

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	9508 Se 77th Avenue, Milwaukie, OR 97222	Order ID	6490137	Property ID	27792638
Inspection Date	01/15/2020	Date of Report	01/15/2020		
Loan Number	39541	APN	00064646		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clackamas		

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	Edward Stermon	Condition Comments	
R. E. Taxes	\$3,088	Subject property appears in overall average condition with no necessary repairs noted via drive-by.	
Assessed Value	\$245,741		
Zoning Classification	R7		
Property Type	SFR		
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	Suburban	Neighborhood Comments	
Local Economy	Stable	Area of average maintenance. Within 2 miles of schools. Within a quarter mile of shopping and restaurants. Blocks to public transportation and highway for commute.	
Sales Prices in this Neighborhood	Low: \$155,000 High: \$775,000		
Market for this type of property	Increased 0.9 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	9508 Se 77th Avenue	8130 Se 75th Pl	7035 Se Nehalem St	9514 Se Stanley Ave
City, State	Milwaukie, OR	Portland, OR	Portland, OR	Portland, OR
Zip Code	97222	97206	97206	97222
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.74 ¹	0.86 ¹	0.98 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$325,000	\$329,900	\$264,900
List Price \$	--	\$325,000	\$329,900	\$264,900
Original List Date		10/24/2019	12/06/2019	06/24/2019
DOM · Cumulative DOM	-- · --	83 · 83	11 · 40	1 · 205
Age (# of years)	19	53	81	65
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Adverse ; Busy Road
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story bungalow	1 Story ranch	1 Story bungalow	1 Story bungalow
# Units	1	1	1	1
Living Sq. Feet	786	946	816	834
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	2 · 1	2 · 1
Total Room #	4	6	5	4
Garage (Style/Stalls)	None	Attached 2 Car(s)	Detached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.20 acres	0.25 acres	0.15 acres
Other	--	--	--	--

* 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.

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

Listing 1 Larger lot. Greater overall GLA. Inferior age. Additional bedroom. Superior parking. Stainless steel appliances.

Listing 2 Larger lot. Inferior age. Superior parking. New flooring, paint, trim/doors, fixtures, windows, quartz kitchen with stainless appliances.

Listing 3 Inferior age. Superior parking. New windows and paint. Hardwood flooring.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	9508 Se 77th Avenue	6901 Se Fir Ave	6911 Se Pierce St	7011 Se Overland St
City, State	Milwaukie, OR	Portland, OR	Portland, OR	Portland, OR
Zip Code	97222	97206	97222	97222
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.64 ¹	0.37 ¹	0.30 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$274,900	\$249,900	\$299,950
List Price \$	--	\$274,900	\$249,900	\$264,950
Sale Price \$	--	\$275,000	\$247,000	\$261,950
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	01/03/2020	10/30/2019	11/15/2019
DOM · Cumulative DOM	-- · --	12 · 50	33 · 83	100 · 135
Age (# of years)	19	84	84	73
Condition	Average	Average	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 bungalow	1 Story bungalow	1 Story bungalow	1 Story bungalow
# Units	1	1	1	1
Living Sq. Feet	786	930	632	864
Bdrm · Bths · ½ Bths	2 · 1	1 · 1	2 · 1	2 · 1
Total Room #	4	4	4	5
Garage (Style/Stalls)	None	Detached 1 Car	None	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.17 acres	0.11 acres	0.10 acres
Other	--	--	--	--
Net Adjustment	--	+\$19,500	+\$40,000	+\$2,000
Adjusted Price	--	\$294,500	\$287,000	\$263,950

* 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.

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

Sold 1 Larger lot. Inferior age. One less bedroom. Superior parking. New roof, fresh paint and carpet. New electrical service.

Sold 2 Inferior age. less overall GLA. Fresh interior paint. Laminate flooring. Newer roof.

Sold 3 Inferior age. Superior parking. New kitchen, bath, flooring, siding, paint, windows, roof, water heater, furnace, stainless appliances. Central air.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No listing history per MLS.			
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	\$279,900	\$279,900
Sales Price	\$270,000	\$270,000
30 Day Price	\$260,000	--
Comments Regarding Pricing Strategy		
As-is to promote the greatest number of buyers. Most proximate and comparable sold (sold 2) given the greatest consideration. Due to limited comps of similar age and GLA, it was necessary to remove limitation on property age.		

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



Street

Listing Photos

L1 8130 SE 75th Pl
Portland, OR 97206



Front

L2 7035 SE Nehalem St
Portland, OR 97206



Front

L3 9514 SE Stanley Ave
Portland, OR 97222



Front

Sales Photos

S1 6901 SE Fir Ave
Portland, OR 97206



Front

S2 6911 SE Pierce St
Portland, OR 97222



Front

S3 7011 SE Overland St
Portland, OR 97222



Front

ClearMaps Addendum

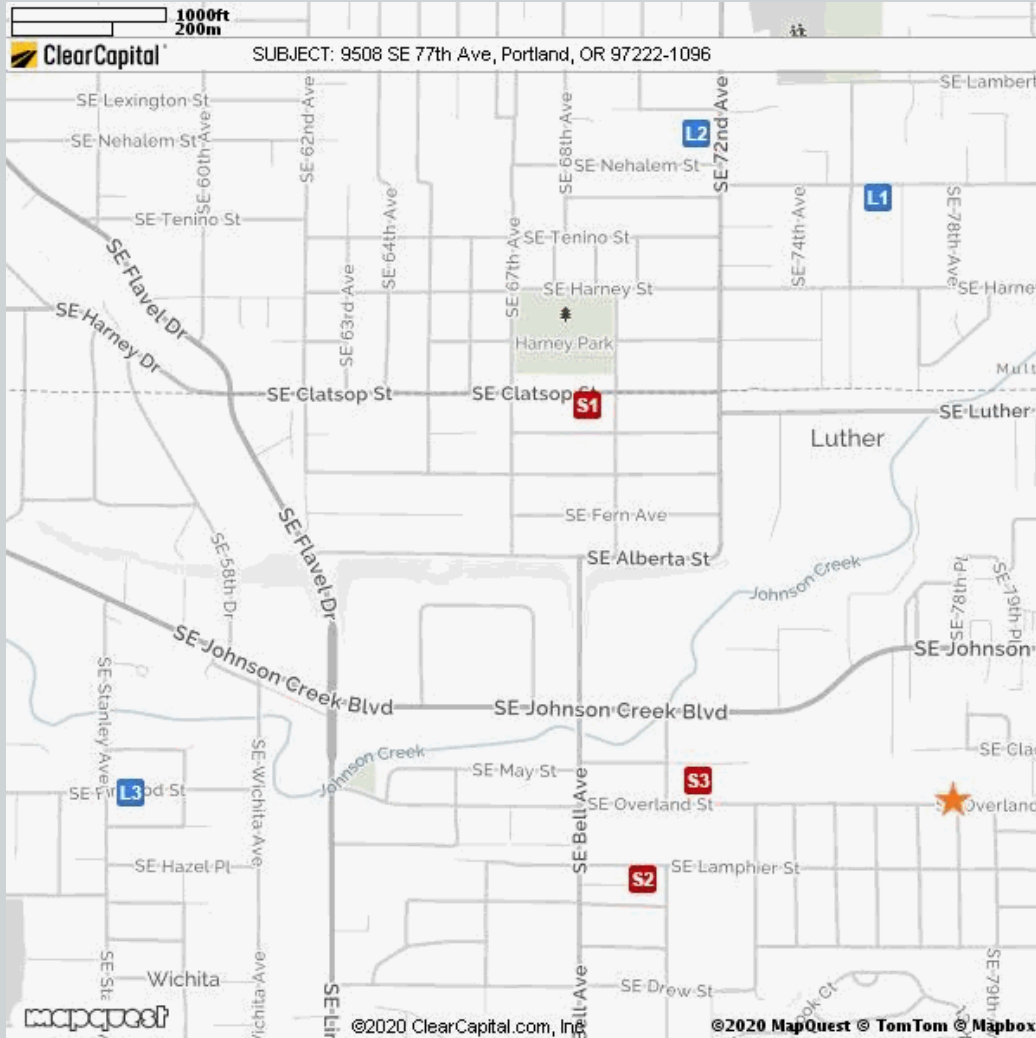
Address ★ 9508 Se 77th Avenue, Milwaukie, OR 97222

Loan Number 39541

Suggested List \$279,900

Suggested Repaired \$279,900

Sale \$270,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	9508 Se 77th Ave, Portland, OR	--	Parcel Match
L1 Listing 1	8130 Se 75th Pl, Portland, OR	0.74 Miles ¹	Parcel Match
L2 Listing 2	7035 Se Nehalem St, Portland, OR	0.86 Miles ¹	Parcel Match
L3 Listing 3	9514 Se Stanley Ave, Portland, OR	0.98 Miles ¹	Parcel Match
S1 Sold 1	6901 Se Fir Ave, Portland, OR	0.64 Miles ¹	Parcel Match
S2 Sold 2	6911 Se Pierce St, Portland, OR	0.37 Miles ¹	Parcel Match
S3 Sold 3	7011 Se Overland St, Portland, OR	0.30 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	Jaelyn Herrick	Company/Brokerage	Garcia Group Real Estate Services
License No	200608141	Address	6925 SE Madrona Dr Milwaukie OR 97222
License Expiration	03/31/2020	License State	OR
Phone	9719982734	Email	jackeeherrick@comcast.net
Broker Distance to Subject	1.48 miles	Date Signed	01/15/2020

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

Unless the licensee who prepared this report is also licensed by the Appraiser Certification and Licensure Board, the report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. The report is a competitive market analysis or letter opinion and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.

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.