

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	1345 33rd Place, Forest Grove, OR 97116	Order ID	6074076	Property ID	26086774
Inspection Date	02/13/2019	Date of Report	02/13/2019		
Loan Number	37060	APN	R2073114		
Borrower Name	Breckenridge Property Fund 2016 LLC				

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 02.12.19	Tracking ID 1	BotW New Fac-DriveBy BPO 02.12.19
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments
Occupancy	Occupied	The subject is 20 years old and appears to be in average condition when viewed from the public street. Interior or hidden damage may lower the value of the subject property. Repairs: Paint trim \$1,500.
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$1,500	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$1,500	
HOA	No	
Visible From Street	Visible	

II. Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments
Listing Agency/Firm		Last sale was 5-27-2009 for \$265,000 per tax records.
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	Improving	This is an area of mixed size and age homes. The subject is conforming. There are no negative site influences noted. This area is not REO and short sale driven, and market values are increasing in this area.
Sales Prices in this Neighborhood	Low: \$295,000 High: \$469,000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<90	

IV. Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1345 33rd Place	1214 32nd Pl	1174 33rd Ave	1231 35th Ave
City, State	Forest Grove, OR	Forest Grove, OR	Forest Grove, OR	Forest Grove, OR
Zip Code	97116	97116	97116	97116
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.10 ¹	0.19 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$350,000	\$395,000	\$399,000
List Price \$	--	\$350,000	\$395,000	\$399,000
Original List Date		02/06/2019	01/25/2019	01/15/2019
DOM · Cumulative DOM	-- · --	6 · 7	18 · 19	29 · 29
Age (# of years)	20	16	19	22
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story ranch	2 Stories trad	2 Stories trad	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,910	1,681	1,996	1,576
Bdrm · Bths · ½ Bths	8 · 5 · 2	3 · 2 · 1	3 · 2 · 1	5 · 2
Total Room #	8	6	6	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	0.16 acres	0.12 acres	0.16 acres	0.16 acres
Other	fireplace	fireplace	fireplace	fireplace

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

Listing 1 This listing comp is located in the same market area and is smaller with a smaller lot size when compared to the subject property. This comp was used due to lack of more similar comps being available.

Listing 2 This listing comp is located in the same market area and is similar in size, age an lot size when compared to the subject property. This comp was used due to lack of more similar comps being available.

Listing 3 This listing comp is located in the same market area and is smaller and updated with a similar lot size when compared to the subject property. This comp was used due to lack of more similar comps being available.

* Listing 2 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	1345 33rd Place	2724 Strasburg Dr	919 35th Ave	3411 Oakcrest Dr
City, State	Forest Grove, OR	Forest Grove, OR	Forest Grove, OR	Forest Grove, OR
Zip Code	97116	97116	97116	97116
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.70 ¹	0.38 ¹	0.31 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$390,000	\$415,000	\$425,000
List Price \$	--	\$390,000	\$415,000	\$425,000
Sale Price \$	--	\$390,000	\$408,000	\$419,900
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	11/28/2018	11/20/2018	1/15/2019
DOM · Cumulative DOM	-- · --	28 · 28	60 · 60	29 · 111
Age (# of years)	20	22	5	6
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story ranch	2 Stories trad	2 Stories trad	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,910	1,676	2,026	1,796
Bdrm · Bths · ½ Bths	8 · 5 · 2	4 · 2 · 1	4 · 2 · 1	5 · 2
Total Room #	8	7	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	0.16 acres	0.17 acres	0.14 acres	0.13 acres
Other	fireplace	fireplace	fireplace	fireplace
Net Adjustment	--	+\$9,200	-\$8,300	-\$12,993
Adjusted Price	--	\$399,200	\$399,700	\$406,907

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

- Sold 1** This sold comp is located in the same market area and is smaller with a similar lot size when compared to the subject property. This comp was used due to lack of more similar comps being available. Adjustments: GLA +\$11,700, bathrooms -\$2,500.
- Sold 2** This sold comp is located in the same market area and is smaller with a similar lot size when compared to the subject property. This comp was used due to lack of more similar comps being available. Adjustments: GLA -\$5,800, bathroom -\$2,500.
- Sold 3** This sold comp is located in the same market area and is smaller and updated with a smaller lot size when compared to the subject property. This comp was used due to lack of more similar comps being available. Adjustments: GLA +\$5,700, condition -\$20,000, Lot size +\$1,307.

* 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.

VI. Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$405,000	\$407,500
Sales Price	\$400,000	\$402,500
30 Day Price	\$390,000	--

Comments Regarding Pricing Strategy

The listing and sold comp search included starting within .5 miles, and then out to 1 mile of the subject, and 20% GLA due to lack of comps. The year-built and lot sizes had to be relaxed due to lack of comps. There are limited comps in this area. I have done a thorough mls search and these are the best available comps in the area. No short sales were used in this report. Market value and GLA are bracketed by comps. There is more weight on sold comps than listed comps in this market. Recommend full marketing plan which includes mls, lockbox, internet, sign, open houses, and brokers open house. The subject appears to be in average condition when viewed from the street. Interior or hidden damage may lower the value of the subject property.

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 1345 33rd Place, Forest Grove, OR 97116
Loan Number 37060

Suggested List \$405,000

Suggested Repaired \$407,500

Sale \$400,000



Subject 1345 33rd Pl

View Front



Subject 1345 33rd Pl

View Front

VIII. Property Images (continued)

Address 1345 33rd Place, Forest Grove, OR 97116
Loan Number 37060 **Suggested List** \$405,000

Suggested Repaired \$407,500

Sale \$400,000



Subject 1345 33rd Pl

View Address Verification



Subject 1345 33rd Pl

View Side

VIII. Property Images (continued)

Address 1345 33rd Place, Forest Grove, OR 97116
Loan Number 37060 **Suggested List** \$405,000

Suggested Repaired \$407,500

Sale \$400,000



Subject 1345 33rd Pl

View Street



Subject 1345 33rd Pl

View Street

VIII. Property Images (continued)

Address 1345 33rd Place, Forest Grove, OR 97116
Loan Number 37060 **Suggested List** \$405,000 **Suggested Repaired** \$407,500 **Sale** \$400,000



Subject 1345 33rd Pl **View** Other
Comment "damage paint trim"



Subject 1345 33rd Pl **View** Other
Comment "damage paint trim"

VIII. Property Images (continued)

Address 1345 33rd Place, Forest Grove, OR 97116
Loan Number 37060 **Suggested List** \$405,000

Suggested Repaired \$407,500

Sale \$400,000



Subject 1345 33rd Pl

View Other

Comment "street sign"



Listing Comp 1 1214 32nd Pl

View Front

VIII. Property Images (continued)

Address 1345 33rd Place, Forest Grove, OR 97116
Loan Number 37060

Suggested List \$405,000

Suggested Repaired \$407,500

Sale \$400,000



Listing Comp 2 1174 33rd Ave **View** Front



Listing Comp 3 1231 35th Ave **View** Front

VIII. Property Images (continued)

Address 1345 33rd Place, Forest Grove, OR 97116
Loan Number 37060

Suggested List \$405,000

Suggested Repaired \$407,500

Sale \$400,000



Sold Comp 1 2724 Strasburg Dr **View** Front



Sold Comp 2 919 35th Ave **View** Front

VIII. Property Images (continued)

Address 1345 33rd Place, Forest Grove, OR 97116

Loan Number 37060

Suggested List \$405,000

Suggested Repaired \$407,500

Sale \$400,000

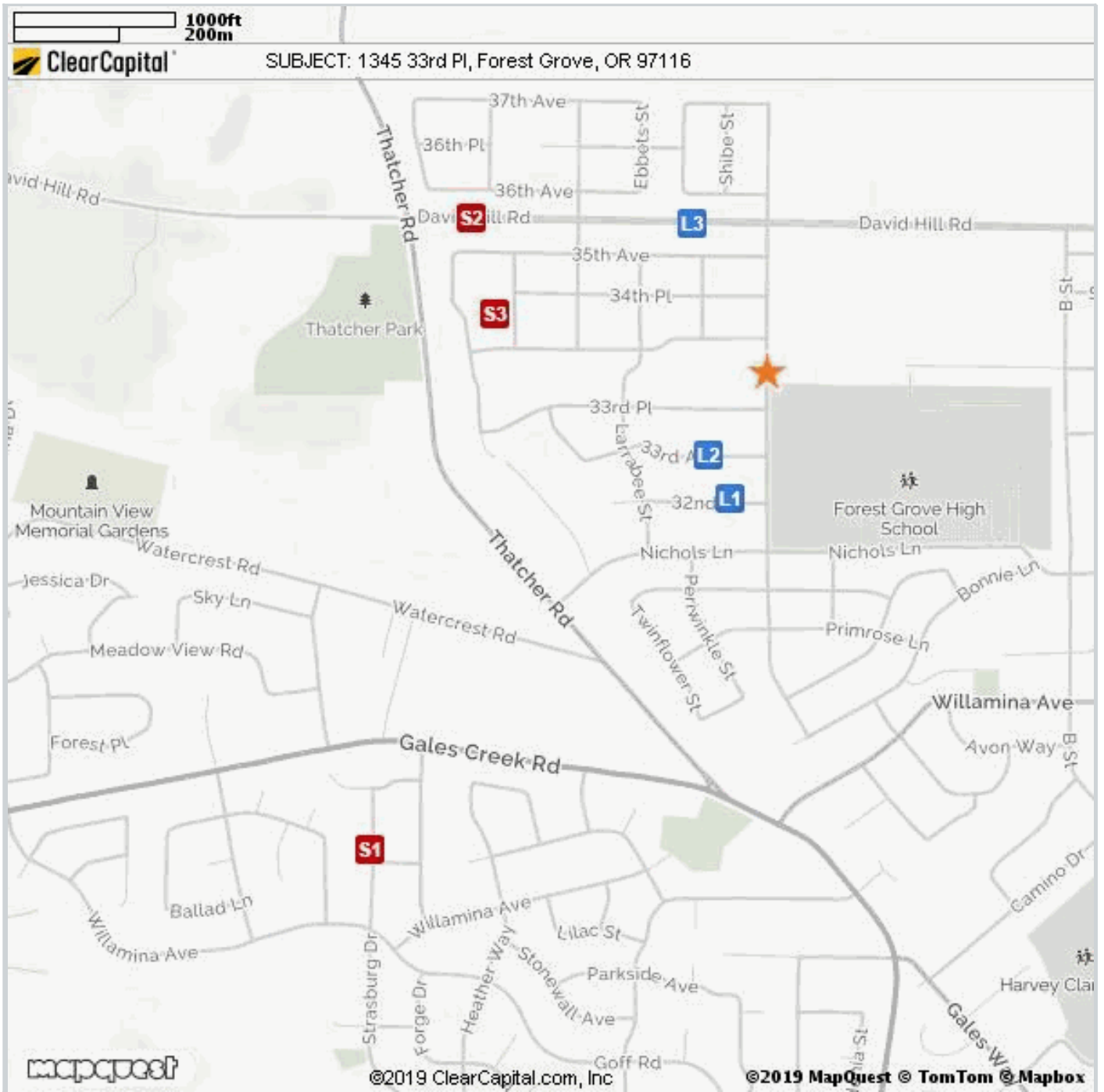


Sold Comp 3 3411 Oakcrest Dr

View Front

ClearMaps Addendum

Address ★ 1345 33rd Place, Forest Grove, OR 97116
Loan Number 37060 **Suggested List** \$405,000 **Suggested Repaired** \$407,500 **Sale** \$400,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1345 33rd Pl, Forest Grove, OR	--	Parcel Match
L1 Listing 1	1214 32nd Pl, Forest Grove, OR	0.14 Miles ¹	Parcel Match
L2 Listing 2	1174 33rd Ave, Forest Grove, OR	0.10 Miles ¹	Parcel Match
L3 Listing 3	1231 35th Ave, Forest Grove, OR	0.19 Miles ¹	Parcel Match
S1 Sold 1	2724 Strasburg Dr, Forest Grove, OR	0.70 Miles ¹	Parcel Match
S2 Sold 2	919 35th Ave, Forest Grove, OR	0.38 Miles ¹	Parcel Match
S3 Sold 3	3411 Oakcrest Dr, Forest Grove, OR	0.31 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	Roger Newton	Company/Brokerage	Roger Newton Real Estate
License No	980300034		
License Expiration	06/30/2019	License State	OR
Phone	5035166558	Email	rogernewtonre@gmail.com
Broker Distance to Subject	8.55 miles	Date Signed	02/13/2019

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 Valuation Report.

Disclaimer

Unless the licensee who prepared this report is also licensed by the Appraiser Certification and Licensure Board, the report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. The report is a competitive market analysis or letter opinion and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.

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.