

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	15730 Se 204th Avenue, Renton, WA 98059	Order ID	6498997	Property ID	27833131
Inspection Date	01/23/2020	Date of Report	01/23/2020		
Loan Number	39895	APN	1471701640		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	King		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 01.22.20(1)	Tracking ID 1	BotW New Fac-DriveBy BPO 01.22.20(1)
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Styles Thomas W	Condition Comments The subject appears to be in average condition with no signs of damage to the exterior. No signs that would require immediate repair. Home and landscaping seem to have been maintained as noted from doing an exterior drive by inspection. Subject conforms to the neighborhood in which it is located. No signs of any natural disaster damage.
R. E. Taxes	\$5,491	
Assessed Value	\$390,000	
Zoning Classification	RA5	
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	Partially Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Residential neighborhood with majority of presented constructions detached single family homes and condos. Homes different by style, condition, size, year built. Majority of the residential homes within subject neighborhood connected to the public water and sewer. Access, within 2 miles range to the schools, shopping, park.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$300,000 High: \$613,000	
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	15730 Se 204th Avenue	14411 200th Ave Se	17371 Se 133rd St	15436 Se 142nd Place
City, State	Renton, WA	Renton, WA	Renton, WA	Renton, WA
Zip Code	98059	98059	98059	98059
Datasource	Tax Records	Public Records	Public Records	Public Records
Miles to Subj.	--	0.94 ¹	2.43 ¹	3.25 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$599,500	\$390,000	\$385,000
List Price \$	--	\$439,500	\$390,000	\$385,000
Original List Date		03/12/2019	01/14/2020	12/10/2019
DOM · Cumulative DOM	-- · --	166 · 317	8 · 9	41 · 44
Age (# of years)	57	71	54	61
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Beneficial ; Waterfront	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Beneficial ; Water	Neutral ; Residential	Neutral ; Residential
Style/Design	Split Split	Split Split	Split Split	1 Story 1 story
# Units	1	1	1	1
Living Sq. Feet	1,200	1,010	1,330	890
Bdrm · Bths · ½ Bths	4 · 1 · 2	3 · 2	5 · 2 · 1	2 · 1
Total Room #	9	7	10	4
Garage (Style/Stalls)	Carport 2 Car(s)	Detached 2 Car(s)	Carport 2 Car(s)	Attached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	No
Basement (% Fin)	80%	100%	80%	0%
Basement Sq. Ft.	1,200	1,010	1,330	--
Pool/Spa	--	--	--	--
Lot Size	0.3 acres	0.66 acres	0.37 acres	0.24 acres
Other	Deck	Deck	Deck	Deck

* 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.

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

Listing 1 Superior location factor, view value, full bathroom count, garage value, lot size. Inferior above grade living area, year built, basement value, half bath value, bedroom count. Suitable appearance, amenities, style, condition.

Listing 2 Superior above grade living area, basement value, lot size value, bedroom count, full bathroom count. Inferior half bath count. Suitable condition, location, style, amenities, garage value, year built.

Listing 3 Suitable condition, location, amenities, year built. Inferior living area, room count, lot size value, basement value, garage count.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	15730 Se 204th Avenue	16331 190th Ave Se	14750 175th Ave Se	20616 Se 147th St
City, State	Renton, WA	Renton, WA	Renton, WA	Renton, WA
Zip Code	98059	98058	98059	98059
Datasource	Tax Records	Public Records	Public Records	Public Records
Miles to Subj.	--	1.00 ¹	1.95 ¹	0.73 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$425,000	\$359,900	\$408,000
List Price \$	--	\$425,000	\$359,900	\$408,000
Sale Price \$	--	\$415,000	\$359,000	\$408,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	04/26/2019	02/08/2019	12/04/2019
DOM · Cumulative DOM	-- · --	63 · 63	31 · 31	90 · 90
Age (# of years)	57	60	40	54
Condition	Average	Good	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	Split Split	Split Split	Split Split	Split Split
# Units	1	1	1	1
Living Sq. Feet	1,200	860	1,110	1,400
Bdrm · Bths · ½ Bths	4 · 1 · 2	3 · 2	3 · 1 · 1	4 · 2
Total Room #	9	7	7	8
Garage (Style/Stalls)	Carport 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	80%	80%	60%	80%
Basement Sq. Ft.	1200	830	710	820
Pool/Spa	--	--	--	--
Lot Size	0.3 acres	0.44 acres	0.62 acres	0.3 acres
Other	Deck	Deck	None	Deck
Net Adjustment	--	-\$10,500	+\$13,400	-\$5,000
Adjusted Price	--	\$404,500	\$372,400	\$403,000

* 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** Superior current condition -\$50000, full bathroom count -\$5000, lot size area -\$14000, garage value -\$4000. Inferior bedroom count \$5000, half bath value \$5000, basement value \$18500, above grade living area \$34000. Suitable location, style, amenities, year built.
- Sold 2** Superior garage value -\$4000, lot size -\$32000. Inferior year built \$3400, other amenities \$5000, basement value \$24500, above grade living area \$9000, bedroom count \$5000, half bath value \$2500. Suitable condition, location, style.
- Sold 3** Superior living square footage -\$20000, full bathroom count -\$5000, garage value -\$4000. Inferior half bath value \$5000, basement value \$19000. Suitable year built, amenities, condition, location, style.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				MLS sheet attached			
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
12/05/2019	\$399,000	--	--	Sold	01/14/2020	\$325,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$390,000	\$390,000
Sales Price	\$385,000	\$385,000
30 Day Price	\$350,000	--
Comments Regarding Pricing Strategy		
<p>Subject property located in remote, isolated Suburban neighborhood, built up for about 30%. Due to this factor, there is limited available inventory, superior or inferior. Should gradually extend and easy all criteria. adjustments made for living area, year built, room count, lot area. No negative impact of these factors. Subject suggested value supported by available inventory from subject immediate or suitable neighborhood. Final value determined after all adjustments. It is also supported by factor that subject recent sale days on market under the active status is 13 days.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The price is based on the subject being in average condition. Comps are similar in characteristics, located within 3.25 miles and the sold comps
Notes closed within the last 12 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 14411 200th Ave SE
Renton, WA 98059



Front

L2 17371 SE 133rd St
Renton, WA 98059



Front

L3 15436 SE 142nd Place
Renton, WA 98059



Front

Sales Photos

S1 16331 190th Ave SE
Renton, WA 98058



Front

S2 14750 175th Ave SE
Renton, WA 98059



Front

S3 20616 SE 147th St
Renton, WA 98059



Front

ClearMaps Addendum

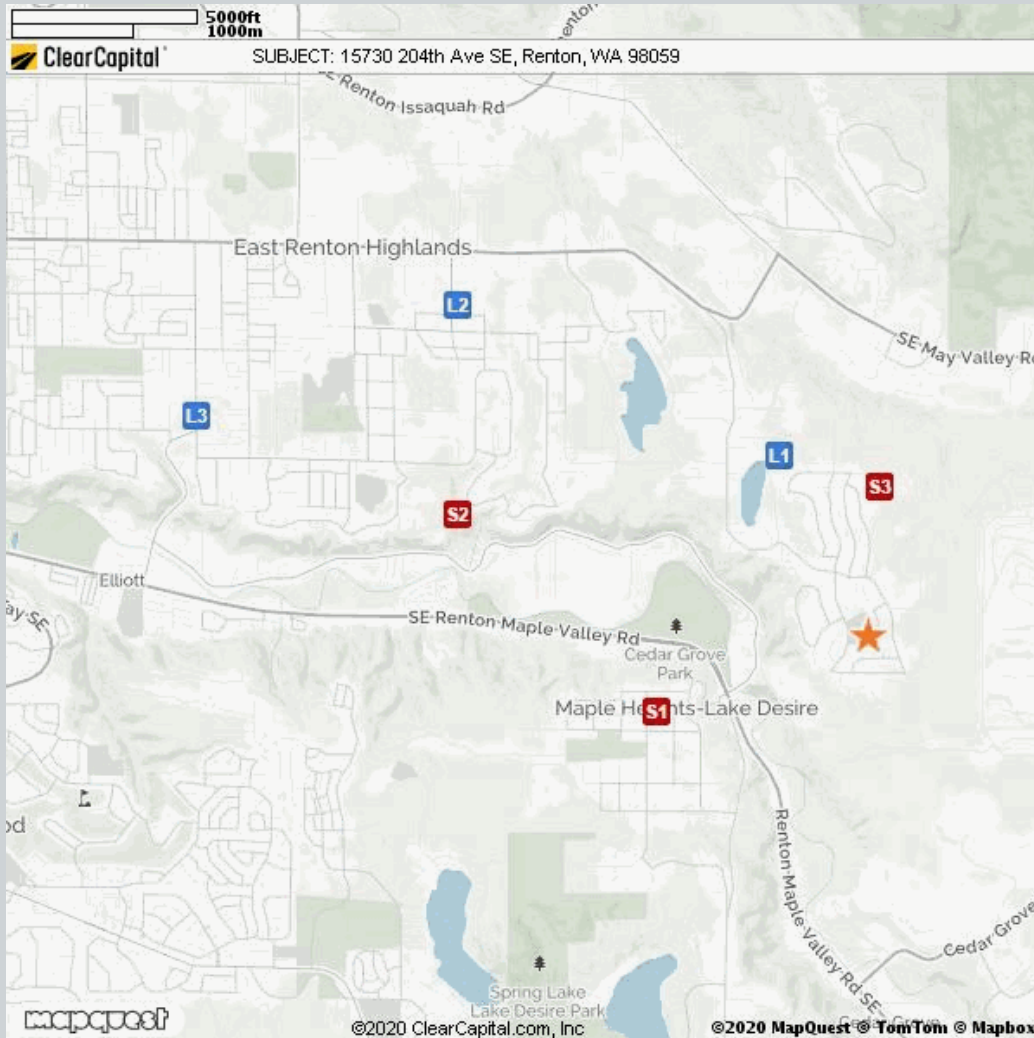
Address ★ 15730 Se 204th Avenue, Renton, WA 98059

Loan Number 39895

Suggested List \$390,000

Suggested Repaired \$390,000

Sale \$385,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	15730 204th Ave Se, Renton, WA	--	Parcel Match
L1 Listing 1	14411 200th Ave Se, Renton, WA	0.94 Miles ¹	Parcel Match
L2 Listing 2	17371 Se 133rd St, Renton, WA	2.43 Miles ¹	Parcel Match
L3 Listing 3	15436 Se 142nd Place, Renton, WA	3.25 Miles ¹	Parcel Match
S1 Sold 1	16331 190th Ave Se, Renton, WA	1.00 Miles ¹	Parcel Match
S2 Sold 2	14750 175th Ave Se, Renton, WA	1.95 Miles ¹	Parcel Match
S3 Sold 3	20616 Se 147th St, Renton, WA	0.73 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	Ivan Semenov	Company/Brokerage	AGENCYONE
License No	77386	Address	13500 Bel-Red Rd, #4 BELLEVUE WA 98005
License Expiration	09/24/2021	License State	WA
Phone	4252602963	Email	ivans5000@yahoo.com
Broker Distance to Subject	12.06 miles	Date Signed	01/23/2020

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.