

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	2404 Pacific Avenue, Aberdeen, WA 98520	Order ID	6490137	Property ID	27792878
Inspection Date	01/16/2020	Date of Report	01/17/2020		
Loan Number	39106	APN	018602501100		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Grays Harbor		

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	BRECKENRIDGE PROPERTY FUND 2016 LLC	Condition Comments 4 Bedroom cottage home offers many quaint features. Built-in cabinets landscaped yard.
R. E. Taxes	\$1,275	
Assessed Value	\$151,886	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(No open windows or doors)		
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 Generally conforming homes on city lots with well landscaped yards free of debris.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$31,000 High: \$515,000	
Market for this type of property	Increased 6 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	2404 Pacific Avenue	2421 Cherry St	803 W 3rd St	421 W 5th St
City, State	Aberdeen, WA	Aberdeen, WA	Aberdeen, WA	Aberdeen, WA
Zip Code	98520	98520	98520	98520
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.79 ¹	0.87 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$179,950	\$179,900	\$292,000
List Price \$	--	\$169,950	\$179,900	\$278,500
Original List Date		12/16/2019	09/17/2019	11/01/2019
DOM · Cumulative DOM	-- · --	31 · 32	121 · 122	51 · 77
Age (# of years)	94	92	108	107
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	1.5 Stories TRADITIONAL	1.5 Stories TRADITIONAL	1.5 Stories TRADITIONAL	1.5 Stories TRADITIONAL
# Units	1	1	1	1
Living Sq. Feet	2,351	1,844	2,274	2,551
Bdrm · Bths · ½ Bths	4 · 1 · 1	4 · 1	5 · 2	4 · 2 · 1
Total Room #	8	7	8	8
Garage (Style/Stalls)	Carport 1 Car	Attached 2 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.13 acres	.14 acres	.24 acres	.54 acres
Other	NONE NOTED	NONE NOTED	NONE NOTED	NONE NOTED

* Listing 3 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 1844 sq ft home features 4 bedroom + bonus/family room above garage or use as 5th bd. Remodeled bathroom and kitchen with all stainless appliances included. Living room and dining room are huge=fits all your treasures! Large laundry rm with W/D included and tons of storage cabinets. Upstairs are 2 bedrooms, one with cute built ins and another w/ 2 closets. 2 car garage + sheds, fenced backyard

Listing 2 75" frontage along the busy N. Park St. Complete the renovation and turn the duplex into a cash machine as a long term rental.

Listing 3 Views of City & Harbor. Hardwoods jump out & just grab you. Kitchen updated, granite counter tops. Formal dining with granite serving counters, has refinished built in wine cabinet, flows gently to living. Large office or movie room. Refinished hardwood floors in all the bedrooms. Large deck from kitchen & upper level master bedroom. Laundry room on upper floor.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2404 Pacific Avenue	809 N Williams	950 N Division St	954 N Division St
City, State	Aberdeen, WA	Aberdeen, WA	Aberdeen, WA	Aberdeen, WA
Zip Code	98520	98520	98520	98520
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.72 ¹	0.85 ¹	0.85 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$189,000	\$214,500	\$249,500
List Price \$	--	\$189,000	\$214,500	\$249,500
Sale Price \$	--	\$182,500	\$218,000	\$256,000
Type of Financing	--	Conventional	Conventional	Va
Date of Sale	--	09/06/2019	09/05/2019	08/09/2019
DOM · Cumulative DOM	-- · --	39 · 178	7 · 62	3 · 49
Age (# of years)	94	93	95	100
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 ; City Skyline	Neutral ; Residential	Neutral ; Residential
Style/Design	1.5 Stories TRADITIONAL	1.5 Stories TRADITIONAL	1.5 Stories TRADITIONAL	2 Stories TRADITIONAL
# Units	1	1	1	1
Living Sq. Feet	2,351	2,464	2,054	2,429
Bdrm · Bths · ½ Bths	4 · 1 · 1	3 · 1 · 1	3 · 1 · 1	4 · 2
Total Room #	8	7	7	8
Garage (Style/Stalls)	Carport 1 Car	Attached 2 Car(s)	Carport 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	.13 acres	.21 acres	.12 acres	.09 acres
Other	NONE NOTED	NONE NOTED	NONE NOTED	NONE NOTED
Net Adjustment	--	-\$1,825	+\$11,928	-\$8,450
Adjusted Price	--	\$180,675	\$229,928	\$247,550

* 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** -2825 for sq feet, -5000 for garage, +6000 for bedroom. Maintained to the period it was built with wonderful original woodwork. There are 2 huge bedrooms on the upper story, loads of closet space and storage throughout the home. Main floor Kitchen and formal dining area for entertaining with lots of windows. The front room has a fireplace more windows and a gorgeous stone balcony. Bonus room in the basement and possible 3rd bedroom.
- Sold 2** +7425 for sq feet, -1500 for carport, +6000 for bedroom. Well-kept Broadway Hill area home. Home has a Metal Roof and first class landscaping with amazing blockwork in front yard. 3 bedrooms upstairs with huge closets. ¾ bath down and full bath up. New vinyl windows, gas forced air furnace and gas insert in fireplace. Handy kitchen with gas cook top and double oven + eating area overlooking back yard. Great city view from the formal dining room. Front room has an office area and a quiet reading room. 1 carport
- Sold 3** -1950 for sq feet, -1500 for half bath, -5000 for garage. 4 bed + den/bonus, 2 baths, and ~2400 square foot craftsman with tall ceilings, elegantly remodeled, open-concept living/dining, and more. Custom kitchen and large pantry. Good-sized outdoor space, partially finished basement with workshop. Attached two-car garage, oversized front porch.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			LAST SOLD ON 11/05/19 FOR 101,000				
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	\$225,500	\$225,500
Sales Price	\$225,000	\$225,000
30 Day Price	\$215,000	--
Comments Regarding Pricing Strategy		
Property should qualify for all types of financing. Low inventory with this much sq feet.		

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



Address Verification



Address Verification



Side



Side



Side

Subject Photos



Street



Other

Listing Photos

L1 2421 Cherry St
Aberdeen, WA 98520



Front

L2 803 W 3rd St
Aberdeen, WA 98520



Front

L3 421 W 5th St
Aberdeen, WA 98520



Front

Sales Photos

S1 809 N Williams
Aberdeen, WA 98520



Front

S2 950 N Division St
Aberdeen, WA 98520



Front

S3 954 N Division St
Aberdeen, WA 98520



Front

ClearMaps Addendum

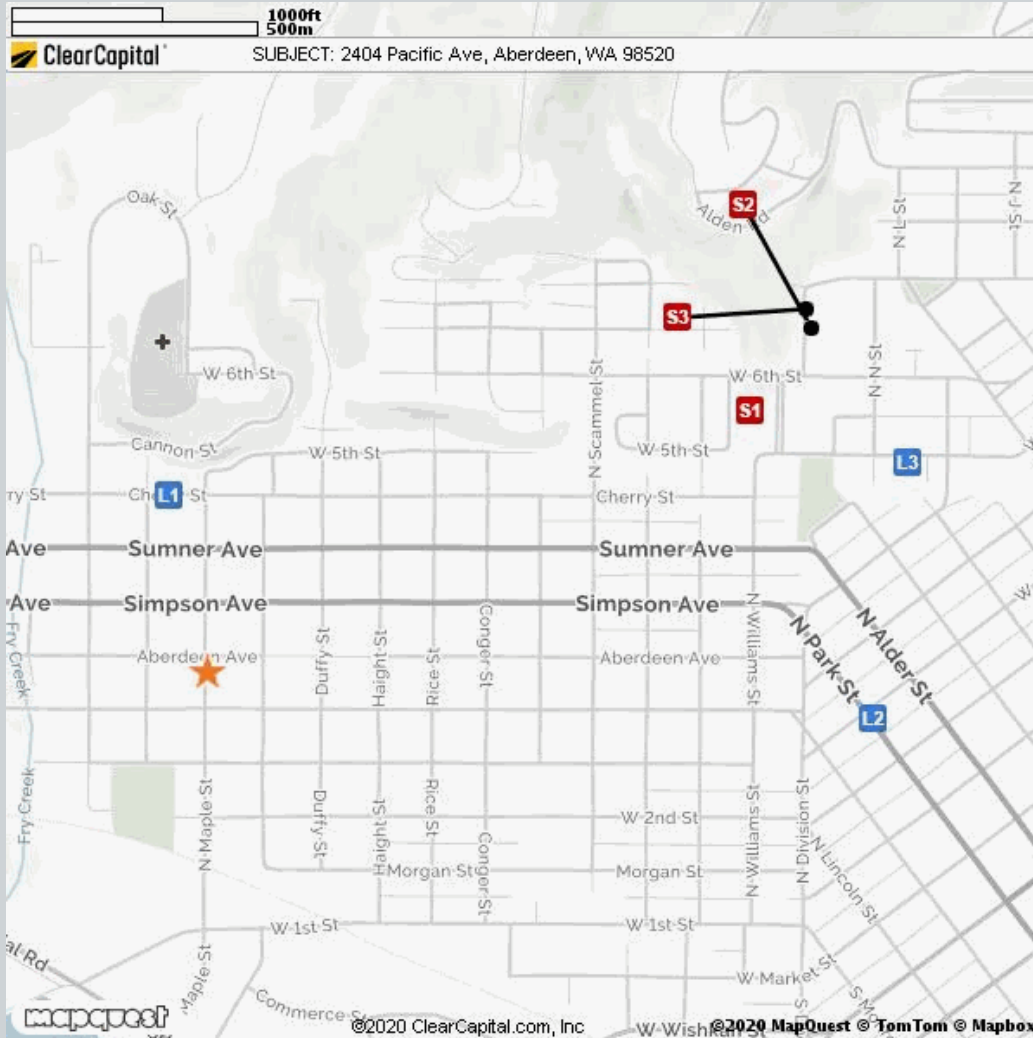
Address ★ 2404 Pacific Avenue, Aberdeen, WA 98520

Loan Number 39106

Suggested List \$225,500

Suggested Repaired \$225,500

Sale \$225,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2404 Pacific Ave, Aberdeen, WA	--	Parcel Match
L1 Listing 1	2421 Cherry St, Aberdeen, WA	0.22 Miles ¹	Parcel Match
L2 Listing 2	803 W 3rd St, Aberdeen, WA	0.79 Miles ¹	Parcel Match
L3 Listing 3	421 W 5th St, Aberdeen, WA	0.87 Miles ¹	Parcel Match
S1 Sold 1	809 N Williams, Aberdeen, WA	0.72 Miles ¹	Parcel Match
S2 Sold 2	950 N Division St, Aberdeen, WA	0.85 Miles ¹	Parcel Match
S3 Sold 3	954 N Division St, Aberdeen, WA	0.85 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	Heather Marti	Company/Brokerage	Coldwell Banker Kline & Associates
License No	114481	Address	815 W. Main Street Centralia WA 98531
License Expiration	11/18/2021	License State	WA
Phone	3607892129	Email	heather.marti@coldwellbanker.com
Broker Distance to Subject	45.38 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.