

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	3550 S Vale Avenue, Wasilla, AK 99623	Order ID	6409172	Property ID	27515851
Inspection Date	11/08/2019	Date of Report	11/09/2019		
Loan Number	39069	APN	1076B02L035		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Matanuska-Susitna		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 11.8.19	Tracking ID 1	BotW New Fac-DriveBy BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	BRECKENRIDGE PROP FUND 20	Condition Comments	
R. E. Taxes	\$2,115	Property is just over 14 years old. Appears to be built with above average building standards. Also appears to have all routine maintenance and up keep completed through the years. No apparent damage noted. An as-built survey was not provided for review. Easements appear typical. There were no apparent or disclosed encroachments. The subject site is a typical lot for the area.	
Assessed Value	\$263,900		
Zoning Classification	RR - Rural Res		
Property Type	Duplex		
Occupancy	Occupied		
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	Rural	Neighborhood Comments	
Local Economy	Stable	Area mostly consistent of Single Family dwellings. Area lot sizes vastly varied, due to slow development over the years. Lots sizes vary from 0.92 - 1.5 acres. Using comps in this area it is common to use comps of different sizes base on \$per square footage average for the area. Most homes built from late 80s to early 10s. There is the occasional new construction home but it is not common practice or being developed. Area REO sales are less than 5%	
Sales Prices in this Neighborhood	Low: \$289,000 High: \$635,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3550 S Vale Avenue	1861 W Vaunda Avenue	4460 W Sprucewood Drive	4721 W Adirondack Circle
City, State	Wasilla, AK	Wasilla, AK	Wasilla, AK	Wasilla, AK
Zip Code	99623	99654	99623	99623
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	4.90 ¹	1.78 ¹	3.87 ²
Property Type	Duplex	Duplex	Duplex	3 Plex
Original List Price \$	\$	\$227,900	\$299,000	\$330,000
List Price \$	--	\$219,900	\$287,500	\$330,000
Original List Date		10/04/2019	07/17/2019	09/24/2019
DOM · Cumulative DOM	-- · --	28 · 36	83 · 115	45 · 46
Age (# of years)	14	35	16	1
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,096	1,768	1,980	2,016
Bdrm · Bths · ½ Bths	6 · 4	4 · 2	4 · 4	3 · 3
Total Room #	10	8	8	9
Garage (Style/Stalls)	Attached 4 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.00 acres	0.92 acres	1.9 acres	1.01 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** Open concept with nice sized kitchen, open bar to living area, 2 bedrooms, 1 bath and 1 car garage in each unit. Unit 2 has partially converted garage into additional living space. (see more/amendments) More... Multi-Family Type: Ranch Building Info: Units- # of 2 BR: 2 Exterior Finish: Wood Roof Type: Asphalt Foundation Type: All-Weather Wood Garage Type: Attached; Heated Carport Type: None Heat Type: Baseboard Fuel Type: Natural Gas Sewer-Type: Septic Tank Water-Type: Private Access Type: Paved; MaintainedConstruction Type: Wood Frame - 2x6 Topography: Level Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None To Show: ShowingTime Docs Avl for Review: As-Built; Docs Posted on MLS; Floor Plan; Prop Discl AvailableMortgage Info: EM Minimum Deposit: 2,000 New Finance (Terms): Cash; Conventional; FHA; VA Features-MultiFamily: CO Detector(s); DSL-Cable Available; Smoke Detector(s); Owner Occupied; Washer/Dryer; In City Limits; RV Parking; Shed Flooring: Linoleum; Carpet
- Listing 2** Private and secluded 1.9 acres , well cared for duplex,, in great condition. Great investment or owner occupy. Easy maintenance vinyl siding Block foundation with insul-foam. Shed on right side included. Lots of parking and attached garage. Separate meters All appliances included. Multi-Family Type: Duplex; Ranch Building Info: Builder Name & Co: Nardini; Units- # of 2 BR: 2 Exterior Finish: Vinyl Roof Type: Asphalt Foundation Type: Block; Other Garage Type: Attached Carport Type: None Heat Type: Stove Fuel Type: Natural Gas; Sep Metered Electric; Sep Metered Nat Gas Sewer-Type: Septic Tank Water-Type: Private; Well Access Type: Paved; MaintainedConstruction Type: Wood Frame - 2x6 Topography: Level Wtrfrnt-Frontage: None Wtrfrnt-Access Near: NoneNew Finance (Terms): AHFC; Cash; Conventional; FHA; VA Features-MultiFamily: DSL-Cable Available; Washer/Dryer; Shed Flooring: Laminate Flooring
- Listing 3** 5 star rated units are the Perfect size for a first time investor with the perfect price to go with it. These same units are getting \$1250-1350/month with tenants paying utilities right down the road. This triplex will bring lasting income for as long as you own it and makes a great resale. Newer neighborhood has scenic views and a great atmosphere driving through it, take a look today. Multi-Family Type: Ranch; Tri-Plex Building Info: Builder Name & Co: Byler; Units-# of 1 BR: 3 Exterior Finish: Vinyl Roof Type: Asphalt; Shingle Foundation Type: Poured Concrete Garage Type: None Carport Type: None Heat Type: In-Floor Heat; Radiant Fuel Type: Sep Metered Electric; Sep Metered Nat Gas Sewer-Type: Septic Tank Water-Type: Shared Well; Private Access Type: Gravel; MaintainedConstruction Type: Wood Frame - 2x6 Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None To Show: ShowingTime Docs Avl for Review: Floor Plan General Contractor: Contractor/Bldr Name: Byler; Contractor License #: 29665; Res Const Endorse #: 1642Mortgage Info: EM Minimum Deposit: 10,000 New Finance (Terms): AHFC; Cash; Conventional; FHA; VA; VA 000 Down Features-MultiFamily: CO Detector(s); Smoke Detector(s); Washer/Dryer HkUp; RV Parking Flooring: Luxury Vinyl Plank; Carpet

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	3550 S Vale Avenue	1136 N Helen Lane	3520 E Gislason Drive	6081 E Dearborn Drive
City, State	Wasilla, AK	Wasilla, AK	Wasilla, AK	Wasilla, AK
Zip Code	99623	99654	99654	99654
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	7.74 ¹	8.35 ¹	10.51 ¹
Property Type	Duplex	Duplex	Duplex	Duplex
Original List Price \$	--	\$269,000	\$260,000	\$290,000
List Price \$	--	\$259,900	\$260,000	\$290,000
Sale Price \$	--	\$255,000	\$259,500	\$270,000
Type of Financing	--	Conv	Conv	Va
Date of Sale	--	09/19/2019	05/15/2019	07/24/2019
DOM · Cumulative DOM	-- · --	79 · 139	2 · 58	12 · 57
Age (# of years)	14	14	9	21
Condition	Average	Average	Average	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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,096	2,128	1,800	2,088
Bdrm · Bths · ½ Bths	6 · 4	4 · 3	4 · 2	4 · 4
Total Room #	10	8	8	8
Garage (Style/Stalls)	Attached 4 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	1.00 acres	0.31 acres	0.98 acres	0.93 acres
Other	--	--	--	--
Net Adjustment	--	+\$16,100	+\$15,100	+\$14,400
Adjusted Price	--	\$271,100	\$274,600	\$284,400

* Sold 3 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** SF-Building Apx+800 Garage+10000 Acres+6900 This duplex is located right in the heart of Wasilla off of Bogard Rd. Each unit has 2 bedrooms, 1.5 bathrooms, large single car garage, fenced-in backyard and a washer and dryer. Multiple parking spaces for each unit. Close to all the amenities! Multi-Family Type: Duplex Building Info: Units- # of 2 BR: 2 Exterior Finish: Wood Roof Type: Asphalt; Composition; Shingle Foundation Type: Poured Concrete Garage Type: Attached Carport Type: None Heat Type: Forced Air Fuel Type: Natural Gas Sewer-Type: Septic Tank Water-Type: Well Access Type: Dedicated Road; Gravel; MaintainedConstruction Type: Wood Frame View Type: Mountains; Partial Topography: Level Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None Docs Avl for Review: CC&R's; Docs Posted on MLS; Prop Discl AvailableMortgage Info: EM Minimum Deposit: 2,700 New Finance (Terms): Cash; Conventional; FHA; VA Features-MultiFamily: CO Detector(s); DSL-Cable Available; Smoke Detector(s); Covenants; Washer/Dryer; Paved Driveway
- Sold 2** SF-Building Apx+7400 Garage+10000 Year Built-2500 Acres+200 Enjoy privacy and quiet as a landlord while still being close to town and in a great commute location! Enjoy double closets, in-floor heat and a low maintenance yard, hello simplicity! Great rental history and newer than majority of the duplexes on the market! Multi-Family Type: Duplex Building Info: Builder Name & Co: Alaska Suns/ GONG30767; Units- # of 2 BR: 2 Exterior Finish: Wood Roof Type: Asphalt; Composition; Shingle Foundation Type: Poured Concrete Garage Type: Attached Carport Type: None Heat Type: In-Floor Heat Fuel Type: Natural Gas Sewer-Type: Septic Tank Water-Type: Private; Well Access Type: Dedicated RoadConstruction Type: Wood Frame Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None Docs Avl for Review: Docs Posted on MLS Features-MultiFamily: DSL-Cable Available; Smoke Detector(s); Owner Occupied Flooring: Laminate Flooring
- Sold 3** SF-Building Apx+200 Garage+10000 Year Built+3500 Acres+700 Great Commute, well maintained. 2 bedroom 2 bath 1 car on each unit. tenant pays own utilities. Unit 2 is ready to Show. Do not Disturb Unit one. Multi-Family Type: Duplex Exterior Finish: Wood Roof Type: Asphalt; Composition; Shingle Foundation Type: Poured Concrete Garage Type: Attached Carport Type: None Heat Type: Forced Air Fuel Type: Natural Gas Sewer-Type: Septic Tank Water-Type: PrivateConstruction Type: Wood Frame Topography: Level Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None Docs Avl for Review: Prop Discl AvailableNew Finance (Terms): AHFC; Cash; Conventional; FHA; VA

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Last listed on 08/01/2013 @\$275000 and sold on 09/30/2013 @\$275000			
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	\$280,000	\$280,000
Sales Price	\$275,000	\$275,000
30 Day Price	\$260,000	--
Comments Regarding Pricing Strategy		
<p>The valuation of the subject property assumes (1) seller- financing is or would be available on a real estate note or contract, (2) a reasonably motivated and unrelated buyer, (3) a 5-10% down payment, (4) a borrower with at least fair (but not necessarily conforming) credit, and (5) an average marketing time for comparable properties in this market. Property styles for Alaska are widely varying. It is common practice to use different styles in valuation as most important factor is GLA. Similar styles and square footage even in the same subdivision are hard to find. Alaska homes vary widely from year built to size. It is typical to use comps with this distance without tainting the worth of Value. Best Comps used for the current market and weather conditions. These comps are within acceptable tolerance and are easily considered worthy for Valuation. I went back 5 months, out in distance 12 miles, using sqftage range of 1750 to 2250 year built Any and Garage number of Any and found a total of 12 comps. The ones used are the best possible currently available comps within 12 miles and the adjustments are sufficient for this area to account for the differences in the subject and comps.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 1861 W Vaunda Avenue
Wasilla, AK 99654



Front

L2 4460 W Sprucewood Drive
Wasilla, AK 99623



Front

L3 4721 W Adirondack Circle
Wasilla, AK 99623



Front

Sales Photos

S1 1136 N Helen Lane
Wasilla, AK 99654



Front

S2 3520 E Gislason Drive
Wasilla, AK 99654



Front

S3 6081 E Dearborn Drive
Wasilla, AK 99654



Front

ClearMaps Addendum

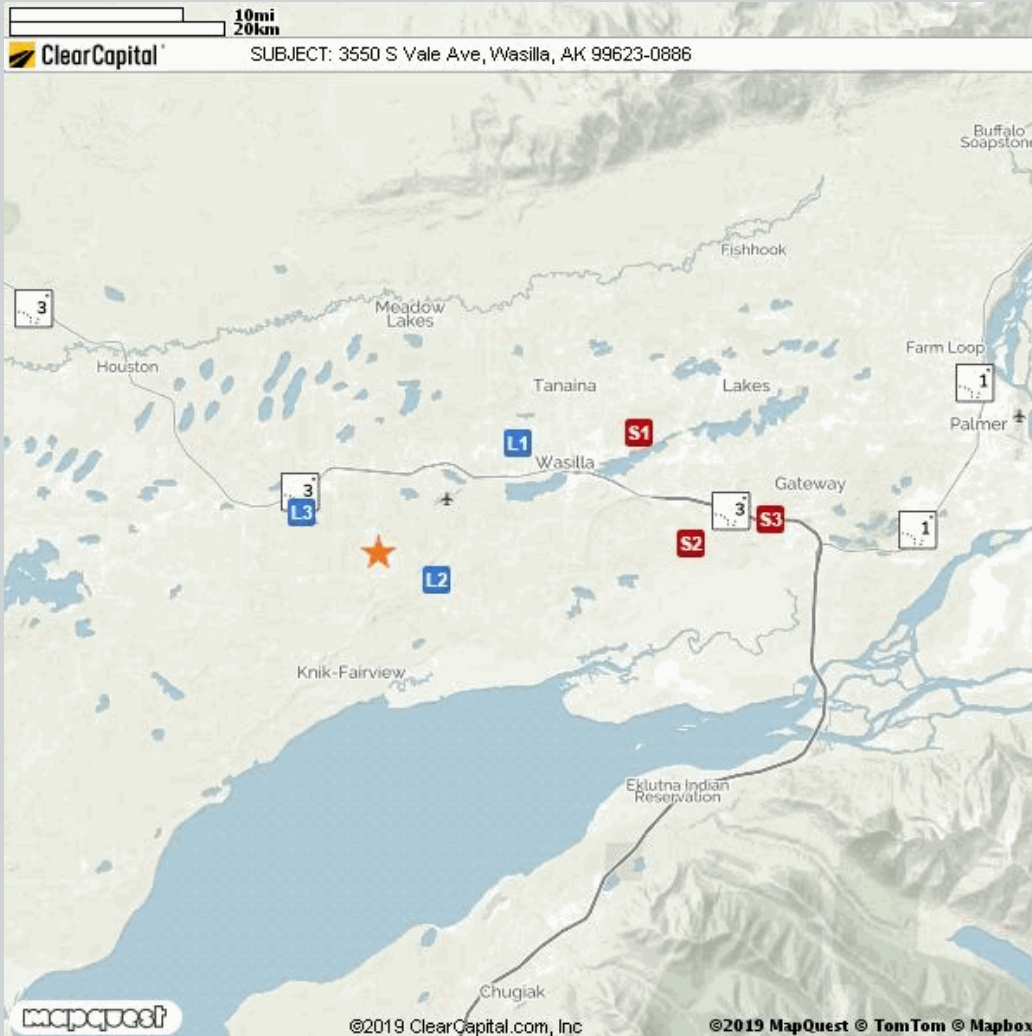
Address ★ 3550 S Vale Avenue, Wasilla, AK 99623

Loan Number 39069

Suggested List \$280,000

Suggested Repaired \$280,000

Sale \$275,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3550 S Vale Ave, Wasilla, AK	--	Parcel Match
L1 Listing 1	1861 W Vaunda Avenue, Wasilla, AK	4.90 Miles ¹	Parcel Match
L2 Listing 2	4460 W Sprucewood Drive, Wasilla, AK	1.78 Miles ¹	Parcel Match
L3 Listing 3	4721 W Adirondack Circle, Wasilla, AK	3.87 Miles ²	Unknown Street Address
S1 Sold 1	1136 N Helen Lane, Wasilla, AK	7.74 Miles ¹	Parcel Match
S2 Sold 2	3520 E Gislason Drive, Wasilla, AK	8.35 Miles ¹	Parcel Match
S3 Sold 3	6081 E Dearborn Drive, Wasilla, AK	10.51 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	Erik Blakeman	Company/Brokerage	AlaskaMLS.com
License No	RECS16812	Address	230 E Paulson Ave #68 Wasila AK 99654
License Expiration	01/31/2020	License State	AK
Phone	9073152549	Email	erik.blakeman@gmail.com
Broker Distance to Subject	6.27 miles	Date Signed	11/08/2019

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

This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

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.