

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	18015 Meyer Lane, Rochester, WA 98579	Order ID	6490137	Property ID	27792876
Inspection Date	01/15/2020	Date of Report	01/16/2020		
Loan Number	38845	APN	31500700112		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Thurston		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 01.14.20	Tracking ID 1	BotW New Fac-DriveBy BPO 01.14.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Tim L Stull	Condition Comments Subject property is in average condition with no repairs required. Subject property is located in rural pasture land that is 4 minutes from small town services.
R. E. Taxes	\$1,871	
Assessed Value	\$168,300	
Zoning Classification	SFR	
Property Type	Manuf. Home	
Occupancy	Occupied	
Ownership Type	Cooperative	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments Subject neighborhood is located in rural farm, and pasture land. Small town services, schools, and shopping are 4 minutes away.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$220,000 High: \$280,000	
Market for this type of property	Increased 2 % in the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	18015 Meyer Lane	17106 Sw Camas Run Lane	8720 178th Ave Sw	5038 186th Lane Sw
City, State	Rochester, WA	Rochester, WA	Rochester, WA	Rochester, WA
Zip Code	98579	98579	98579	98579
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.05 ¹	0.46 ¹	3.32 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$255,999	\$344,000	\$270,000
List Price \$	--	\$239,900	\$279,000	\$270,000
Original List Date		07/24/2019	08/14/2019	12/05/2019
DOM · Cumulative DOM	-- · --	128 · 176	149 · 155	41 · 42
Age (# of years)	22	21	36	22
Condition	Average	Fair	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story 1 Story	1 Story 1 Story	1 Story 1 Story	1 Story 1 Story
# Units	1	1	1	1
Living Sq. Feet	1,568	1,680	1,680	1,782
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	None	None	Detached 4 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.2 acres	.73 acres	.80 acres	1.01 acres
Other	Deck, outbuildings	Deck, fence, outbuildings	Deck, fence	Outbuildings, RV pk

* Listing 1 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.

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

Listing 1 Inferior to subject due to smaller lot size, and lesser condition. This comp requires new roof shingles, and exterior paint.

Listing 2 Superior to subject due to more square feet, and garage. This comp is in the same condition as the subject property.

Listing 3 Superior to subject due to more square feet, and better condition. This comp has ceiling fans, RV parking, and outbuildings.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	18015 Meyer Lane	17807 Albany St Sw	18937 Guava St Sw	7217 196th Ave Sw
City, State	Rochester, WA	Rochester, WA	Rochester, WA	Rochester, WA
Zip Code	98579	98579	98579	98579
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.87 ¹	2.54 ¹	1.87 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$240,000	\$248,900	\$249,000
List Price \$	--	\$240,000	\$248,900	\$289,900
Sale Price \$	--	\$220,000	\$248,900	\$265,000
Type of Financing	--	Conventional	Va	Conventional
Date of Sale	--	08/29/2019	11/26/2019	09/05/2019
DOM · Cumulative DOM	-- · --	13 · 68	7 · 57	259 · 379
Age (# of years)	22	22	22	16
Condition	Average	Fair	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story 1 Story	1 Story 1 Story	1 Story 1 Story	1 Story 1 Story
# Units	1	1	1	1
Living Sq. Feet	1,568	1,660	1,344	1,232
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	None	Detached 2 Car(s)	Detached 1 Car	Carport 5+ Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.2 acres	.93 acres	.51 acres	3.7 acres
Other	Deck, outbuildings	Porch, deck, fence	Porch, patio, fence, RV pk	Deck, outbuildings, RV pk
Net Adjustment	--	+\$9,000	-\$7,000	-\$14,000
Adjusted Price	--	\$229,000	\$241,900	\$251,000

* 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.

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

Sold 1 Inferior to subject due to lesser condition, smaller lot size, and no outbuilding. This comp requires exterior paint.

Sold 2 Superior to subject due to better condition, and garage. This comp has a heat pump, high speed internet, and RV parking.

Sold 3 Superior to subject due to carport, larger lot size, and outbuildings. This comp is in the same condition as the subject property.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		The subject has not been listed or sold during the past 5 years.					
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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$249,000	\$249,000
Sales Price	\$234,000	\$234,000
30 Day Price	\$225,000	--
Comments Regarding Pricing Strategy		
Subject value assigned is based on the sold, and active comp values after adjusting for the differences. More weight was given to the sold comp values, because the active list prices may change prior to sale.		

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.
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Subject Photos



Front



Side



Side



Side



Back



Street

Subject Photos



Street



Street

Listing Photos

L1 17106 SW Camas Run Lane
Rochester, WA 98579



Front

L2 8720 178th Ave SW
Rochester, WA 98579



Front

L3 5038 186th Lane SW
Rochester, WA 98579



Front

Sales Photos

S1 17807 Albany St SW
Rochester, WA 98579



Front

S2 18937 Guava St SW
Rochester, WA 98579



Front

S3 7217 196th Ave SW
Rochester, WA 98579



Front

ClearMaps Addendum

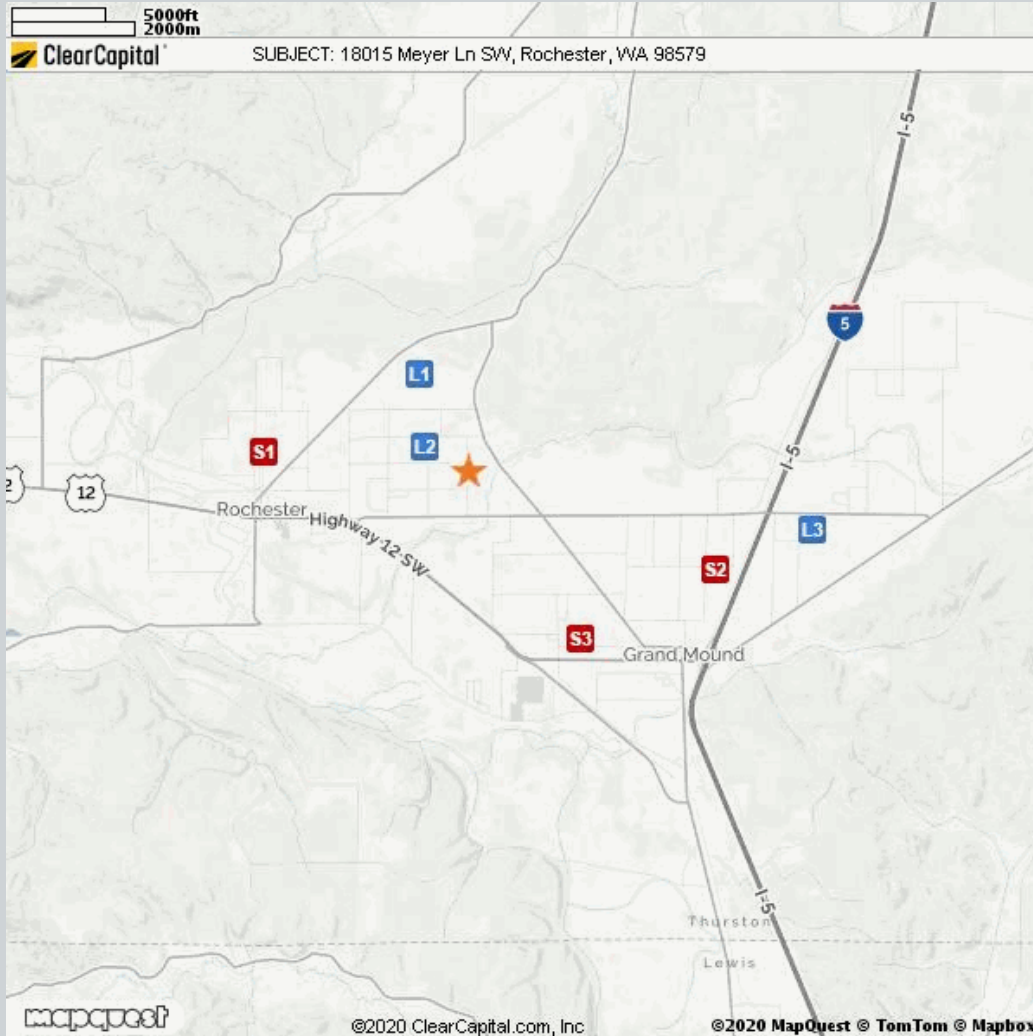
Address ★ 18015 Meyer Lane, Rochester, WA 98579

Loan Number 38845

Suggested List \$249,000

Suggested Repaired \$249,000

Sale \$234,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	18015 Meyer Ln Sw, Rochester, WA	--	Parcel Match
L1 Listing 1	17106 Sw Camas Run Lane, Rochester, WA	1.05 Miles ¹	Parcel Match
L2 Listing 2	8720 178th Ave Sw, Rochester, WA	0.46 Miles ¹	Parcel Match
L3 Listing 3	5038 186th Lane Sw, Rochester, WA	3.32 Miles ¹	Parcel Match
S1 Sold 1	17807 Albany St Sw, Rochester, WA	1.87 Miles ¹	Parcel Match
S2 Sold 2	18937 Guava St Sw, Rochester, WA	2.54 Miles ¹	Parcel Match
S3 Sold 3	7217 196th Ave Sw, Rochester, WA	1.87 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.

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

Broker Name	Newell Flood	Company/Brokerage	Better Properties Longview
License No	24529	Address	9237 Applegate Lp SW Rochester WA 98579
License Expiration	03/27/2020	License State	WA
Phone	3602613350	Email	newellflood@gmail.com
Broker Distance to Subject	0.71 miles	Date Signed	01/16/2020

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.