

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>	6841 Prospect Street, Tacoma, WA 98409	<b>Order ID</b>	6154030	<b>Property ID</b>	26407470
<b>Inspection Date</b>	04/27/2019	<b>Date of Report</b>	04/28/2019		
<b>Loan Number</b>	37606	<b>APN</b>	2380000410		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Pierce		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	BotW New Fac-DriveBy BPO 04.26.19	<b>Tracking ID 1</b>	BotW New Fac-DriveBy BPO 04.26.19		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	SANTOS FRANKIE	Home and landscaping seem to be in fair condition. Home has aged and worn roof, discolored and worn exterior paint. Home is condemned by the city and boarded up. Four doors are needing replacement, garage doors need replacement and four windows need replacement due to damages.
<b>R. E. Taxes</b>	\$2,353	
<b>Assessed Value</b>	\$180,800	
<b>Zoning Classification</b>	residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
	(boarded up by the city.)	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Fair	
<b>Estimated Exterior Repair Cost</b>	\$20,000	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$20,000	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	Home is within an area that is centrally located and where homeowners enjoy easy access to our local conveniences, shopping, schools, parks and other places of interest. Homes vary in sizes, styles, conditions and lot sizes in this area. Homes have territorial or mountain views. Homes vary in ages and amenities. Market is partially short sale and REO driven in this neighborhood.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$65,000 High: \$359,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<180	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	6841 Prospect Street	9808 Sales Rd	6809 S Thompson Ave	6820 S Warner St
<b>City, State</b>	Tacoma, WA	Lakewood, WA	Tacoma, WA	Tacoma, WA
<b>Zip Code</b>	98409	98499	98408	98409
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.80 <sup>1</sup>	1.19 <sup>1</sup>	0.57 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$160,000	\$180,000	\$163,000
<b>List Price \$</b>	--	\$150,000	\$180,000	\$163,000
<b>Original List Date</b>		09/06/2018	04/01/2019	02/27/2019
<b>DOM · Cumulative DOM</b>	-- · --	233 · 234	26 · 27	59 · 60
<b>Age (# of years)</b>	68	69	92	100
<b>Condition</b>	Fair	Fair	Fair	Fair
<b>Sales Type</b>	--	Fair Market Value	REO	REO
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	792	676	836	860
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	2 · 1	2 · 1	3 · 1
<b>Total Room #</b>	6	5	5	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Detached 1 Car	Attached 2 Car(s)	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.17 acres	0.18 acres	0.22 acres	0.13 acres
<b>Other</b>	carport fence patio	fence	deck sheds fence	fence shed patio

\* Listing 1 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.

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

**Listing 1** Comp has a smaller home size, similar lot size and a 1 car garage. Comp has less amenities a similar age. Comp has the same condition and style.

**Listing 2** Comp has a slightly larger home size and lot size. Comp has an inferior age and same style. Comp has a 2 car garage and the same condition.

**Listing 3** Comp is older. Comp has no garage and the same condition. Comp has a similar lot size and a slightly larger home size. Comp has the same views.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	6841 Prospect Street	7031 S Lawrence St	5844 S Fife St	6630 S Oakes St
<b>City, State</b>	Tacoma, WA	Tacoma, WA	Tacoma, WA	Tacoma, WA
<b>Zip Code</b>	98409	98409	98409	98409
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.48 <sup>1</sup>	0.63 <sup>1</sup>	0.22 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$145,000	\$109,950	\$150,000
<b>List Price \$</b>	--	\$145,000	\$139,950	\$150,000
<b>Sale Price \$</b>	--	\$162,000	\$139,950	\$145,000
<b>Type of Financing</b>	--	Fha	Conventional	Conventional
<b>Date of Sale</b>	--	03/28/2019	11/21/2018	02/28/2019
<b>DOM · Cumulative DOM</b>	-- · --	34 · 34	202 · 202	9 · 170
<b>Age (# of years)</b>	68	100	81	79
<b>Condition</b>	Fair	Fair	Fair	Fair
<b>Sales Type</b>	--	Fair Market Value	Short Sale	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	792	782	848	897
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	2 · 1	1 · 1	3 · 1
<b>Total Room #</b>	6	5	4	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Detached 2 Car(s)	Detached 1 Car	Detached 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.17 acres	0.14 acres	0.14 acres	0.14 acres
<b>Other</b>	carport fence patio	fence patio	fence	fence patio
<b>Net Adjustment</b>	--	+\$1,000	+\$7,000	-\$675
<b>Adjusted Price</b>	--	\$163,000	\$146,950	\$144,325

\* Sold 3 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.

## Recent Sales - Cont.

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

- Sold 1** Comp has the same condition, views and similar lot size. Comp has a similar home size and no carport. Comp has a 2 car garage and inferior age.
- Sold 2** Comp has the same condition, views and similar home size. Comp is older. Comp has no carport or patio. Comp has a 1 car garage.
- Sold 3** Comp has the same style, views and condition. Comp has a similar lot size, 1 car garage and a larger home size. Comp has a similar age and no carport.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			No history found.				
<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						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$153,000	\$193,000
<b>Sales Price</b>	\$148,000	\$188,000
<b>30 Day Price</b>	\$138,000	--
<b>Comments Regarding Pricing Strategy</b>		
I looked at the sold comps as well as the assessed value of the subject property to help determine the value. Had to go outside 1 mile for similar active comps with similar condition and size to subject due to the slow market in this area.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	The price is based on the subject being in fair condition with \$20,000 recommended in total repairs. Comps are similar in characteristics, located within 1.80 miles and the sold comps closed within the last 5 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.
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## Subject Photos



Front



Address Verification



Side



Side



Back



Street

## Subject Photos



Other



## Listing Photos

**L1** 9808 Sales Rd  
Lakewood, WA 98499



Front

**L2** 6809 S Thompson Ave  
Tacoma, WA 98408



Front

**L3** 6820 S Warner St  
Tacoma, WA 98409



Front



## Sales Photos

**S1** 7031 S Lawrence St  
Tacoma, WA 98409



Front

**S2** 5844 S Fife St  
Tacoma, WA 98409



Front

**S3** 6630 S Oakes St  
Tacoma, WA 98409



Front

## ClearMaps Addendum

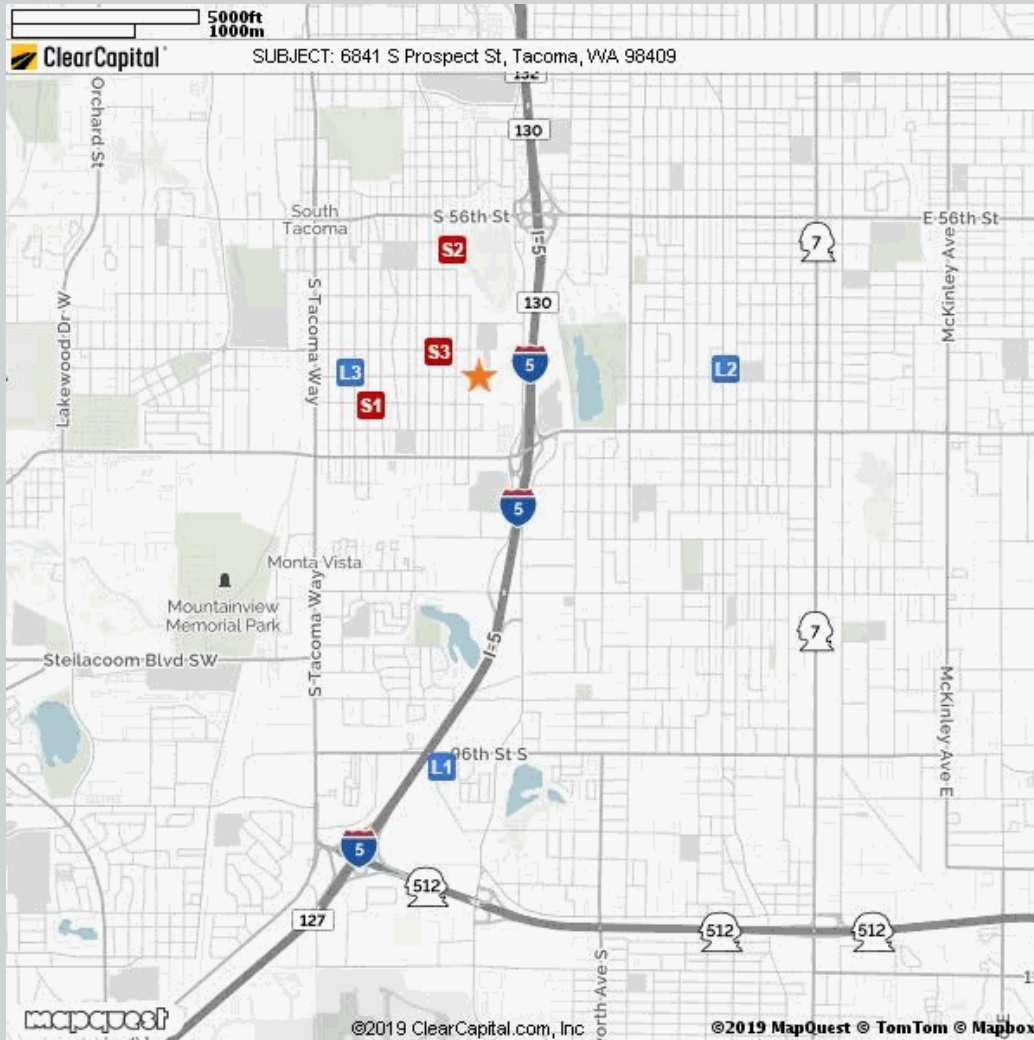
**Address** ★ 6841 Prospect Street, Tacoma, WA 98409

**Loan Number** 37606

**Suggested List** \$153,000

**Suggested Repaired** \$193,000

**Sale** \$148,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6841 S Prospect St, Tacoma, WA	--	Parcel Match
L1 Listing 1	9808 Sales Rd, Tacoma, WA	1.80 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	6809 S Thompson Ave, Tacoma, WA	1.19 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	6820 S Warner St, Tacoma, WA	0.57 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	7031 S Lawrence St, Tacoma, WA	0.48 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	5844 S Fife St, Tacoma, WA	0.63 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	6630 S Oakes St, Tacoma, WA	0.22 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.

## Addendum: Report Purpose

### 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.

## Addendum: Report Purpose - cont.

### 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

## Report Instructions - cont.

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>	April Pabloff	<b>Company/Brokerage</b>	April Pabloff
<b>License No</b>	5883	<b>Address</b>	1319 5th Ave SW Puyallup WA 98371
<b>License Expiration</b>	01/02/2020	<b>License State</b>	WA
<b>Phone</b>	2532398761	<b>Email</b>	april.pabloff@gmail.com
<b>Broker Distance to Subject</b>	7.38 miles	<b>Date Signed</b>	04/27/2019

*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 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.**