

2021 Se Binns Swiger Loop Road, Shelton, WA 98584

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	2021 Se Binns Swiger Loop Road, Shelton, WA 98584	Order ID	6058113	Property ID	25989029
Inspection Date	01/26/2019	Date of Report	01/29/2019		
Loan Number	36955	APN	320277690024		
Borrower Name	Breckenridge Property Fund 2016LLC				

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 01.25.19	Tracking ID 1	BotW New Fac-DriveBy BPO 01.25.19
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	
Occupancy	Occupied	Subject exterior appears to be in average condition there were no significant signs of deterioration to exterior siding or roof. Subject is considered to be in average condition and suffers from typical depreciation of a structure of this age.	
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		No recent listing history could be found.	
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	Neighborhood properties are similar to one another quality of construction and condition. At this time the market remains stable.	
Sales Prices in this Neighborhood	Low: \$180,000 High: \$680,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

IV. Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	2021 Se Binns Swiger Loop Road	1361 E Eagle Point Drive	11 E Cyndi Drive	81 E Wokojance Lane
City, State	Shelton, WA	Shelton, WA	Shelton, WA	Shelton, WA
Zip Code	98584	98584	98584	98584
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	9.85 ¹	6.82 ¹	2.61 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$389,000	\$295,000	\$335,000
List Price \$	--	\$389,000	\$295,000	\$335,000
Original List Date		01/24/2019	12/14/2018	01/25/2019
DOM · Cumulative DOM	-- · --	3 · 5	44 · 46	2 · 4
Age (# of years)	18	23	13	11
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Rambler	1 Story Rambler	1 Story Rambler	1 Story Rambler
# Units	1	1	1	1
Living Sq. Feet	1,920	1,811	1,651	1,920
Bdrm · Bths · ½ Bths	4 · 3	4 · 1 · 1	3 · 2	4 · 2
Total Room #	8	8	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.84 acres	2.52 acres	1.49 acres	1.93 acres
Other	None	Mountain views adj. \$25000	None	None

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

Listing 1 List comp one has mountain views and should be adjusted by \$25000 for views.

Listing 2 Listing comp is equal to subjects age, GLA, and lot size located within a similar market area.

Listing 3 Listing comp is the only active listing found similar to subject within closest range.

* 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	2021 Se Binns Swiger Loop Road	130 W Stardust Lane	220 Se Cole Road	633 Se Firewood Road
City, State	Shelton, WA	Shelton, WA	Shelton, WA	Shelton, WA
Zip Code	98584	98584	98584	98584
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.59 ¹	2.74 ¹	0.66 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$319,900	\$299,000	\$349,900
List Price \$	--	\$319,900	\$289,000	\$349,900
Sale Price \$	--	\$300,000	\$280,000	\$329,500
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	9/14/2018	11/21/2018	9/6/2018
DOM · Cumulative DOM	-- · --	55 · 86	41 · 71	15 · 52
Age (# of years)	18	23	12	15
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Rambler	1 Story Rambler	1 Story Rambler	1 Story Rambler
# Units	1	1	1	1
Living Sq. Feet	1,920	1,515	1,940	1,716
Bdrm · Bths · ½ Bths	4 · 3	3 · 1 · 1	4 · 2	3 · 1 · 1
Total Room #	8	7	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.84 acres	2.14 acres	1.75 acres	1.25 acres
Other	None	None	None	\$7500 concessions
Net Adjustment	--	+\$13,850	+\$4,750	+\$21,780
Adjusted Price	--	\$313,850	\$284,750	\$351,280

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

Sold 1 \$1750 age, \$8100 GLA, \$4000 bed, \$7500 bath, -\$7500 lot size.

Sold 2 -\$2100 age, -\$400 GLA, \$5000 bathroom, \$2250 lot size .

Sold 3 -\$1050 age, \$4080 GLA, \$4000 bed, \$7500 bath, -\$7500 concessions, \$14750 lot size.

* Sold 1 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	\$329,500	\$329,500
Sales Price	\$325,000	\$325,000
30 Day Price	\$315,000	--

Comments Regarding Pricing Strategy

After review of the market the selected comps are most similar overall in comparison to subjects and all have similar features and attributes similar to subject. Subject should experience normal days on market and there are no external obsolescence within market effecting subject at the time of inspection.

VII. 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 . The large variance appears to be due to comp proximity. The current report provides more proximate comps that better support the subject's as-is conclusion in its immediate area. Clear prop supports the median price in the area at \$306,400.

VIII. Property Images

Address 2021 Se Binns Swiger Loop Road, Shelton, WA 98584
Loan Number 36955

Suggested List \$329,500

Suggested Repaired \$329,500

Sale \$325,000



Subject 2021 Se Binns Swiger Loop Rd

View Front



Subject 2021 Se Binns Swiger Loop Rd

View Front

VIII. Property Images (continued)

Address 2021 Se Binns Swiger Loop Road, Shelton, WA 98584
Loan Number 36955

Suggested List \$329,500

Suggested Repaired \$329,500

Sale \$325,000



Subject 2021 Se Binns Swiger Loop Rd

View Address Verification



Subject 2021 Se Binns Swiger Loop Rd

View Side

VIII. Property Images (continued)

Address 2021 Se Binns Swiger Loop Road, Shelton, WA 98584
Loan Number 36955

Suggested List \$329,500

Suggested Repaired \$329,500

Sale \$325,000



Subject 2021 Se Binns Swiger Loop Rd

View Street



Subject 2021 Se Binns Swiger Loop Rd

View Street

VIII. Property Images (continued)

Address 2021 Se Binns Swiger Loop Road, Shelton, WA 98584
Loan Number 36955 **Suggested List** \$329,500 **Suggested Repaired** \$329,500 **Sale** \$325,000



Subject 2021 Se Binns Swiger Loop Rd **View** Other
Comment "What subject faces"



Listing Comp 1 1361 E Eagle Point Drive **View** Front

VIII. Property Images (continued)

Address 2021 Se Binns Swiger Loop Road, Shelton, WA 98584

Loan Number 36955

Suggested List \$329,500

Suggested Repaired \$329,500

Sale \$325,000



Listing Comp 2 11 E Cyndi Drive **View** Front



Listing Comp 3 81 E Wokojance Lane **View** Front

VIII. Property Images (continued)

Address	2021 Se Binns Swiger Loop Road, Shelton, WA 98584	Suggested Repaired	\$329,500	Sale	\$325,000
Loan Number	36955	Suggested List	\$329,500		



Sold Comp 1 130 W Stardust Lane **View** Front



Sold Comp 2 220 Se Cole Road **View** Front

VIII. Property Images (continued)

Address 2021 Se Binns Swiger Loop Road, Shelton, WA 98584
Loan Number 36955

Suggested List \$329,500

Suggested Repaired \$329,500

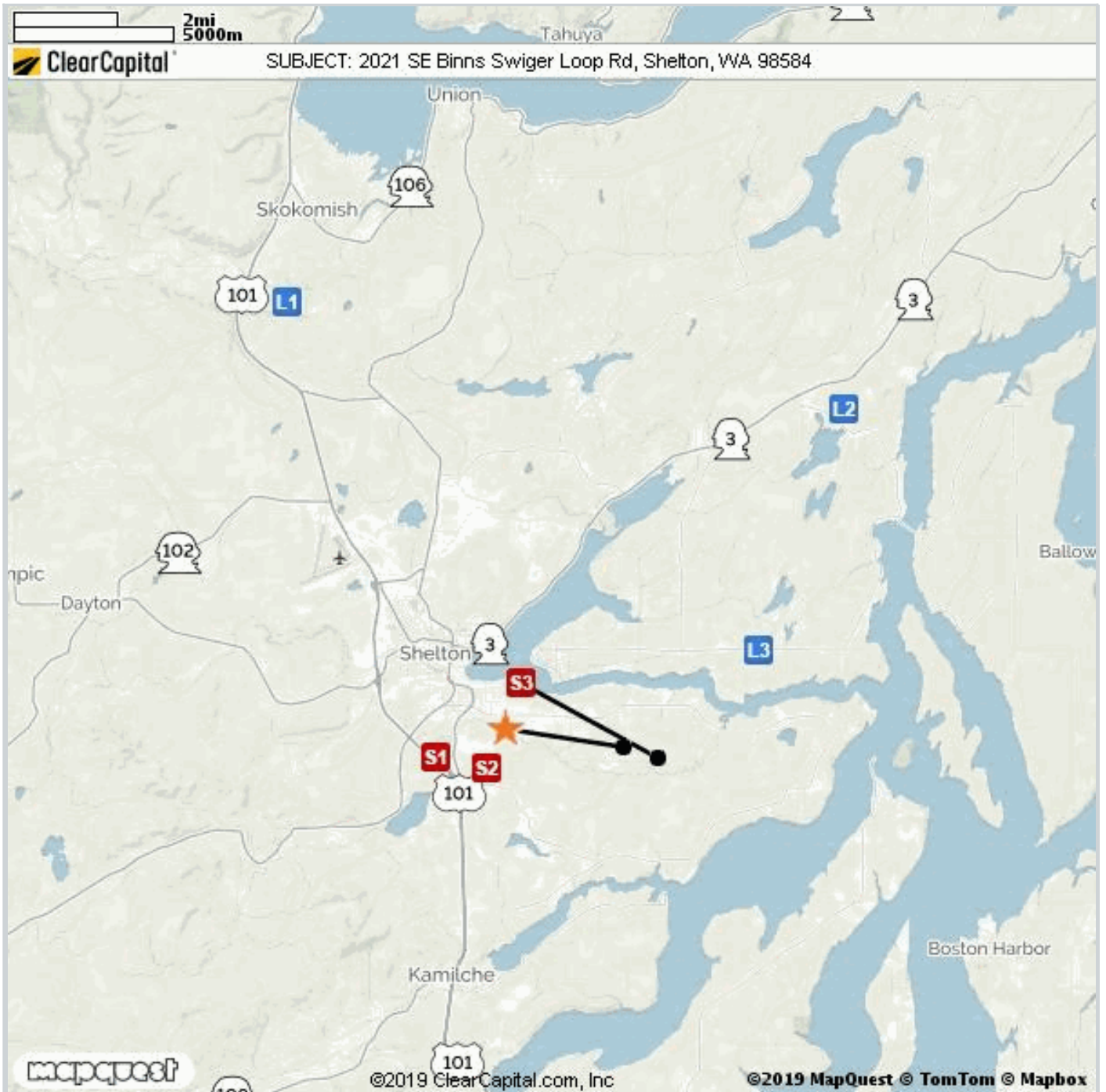
Sale \$325,000



Sold Comp 3 633 Se Firewood Road **View** Front

ClearMaps Addendum

Address ★ 2021 Se Binns Swiger Loop Road, Shelton, WA 98584
Loan Number 36955 **Suggested List** \$329,500 **Suggested Repaired** \$329,500 **Sale** \$325,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2021 Se Binns Swiger Loop Rd, Shelton, WA	--	Parcel Match
L1 Listing 1	1361 E Eagle Point Drive , Shelton, WA	9.85 Miles ¹	Parcel Match
L2 Listing 2	11 E Cyndi Drive, Shelton, WA	6.82 Miles ¹	Parcel Match
L3 Listing 3	81 E Wokojance Lane, Shelton, WA	2.61 Miles ¹	Parcel Match
S1 Sold 1	130 W Stardust Lane, Shelton, WA	3.59 Miles ¹	Parcel Match
S2 Sold 2	220 Se Cole Road, Shelton, WA	2.74 Miles ¹	Parcel Match
S3 Sold 3	633 Se Firewood Road, Shelton, WA	0.66 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	Birk Stutzke	Company/Brokerage	Equity Real Estate Services
License No	92438		
License Expiration	05/12/2020	License State	WA
Phone	2537530000	Email	birkstutzke@msn.com
Broker Distance to Subject	35.39 miles	Date Signed	01/27/2019

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

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.