

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	6755 Mulberry Drive, Anchorage, AK 99502	Order ID	6656615	Property ID	28197913
Inspection Date	03/13/2020	Date of Report	03/17/2020		
Loan Number	39964	APN	012-061-34-000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Anchorage		

Tracking IDs

Order Tracking ID	BotW_BPO_Request_03.12.20 (under 100k)	Tracking ID 1	BotW_BPO_Request_03.12.20 (under 100k)
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Carl Merculief	Condition Comments	Property is just over 50 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.
R. E. Taxes	\$4,426		
Assessed Value	\$279,000		
Zoning Classification	R1		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(All opening are closed)			
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	Area mostly consistent of Single Family dwellings. 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 70s to early 90s. There is the occasional new construction home but it is not common practice or being developed. Area REO sales are less than 5%.
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$156,000 High: \$398,000		
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	6755 Mulberry Drive	3800 Crosson Circle	1942 N Salem Drive	508 W 75th Avenue
City, State	Anchorage, AK	Anchorage, AK	Anchorage, AK	Anchorage, AK
Zip Code	99502	99517	99508	99518
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.89 ¹	3.66 ¹	1.84 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$270,000	\$304,000	\$323,900
List Price \$	--	\$270,000	\$304,000	\$323,900
Original List Date		03/14/2020	01/02/2020	03/12/2020
DOM · Cumulative DOM	-- · --	1 · 3	64 · 75	3 · 5
Age (# of years)	50	51	54	50
Condition	Average	Fair	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 W Basement	Split Bi Level	Split Bi Level	Split Bi Level
# Units	1	1	1	1
Living Sq. Feet	2,028	1,992	1,902	1,856
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 2	4 · 2
Total Room #	6	7	7	7
Garage (Style/Stalls)	None	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	1,014	936	936	912
Pool/Spa	--	--	--	--
Lot Size	0.22 acres	0.29 acres	0.18 acres	0.17 acres
Other	--	--	--	--

* Listing 1 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** Spacious garage. Very Large lot at the end of a cul de sac. Partially fenced. Residential Type: Single Family Res Construction Type: Wood Frame; Block Exterior Finish: Unknown-BTV Roof Type: Asphalt Foundation Type: Block; Unknown - BTV Floor Style: Split Entry Garage Type: Attached Carport Type: None Heat Type: Baseboard Fuel Type: Natural Gas Sewer Type: Public Sewer Water-Type: Public Dining Room Type: Area Access Type: Paved Topography: Level Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None To Show: ShowingTime New Finance (Terms): Cash; Rehab Mortgage Info: EM Minimum Deposit: 3,000 Features-Interior: Basement; Elevator; Fireplace; Washr&/Or Dryer Hkup Flooring: Carpet Features-Additional: Fenced Yard; Private Yard; Cable TV; Covenant/Restriction; Deck/Patio; DSL/Cable Available; Fixer Upper; Garage Door Opener; In City Limits; Road Service Area; Shed; RV Parking
- Listing 2** U-MED District and the Midtown business area - perfect Dec 2019 extensive remodeled kitchen (photos of new kitchen will be posted when complete) kitchen enlarged / new oak cabinets, counters & separate island cook center quiet /safe area w/ little through traffic fenced yard deck off the Dining area Residential Type: Single Family Res Construction Type: Wood Frame - 2x4 Exterior Finish: Wood Roof Type: Unknown-BTV Foundation Type: Unknown - BTV Floor Style: Split Entry Garage Type: Attached; Heated Carport Type: None Heat Type: Baseboard Fuel Type: Natural Gas Sewer Type: Public Sewer Water-Type: Public Dining Room Type: Area Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None New Finance (Terms): AHFC; Conventional; FHA; VA Mortgage Info: EM Minimum Deposit: 3,500 Features-Interior: BR/BA on Main Level; CO Detector(s); Fireplace; Range/Oven; Refrigerator; Smoke Detector(s) Flooring: Laminate Flooring Features-Additional: Fenced Yard; Deck/Patio
- Listing 3** Located near Costco, shopping mall, groceries, trail parks, dog walking and much more. Brand new on the market and won't last long! Residential Type: Single Family Res Construction Type: Wood Frame Exterior Finish: Wood Roof Type: Asphalt; Composition; Shingle Foundation Type: Block Floor Style: Split Entry Garage Type: Attached Carport Type: None Heat Type: Baseboard; Radiant Fuel Type: Natural Gas Sewer Type: Public Sewer Water-Type: Public Dining Room Type: Area Access Type: Paved; Maintained Topography: Level Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None To Show: ShowingTime New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Mortgage Info: EM Minimum Deposit: 3,500 Docs Avl for Review: Other - See Remarks; Docs Posted on MLS Features-Interior: BR/BA on Main Level; CO Detector(s); Dishwasher; Family Room; Range/Oven; Refrigerator; Smoke Detector(s); Washr&/Or Dryer Hkup; Quartz Counters Flooring: Carpet; Laminate Flooring Features-Additional: Private Yard; Deck/Patio; In City Limits; Lot-Corner; Road Service Area; Shed; RV Parking

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	6755 Mulberry Drive	4543 Delong Drive	1200 W 75th Avenue	7736 Stanley Drive
City, State	Anchorage, AK	Anchorage, AK	Anchorage, AK	Anchorage, AK
Zip Code	99502	99502	99518	99518
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.79 ¹	1.42 ¹	1.68 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$298,900	\$315,000	\$320,000
List Price \$	--	\$279,900	\$285,000	\$308,999
Sale Price \$	--	\$279,900	\$288,000	\$305,000
Type of Financing	--	Conv	Fha	Conv
Date of Sale	--	11/15/2019	01/16/2020	12/18/2019
DOM · Cumulative DOM	-- · --	50 · 123	69 · 135	68 · 155
Age (# of years)	50	38	49	49
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 W Basement	Split Bi Level	1 Story Bi Level	1 Story Bi Level
# Units	1	1	1	1
Living Sq. Feet	2,028	1,920	1,824	1,808
Bdrm · Bths · ½ Bths	3 · 2	4 · 2 · 1	4 · 2	4 · 2
Total Room #	6	7	7	7
Garage (Style/Stalls)	None	None	Attached 1 Car	Carport 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	1014	960	912	864
Pool/Spa	--	--	--	--
Lot Size	0.22 acres	0.14 acres	0.18 acres	0.27 acres
Other	--	--	--	--
Net Adjustment	--	+\$3,024	-\$4,635	-\$2,090
Adjusted Price	--	\$282,924	\$283,365	\$302,910

* Sold 1 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-Res+3024 Lots of custom built ins throughout give the home lots of character and provide ample storage! Upstairs living area has laminate flooring and lots of windows plus bonus family room downstairs. Spacious master suite has unique walk thru closet and office/nook/nursery area. Nice shed in back yard. A must see! Residential Type: Single Family Res Foundation Type: Unknown - BTV Floor Style: Split Entry Garage Type: None Carport Type: None Heat Type: Baseboard Fuel Type: Natural Gas Sewer Type: Public Sewer Water-Type: Public Dining Room Type: Area Topography: Level Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; VA; VA 000 Down Mortgage Info: EM Minimum Deposit: 2,500 Features-Interior: BR/BA on Main Level; CO Detector(s); Dishwasher; Electric; Family Room; Microwave (B/I); Refrigerator; Smoke Detector(s); Washr&/Or Dryer Hkup Flooring: Carpet; Laminate Flooring Features-Additional: Private Yard; Deck/Patio; In City Limits; Shed
- Sold 2** SF-Res+5712 Garage #-5000 Amt-SlrPdByrClsgCost-5347 The bright sunny living room with laminate flooring has a fire place insert to keep you warm on cold winter nights, plus a family room & craft room. Fenced back yard with fenced garden area and storage shed. large single car garage. Conveniently located near parks, trails, shopping and bus lines. Residential Type: Single Family Res Construction Type: Wood Frame Exterior Finish: Metal Roof Type: Asphalt; Tar/Gravel Foundation Type: Block; Poured Concrete; Unknown - BTV Floor Style: Split Entry Garage Type: Attached Carport Type: None Heat Type: Baseboard Fuel Type: Natural Gas Sewer Type: Public Sewer Water-Type: Public Dining Room Type: Area Access Type: Paved; Maintained View Type: Mountains; Partial Topography: Level Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; Exchange; FHA; VA Docs Avl for Review: As-Built; CC&R's Features-Interior: BR/BA on Main Level; CO Detector(s); Dishwasher; Disposal; Family Room; Fireplace; Gas Cooktop; Refrigerator; Security System; Smoke Detector(s); Telephone; Window Coverings; Wood Stove Flooring: Carpet; Laminate Flooring Features-Additional: Fenced Yard; Cable TV; DSL/Cable Available; Garage Door Opener; In City Limits; Landscaping; Lot-Corner; Shed; View; Paved Driveway
- Sold 3** SF-Res+6160 Amt-SlrPdByrClsgCost-8250 4-Star Energy-Rated with updates throughout. Arctic entry and sun-filled windows. Stainless steel appliances, granite countertops, and beautiful wood flooring. Master suite with spa-like bath on main floor. South-facing back deck, stone patio, fenced yard, extra-wide driveway, RV parking, and outdoor storage. More... Residential Type: Single Family Res Construction Type: Wood Frame Exterior Finish: Metal; Wood Roof Type: Shingle Foundation Type: Slab Miscellaneous: Basement Status: Finished Floor Style: Split Entry Garage Type: None Carport Type: Other - See Remarks Heat Type: Baseboard Fuel Type: Natural Gas Sewer Type: Public Sewer Water-Type: Public Dining Room Type: Area Access Type: Maintained Topography: Level Wtrfrnt-Frontage: None Wtrfrnt-Access Near: None New Finance (Terms): AHFC; Cash; Conventional; FHA; VA Mortgage Info: EM Minimum Deposit: 3,000 Docs Avl for Review: As-Built; Docs Posted on MLS; Prop Discl Available; PUR 101 Features-Interior: Arctic Entry; Basement; BR/BA on Main Level; Ceiling Fan(s); CO Detector(s); Dishwasher; Disposal; Family Room; Gas Cooktop; Jetted Tub; Pantry; Range-Downdraft; Range/Oven; Refrigerator; Smoke Detector(s); Soaking Tub; Telephone; Washer &/Or Dryer; Washr&/Or Dryer Hkup; Water Purification; Window Coverings; Granite Counters; Quartz Counters Flooring: Carpet; Hardwood Flooring; Laminate Flooring Features-Additional: Fenced Yard; Private Yard; Cable TV; Deck/Patio; In City Limits; Landscaping; Motion Lighting; Storage Space/Unit; Trailside; Paved Driveway; RV Parking

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Last listed on 09/05/2014 @\$250000 and sold on 06/22/2015 @\$240000			
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	\$289,000	\$289,000
Sales Price	\$285,000	\$285,000
30 Day Price	\$268,000	--
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.</p>		

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



Side



Side



Street

Listing Photos

L1 3800 Crosson Circle
Anchorage, AK 99517



Front

L2 1942 N Salem Drive
Anchorage, AK 99508



Front

L3 508 W 75th Avenue
Anchorage, AK 99518



Front

Sales Photos

S1 4543 Delong Drive
Anchorage, AK 99502



Front

S2 1200 W 75th Avenue
Anchorage, AK 99518



Front

S3 7736 Stanley Drive
Anchorage, AK 99518



Front

ClearMaps Addendum

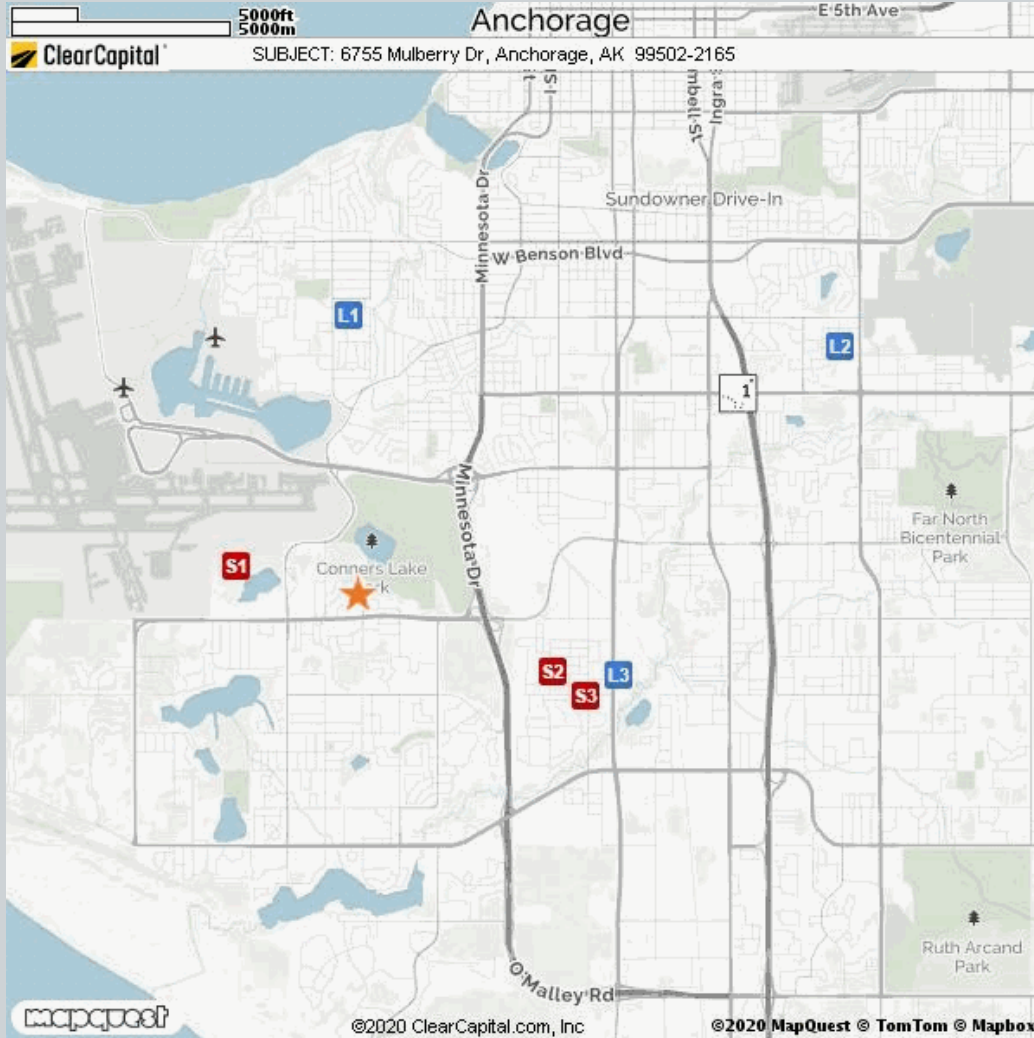
Address ★ 6755 Mulberry Drive, Anchorage, AK 99502

Loan Number 39964

Suggested List \$289,000

Suggested Repaired \$289,000

Sale \$285,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6755 Mulberry Dr, Anchorage, AK	--	Parcel Match
L1 Listing 1	3800 Crosson Circle, Anchorage, AK	1.89 Miles ¹	Parcel Match
L2 Listing 2	1942 N Salem Drive, Anchorage, AK	3.66 Miles ¹	Parcel Match
L3 Listing 3	508 W 75th Avenue, Anchorage, AK	1.84 Miles ¹	Parcel Match
S1 Sold 1	4543 Delong Drive, Anchorage, AK	0.79 Miles ¹	Parcel Match
S2 Sold 2	1200 W 75th Avenue, Anchorage, AK	1.42 Miles ¹	Parcel Match
S3 Sold 3	7736 Stanley Drive, Anchorage, AK	1.68 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	01/31/2022	License State	AK
Phone	9073152549	Email	erik.blakeman@gmail.com
Broker Distance to Subject	33.56 miles	Date Signed	03/15/2020

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

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.