

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	7011 N Elgin Street, Spokane, WASHINGTON 99208	Order ID	6483843	Property ID	27765256
Inspection Date	01/09/2020	Date of Report	01/11/2020		
Loan Number	39047	APN	26254.1603		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Spokane		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 01.09.20	Tracking ID 1	BotW New Fac-DriveBy BPO 01.09.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Breckenridge Property Fund 2016 llc	Condition Comments The subject appears to have had some recent work done including paint and windows. The subject is estimated to be in average condition taking into account the updates that are visible.
R. E. Taxes	\$2,826	
Assessed Value	\$241,200	
Zoning Classification	RES	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Property appears locked and secured.)		
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	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The subject area has seen steady appreciation over the last several years. There is limited REO activity in the area and it is not affecting the overall market.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$179,000 High: \$679,500	
Market for this type of property	Increased 4 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	7011 N Elgin Street	2305 W Woodside Ave	2414 W Kingsford Ave	1505 W Trinity Ave
City, State	Spokane, WASHINGTON	Spokane, WA	Spokane, WA	Spokane, WA
Zip Code	99208	99208	99208	99208
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.16 ¹	0.33 ¹	0.56 ¹
Property Type	SFR	SFR	SFR	Other
Original List Price \$	\$	\$325,000	\$389,900	\$400,000
List Price \$	--	\$325,000	\$389,900	\$400,000
Original List Date		12/18/2019	11/20/2019	11/07/2019
DOM · Cumulative DOM	-- · --	22 · 24	50 · 52	63 · 65
Age (# of years)	44	52	4	12
Condition	Average	Average	Good	Average
Sales Type	--	Quick Sale	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	1.5 Stories contemporary	1 Story Rancher	1 Story Rancher	2 Stories contemporary
# Units	1	1	1	1
Living Sq. Feet	1,368	1,721	1,934	3,560
Bdrm · Bths · ½ Bths	3 · 2	6 · 3	3 · 2	4 · 3
Total Room #	7	11	7	9
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	No	No
Basement (% Fin)	90%	60%	0%	0%
Basement Sq. Ft.	888	1,721	--	--
Pool/Spa	--	Pool - Yes	--	--
Lot Size	0.31 acres	0.30 acres	0.26 acres	0.17 acres
Other	--	--	--	--

* 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 Listing 1 was under contract prior to hitting the open market, it has a pool in the backyard but these add minimal value as they have a short use season in the area.

Listing 2 Listing 2 has a much larger GLA than the subject but has no basement. It is much newer than the subject.

Listing 3 Listing 3 has a much larger GLA than the subject but has no basement. It is much newer than the subject. Smaller lot than the subject and an inferior neighborhood with smaller lots.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	7011 N Elgin Street	2811 W Dell Dr	7017 N Elgin St	2710 W Weile Ave
City, State	Spokane, WASHINGTON	Spokane, WA	Spokane, WA	Spokane, WA
Zip Code	99208	99208	99208	99208
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.42 ¹	0.02 ¹	0.34 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$280,000	\$309,900	\$300,000
List Price \$	--	\$280,000	\$309,900	\$300,000
Sale Price \$	--	\$285,000	\$309,000	\$321,000
Type of Financing	--	Conv	Conv	Cash
Date of Sale	--	08/26/2019	07/23/2019	09/18/2019
DOM · Cumulative DOM	-- · --	47 · 47	40 · 40	41 · 41
Age (# of years)	44	59	49	55
Condition	Average	Good	Good	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	1.5 Stories contemporary	1 Story contemporary	2 Stories contemporary	1.5 Stories Split Entry
# Units	1	1	1	1
Living Sq. Feet	1,368	1,164	1,342	1,624
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 3	4 · 2 · 1
Total Room #	7	8	9	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	90%	50%	60%	70%
Basement Sq. Ft.	888	1,120	1,320	1,169
Pool/Spa	--	--	--	Pool - Yes
Lot Size	0.31 acres	0.21 acres	0.31 acres	0.27 acres
Other	--	--	--	--
Net Adjustment	--	+\$28,600	+\$2,800	-\$11,500
Adjusted Price	--	\$313,600	\$311,800	\$309,500

* 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.

Recent Sales - Cont.

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

- Sold 1** Sale 1 has an inferior GLA to the subject and only has a portion of the basement finished. lacks the larger garage of the subject and has a smaller lot.
- Sold 2** Sale 2 is overall the most similar it has some updating, a very similar GLA and a similar amount of the basement finished. Minimal adjustment needed.
- Sold 3** Sale 3 is an inferior design to the subject as it is a split level. It has a pool which has limited value. The superior GLA of the comp is offset by the inferior design.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject recently sold in a distressed sale with a sheriffs deed.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
--	--	--	--	Sold	12/30/2019	\$240,100	Tax Records

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$315,000	\$315,000
Sales Price	\$310,000	\$310,000
30 Day Price	\$305,000	--
Comments Regarding Pricing Strategy		
The sales were given the most weight in the value conclusion as there are limited active comps in the area and those used vary from the subject more than is ideal.		

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.

Subject Photos



Front



Address Verification



Street



Street

Listing Photos

L1 2305 W Woodside Ave
Spokane, WA 99208



Front

L2 2414 W Kingsford Ave
Spokane, WA 99208



Front

L3 1505 W Trinity Ave
Spokane, WA 99208



Front

Sales Photos

S1 2811 W Dell Dr
Spokane, WA 99208



Front

S2 7017 N Elgin St
Spokane, WA 99208



Front

S3 2710 W Weile Ave
Spokane, WA 99208



Front

ClearMaps Addendum

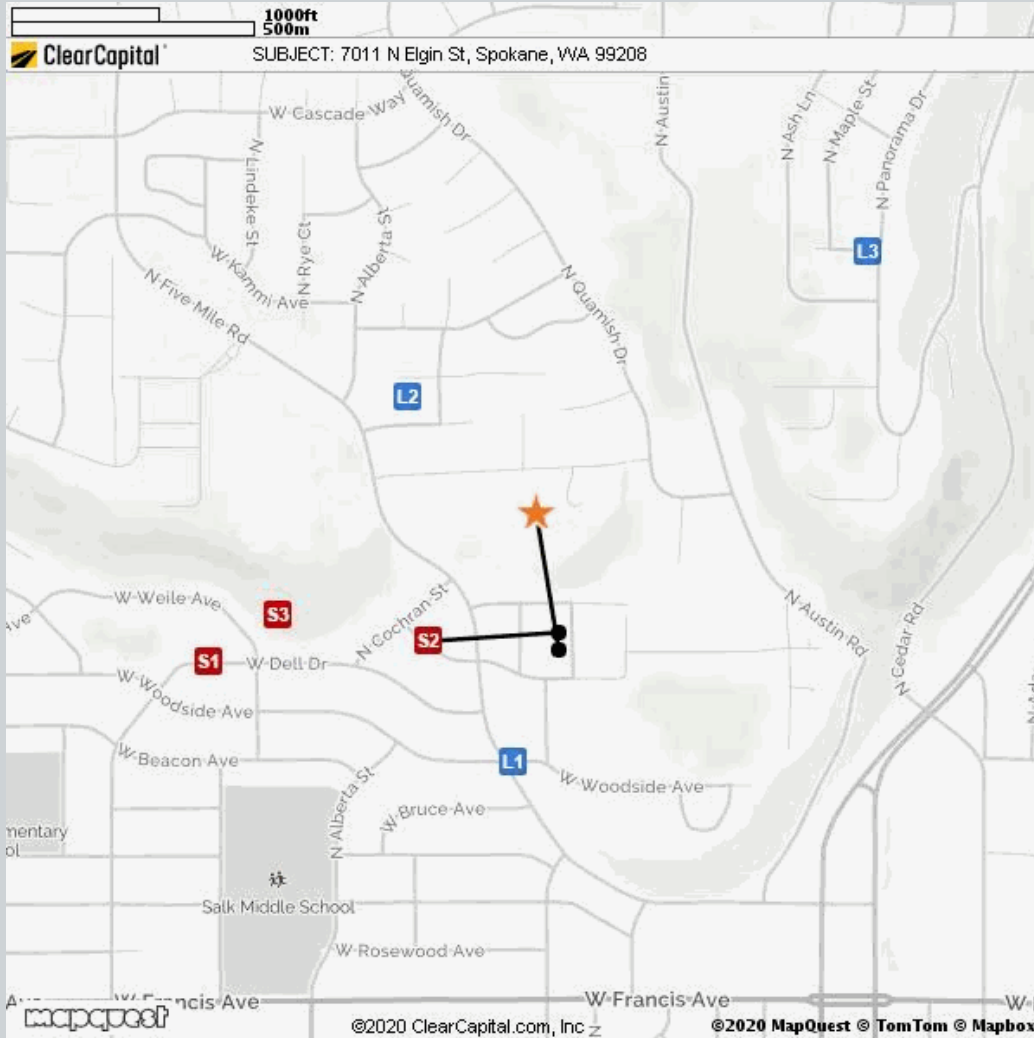
Address ★ 7011 N Elgin Street, Spokane, WASHINGTON 99208

Loan Number 39047

Suggested List \$315,000

Suggested Repaired \$315,000

Sale \$310,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7011 N Elgin St, Spokane, WA	--	Parcel Match
L1 Listing 1	2305 W Woodside Ave, Spokane, WA	0.16 Miles ¹	Parcel Match
L2 Listing 2	2414 W Kingsford Ave, Spokane, WA	0.33 Miles ¹	Parcel Match
L3 Listing 3	1505 W Trinity Ave, Spokane, WA	0.56 Miles ¹	Parcel Match
S1 Sold 1	2811 W Dell Dr, Spokane, WA	0.42 Miles ¹	Parcel Match
S2 Sold 2	7017 N Elgin St, Spokane, WA	0.02 Miles ¹	Parcel Match
S3 Sold 3	2710 W Weile Ave, Spokane, WA	0.34 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.

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.

Report Instructions - cont.

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	Christopher Gross	Company/Brokerage	Apex Home Team
License No	112521	Address	108 N Washington St STE 418 Spokane WA 99201
License Expiration	03/22/2021	License State	WA
Phone	5098280315	Email	chrisgross.apex@gmail.com
Broker Distance to Subject	4.51 miles	Date Signed	01/10/2020

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.