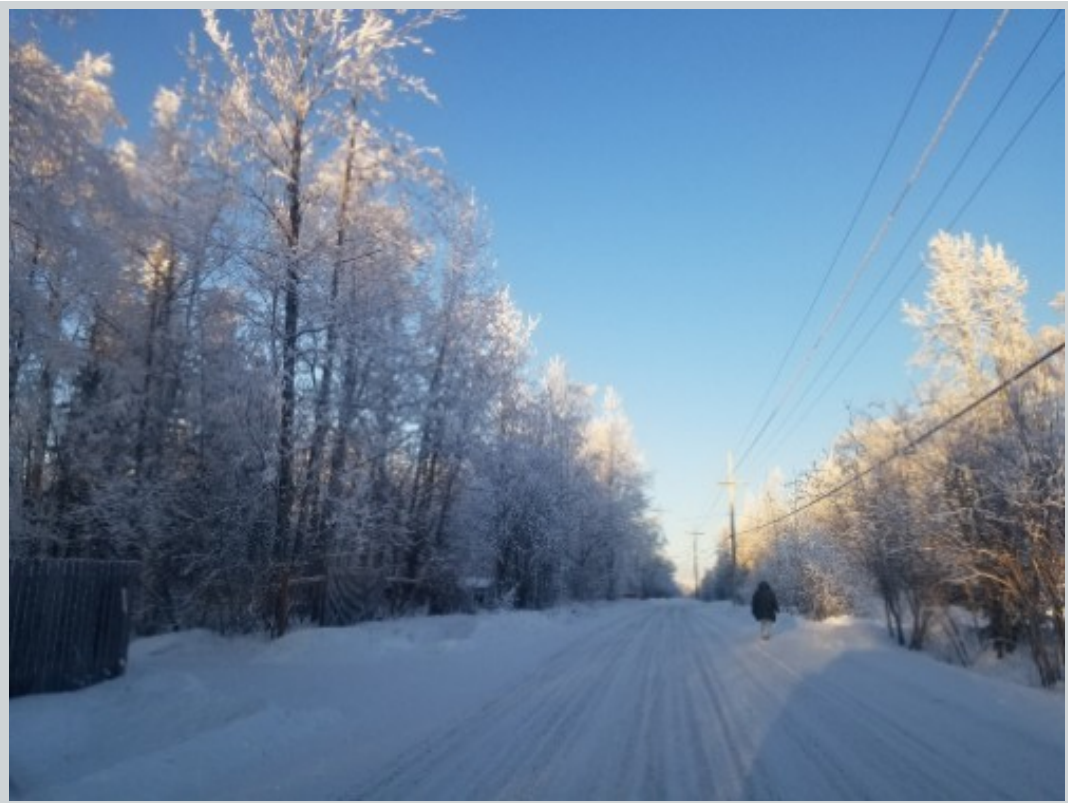


**VIII. Property Images (continued)**

**Address** 19335 Inlet View Drive, Chugiak, ALASKA 99567  
**Loan Number** 36866 **Suggested List** \$375,000

**Suggested Repaired** \$375,000

**Sale** \$370,000



**Subject** 19335 Inlet View Dr

**View** Street



**Listing Comp 1** 27345 Golden Eagle Court

**View** Front



**VIII. Property Images (continued)**

**Address** 19335 Inlet View Drive, Chugiak, ALASKA 99567  
**Loan Number** 36866 **Suggested List** \$375,000

**Suggested Repaired** \$375,000

**Sale** \$370,000



**Listing Comp 2** 17029 Easy Street

**View** Front



**Listing Comp 3** 19561 Klondike Drive

**View** Front

**VIII. Property Images (continued)**

**Address** 19335 Inlet View Drive, Chugiak, ALASKA 99567  
**Loan Number** 36886 **Suggested List** \$375,000

**Suggested Repaired** \$375,000

**Sale** \$370,000



**Sold Comp 1** 19426 S Birchwood Loop Drive

**View** Front



**Sold Comp 2** 21917 Glacier Vista Road

**View** Front



**VIII. Property Images (continued)**

**Address** 19335 Inlet View Drive, Chugiak, ALASKA 99567  
**Loan Number** 36866 **Suggested List** \$375,000

**Suggested Repaired** \$375,000

**Sale** \$370,000



**Sold Comp 3** 27811 Raven Court

**View** Front

**ClearMaps Addendum**

**Address** ★ 19335 Inlet View Drive, Chugiak, ALASKA 99567  
**Loan Number** 36866      **Suggested List** \$375,000      **Suggested Repaired** \$375,000      **Sale** \$370,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	19335 Inlet View Dr, Chugiak, AK	--	Parcel Match
L1 Listing 1	27345 Golden Eagle Court, Chugiak, AK	5.97 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	17029 Easy Street, Eagle River, AK	4.99 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	19561 Klondike Drive, Chugiak, AK	0.77 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	19426 S Birchwood Loop Drive, Chugiak, AK	0.10 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	21917 Glacier Vista Road, Chugiak, AK	1.93 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	27811 Raven Court, Chugiak, AK	5.91 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>	13.22 miles	<b>Date Signed</b>	01/10/2019

*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

**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.**