

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>	1211 E Bismark Avenue, Spokane, WA 99208	<b>Order ID</b>	6667681	<b>Property ID</b>	28226697
<b>Inspection Date</b>	03/20/2020	<b>Date of Report</b>	03/22/2020		
<b>Loan Number</b>	39359	<b>APN</b>	36321.0914		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Spokane		

### Tracking IDs

<b>Order Tracking ID</b>	BOTW_BPO_Request_03.20.20	<b>Tracking ID 1</b>	BOTW_BPO_Request_03.20.20
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Breckenridge Property Fund	<b>Condition Comments</b> Subject is in average condition, needing no repairs. Curb appeal of the subject is average and favorable. Subject is comparable to homes in the neighborhood.
<b>R. E. Taxes</b>	\$1,238	
<b>Assessed Value</b>	\$99,700	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes (Subject is secured)	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Subject is located in a neighborhood of homes comparable to the subject in condition, but diverse in year built and square footage. Subject is close to schools, shopping and commerce. There is no new growth near the subject. The subject does not suffer from any functional obsolescence.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$40,000 High: \$295,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	1211 E Bismark Avenue	2009 E Dalke Ave	1505 E Decatur Ave	2008 E Francis Ave
<b>City, State</b>	Spokane, WA	Spokane, WA	Spokane, WA	Spokane, WA
<b>Zip Code</b>	99208	99208	99208	99208
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.58 <sup>1</sup>	0.21 <sup>1</sup>	0.58 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$169,900	\$169,960	\$174,900
<b>List Price \$</b>	--	\$169,900	\$169,950	\$174,900
<b>Original List Date</b>		02/05/2020	01/20/2020	01/24/2020
<b>DOM · Cumulative DOM</b>	-- · --	6 · 46	38 · 62	6 · 58
<b>Age (# of years)</b>	62	63	71	68
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Beneficial ; 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>	753	888	656	696
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 1	2 · 1	2 · 1
<b>Total Room #</b>	4	4	4	4
<b>Garage (Style/Stalls)</b>	None	Detached 2 Car(s)	Detached 1 Car	Detached 1 Car
<b>Basement (Yes/No)</b>	No	Yes	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	888	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.14 acres	.14 acres	.13 acres	.14 acres
<b>Other</b>	Porch	Porch	Porch	Porch

\* Listing 3 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** Listing comp 1 is equal to subject due to condition, square footage, year built and proximity to the subject.

**Listing 2** Listing comp 2 is equal to the subject due to square footage, style, condition, age and location within the neighborhood.

**Listing 3** Listing comp 3 is equal to the subject due to style, condition, square footage, year built and location.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1211 E Bismark Avenue	1323 E Bismark Ave	1122 E North Ave	1107 E Sanson Ave
City, State	Spokane, WA	Spokane, WA	Spokane, WA	Spokane, WA
Zip Code	99208	99208	99207	99207
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 <sup>1</sup>	0.38 <sup>1</sup>	0.41 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$154,500	\$155,000	\$145,000
List Price \$	--	\$154,500	\$145,000	\$145,000
Sale Price \$	--	\$152,500	\$151,900	\$155,500
Type of Financing	--	Fha	Fha	Fha
Date of Sale	--	12/23/2019	02/27/2020	12/23/2019
DOM · Cumulative DOM	-- · --	13 · 66	27 · 69	2 · 37
Age (# of years)	62	72	81	113
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	Beneficial ; 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	753	642	817	756
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	4	4	4	4
Garage (Style/Stalls)	None	Detached 2 Car(s)	Detached 2 Car(s)	None
Basement (Yes/No)	No	No	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	240	250
Pool/Spa	--	--	--	--
Lot Size	.14 acres	.14 acres	.17 acres	.11 acres
Other	Porch	Patio	Deck	Patio
Net Adjustment	--	-\$4,000	-\$4,100	+\$3,700
Adjusted Price	--	\$148,500	\$147,800	\$159,200

\* 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** Sold comp 1 is equal to subject due to square footage, style, age, condition and proximity to the subject. Adjustment made for superior garage -\$4000.00.
- Sold 2** Comp 2 is equal to subject due to style, condition, square footage and location. Adjustment made for inferior age \$1900.00, superior garage -\$4000.00 and superior basement -\$2000.00. Total -\$4100.00.
- Sold 3** Sold comp 3 is equal to subject due to condition, style, square footage and location. Adjustment made for inferior age \$5100.00 and superior basement -\$2000.00. Total \$3700.00.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Exp Realty	Subject currently listed 03/20/2020 \$154,900.00.					
<b>Listing Agent Name</b>	Anthony Patterson						
<b>Listing Agent Phone</b>	509-998-8170						
<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>
03/20/2020	\$154,900	03/21/2020	\$154,900	--	--	--	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$158,000	\$158,000
<b>Sales Price</b>	\$158,000	\$158,000
<b>30 Day Price</b>	\$156,000	--
<b>Comments Regarding Pricing Strategy</b>		
Search for comps was extended 2 miles and back 6 months resulted in 3 listing and 3 sold properties similar in characteristics and price. Extending distance beyond the distance noted would not provide good comps due to condition, square footage and year built. A wide range of prices is unavoidable, therefore primary reliance is placed on sold comps due to value.		

## 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



Other

## Listing Photos

**L1** 2009 E Dalke Ave  
Spokane, WA 99208



Front

**L2** 1505 E Decatur Ave  
Spokane, WA 99208



Front

**L3** 2008 E Francis Ave  
Spokane, WA 99208



Front



## Sales Photos

**S1** 1323 E Bismark Ave  
Spokane, WA 99208



Garage

**S2** 1122 E North Ave  
Spokane, WA 99207



Front

**S3** 1107 E Sanson Ave  
Spokane, WA 99207



Front

## ClearMaps Addendum

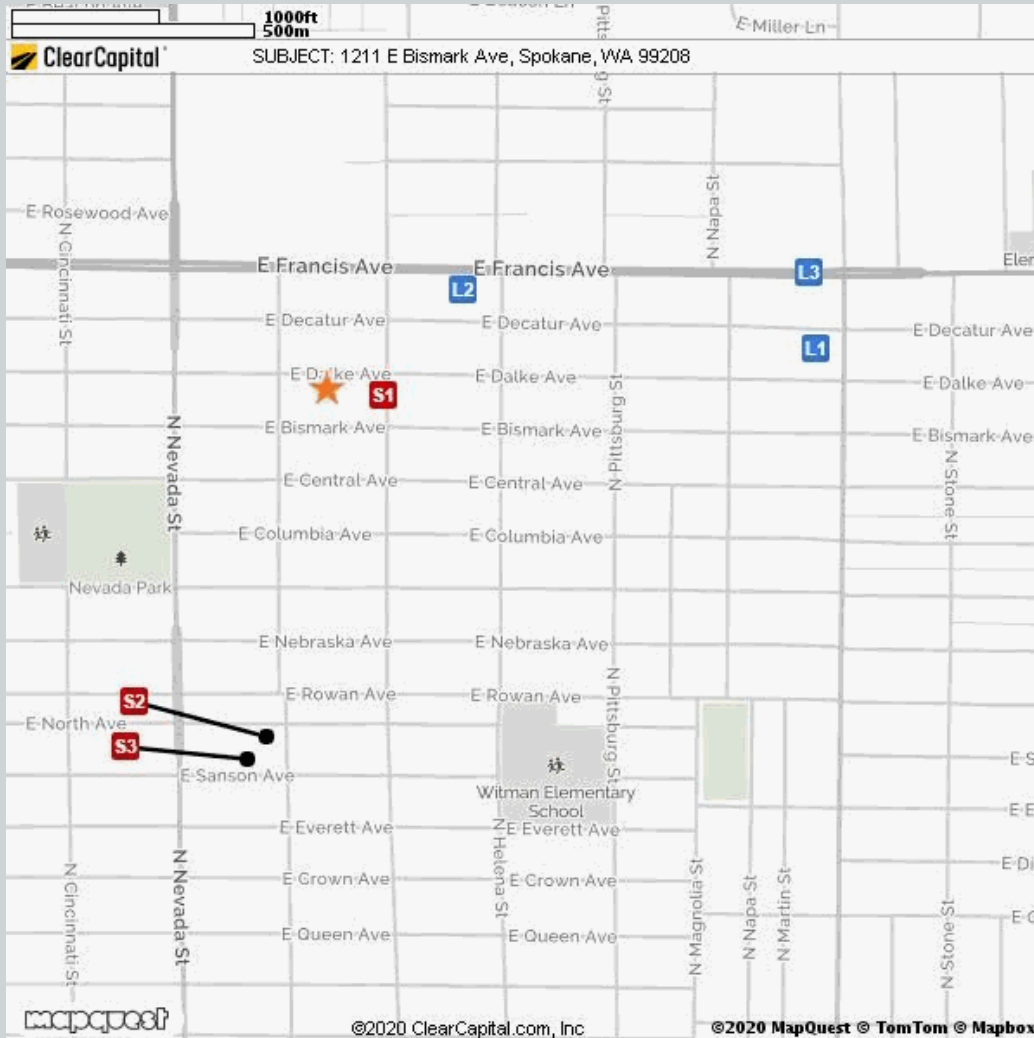
**Address** ★ 1211 E Bismark Avenue, Spokane, WA 99208

**Loan Number** 39359

**Suggested List** \$158,000

**Suggested Repaired** \$158,000

**Sale** \$158,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1211 E Bismark Ave, Spokane, WA	--	Parcel Match
L1 Listing 1	2009 E Dalke Ave, Spokane, WA	0.58 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1505 E Decatur Ave, Spokane, WA	0.21 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2008 E Francis Ave, Spokane, WA	0.58 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1323 E Bismark Ave, Spokane, WA	0.08 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1122 E North Ave, Spokane, WA	0.38 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1107 E Sanson Ave, Spokane, WA	0.41 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.

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

<b>Broker Name</b>	Sheila Biegler	<b>Company/Brokerage</b>	Sheila Biegler
<b>License No</b>	50375	<b>Address</b>	3812 N Indian Bluff Rd Spokane WA 99224
<b>License Expiration</b>	12/05/2020	<b>License State</b>	WA
<b>Phone</b>	5097145244	<b>Email</b>	sdbiegler@gmail.com
<b>Broker Distance to Subject</b>	5.30 miles	<b>Date Signed</b>	03/21/2020

*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.**

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