

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	608 Lynwood Court, Richland, WA 99354	Order ID	6860587	Property ID	28864858
Inspection Date	09/28/2020	Date of Report	09/28/2020		
Loan Number	42015	APN	135082050001009		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Benton		

Tracking IDs					
Order Tracking ID	0928BPOs	Tracking ID 1	0928BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	James Powers	Condition Comments	
R. E. Taxes	\$1,796	Subject is a single story home subject is an average condition with no issues or concerns noted upon exterior evaluation	
Assessed Value	\$294,920		
Zoning Classification	residential		
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	Subject is located in a neighborhood that is 100% developed. Most of the homes in the neighborhood were built in the early 1900s. Near schools, shopping and easy freeway access. We are currently in a steady market with low REO prevalence. Most of the homes on the market sell within the first 60 days at 95% of list price.	
Sales Prices in this Neighborhood	Low: \$225,000 High: \$370,000		
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	608 Lynwood Court	660 Cherrywood Loop	1949 Pine St	627 Saint St
City, State	Richland, WA	Richland, WA	Richland, WA	Richland, WA
Zip Code	99354	99354	99354	99354
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.17 ¹	0.88 ¹	0.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$399,000	\$344,900	\$360,000
List Price \$	--	\$375,000	\$344,900	\$349,900
Original List Date		07/31/2020	09/23/2020	09/19/2020
DOM · Cumulative DOM	-- · --	22 · 59	5 · 5	8 · 9
Age (# of years)	46	45	46	46
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 ; Power Lines
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,634	2,828	2,496	2,670
Bdrm · Bths · ½ Bths	5 · 2	5 · 3	3 · 3	4 · 3
Total Room #	8	9	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 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	.45 acres	.22 acres	.26 acres	.26 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.

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

Listing 1 5 bedrooms & 3 Bathrooms. located next to Park and eligible for the Community pool Master on the main level! Two living rooms and set up for multigenerational living 3/2 on the main floor and 2/1 downstairs. Each level has a living room and the basement has a wet bar.

Listing 2 master suite on the upper level with a double sink, full bath and well appointed walk in closet. The living room is spacious with lots of natural light and a propane gas fireplace will be nice when the chilly fall weather begins. The kitchen is a u-shape with lots of cabinets

Listing 3 new paint, floor coverings, Great N Richland location, close to schools, shopping, work, river, and parks. Corner lot with extra parking on both sides of house. 4 bedrooms 2.5 baths, and lots of room. Family rm , rec room exercise room

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	608 Lynwood Court	585 Saint St,	618 Saint St	525 Holly St,
City, State	Richland, WA	Richland, WA	Richland, WA	Richland, WA
Zip Code	99354	99354	99354	99354
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	0.11 ¹	0.16 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$309,900	\$350,000	\$349,500
List Price \$	--	\$299,900	\$350,000	\$319,500
Sale Price \$	--	\$293,000	\$350,000	\$360,654
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/12/2020	04/24/2020	09/26/2020
DOM · Cumulative DOM	-- · --	41 · 94	9 · 48	56 · 119
Age (# of years)	46	50	50	55
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,634	2,213	2,672	2,970
Bdrm · Bths · ½ Bths	5 · 2	4 · 2	3 · 3	5 · 2
Total Room #	8	6	7	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 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	.45 acres	.21 acres	.30 acres	.20 acres
Other	--	--	--	--
Net Adjustment	--	+\$8,420	+\$4,000	-\$8,400
Adjusted Price	--	\$301,420	\$354,000	\$352,254

* 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** Mid Entry w/ separate family rooms and giant laundry room. Cozy fireplace upstairs, kitchen, eat in dine and a formal dining. Master and 2nd bedroom up, and 2 bedrooms downstairs. Full Length Deck in back and hot tub.
- Sold 2** metal roof with 4 added solar tubes, on top of the already present sky lights. When you walk in, you're greeted by a cool barn door off he entry, gorgeous grey wood tile, sky lights, and a family room with vaulted ceiling an awesome fireplace
- Sold 3** kitchen's oak cabinets have an abundance of pull-outs, as well as a stainless smooth-top range and built-in convection/microwave. The upstairs has laminate wood floors throughout, except for the 3 bedrooms which have brand new carpet and pad. The home is "handicap friendly" with handrails in the hallway and supports in the bathrooms. The living room can be warmed with the wood stove with brick surround, while the windows overlook the gorgeous backyard. Off the formal dining room is a finished sunroom with convenient access to a gas BBQ. The full basement has finished walls and ceilings as well as newer vinyl windows.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				no sales history in the last 24 months			
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	\$340,000	\$340,000
Sales Price	\$335,000	\$335,000
30 Day Price	\$330,000	--
Comments Regarding Pricing Strategy		
I have arrived at my value by taking similar active and sold comps into consideration. I have also taken the current market conditions into consideration to establish my value. We are currently in a stable and steady market with low REO activity.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The report is well supported. The broker has supplied good comps considering the market area and comp availability.
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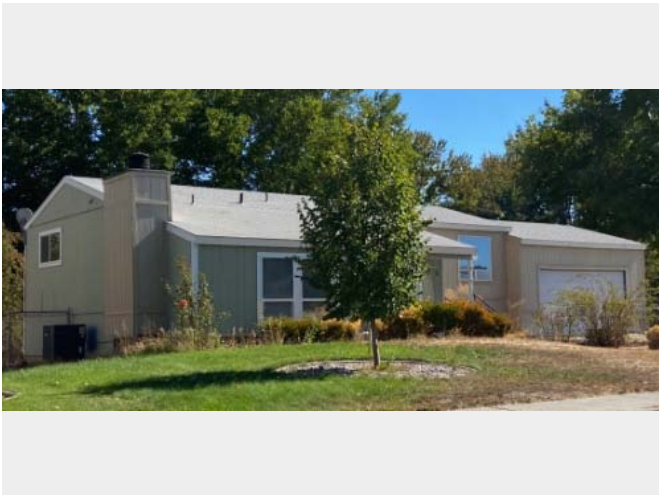
Subject Photos



Front



Address Verification



Side



Street

Listing Photos

L1 660 Cherrywood Loop
Richland, WA 99354



Front

L2 1949 Pine St
Richland, WA 99354



Front

L3 627 Saint St
Richland, WA 99354



Front

Sales Photos

S1 585 Saint St,
Richland, WA 99354



Front

S2 618 Saint St
Richland, WA 99354



Front

S3 525 Holly St,
Richland, WA 99354



Front

ClearMaps Addendum

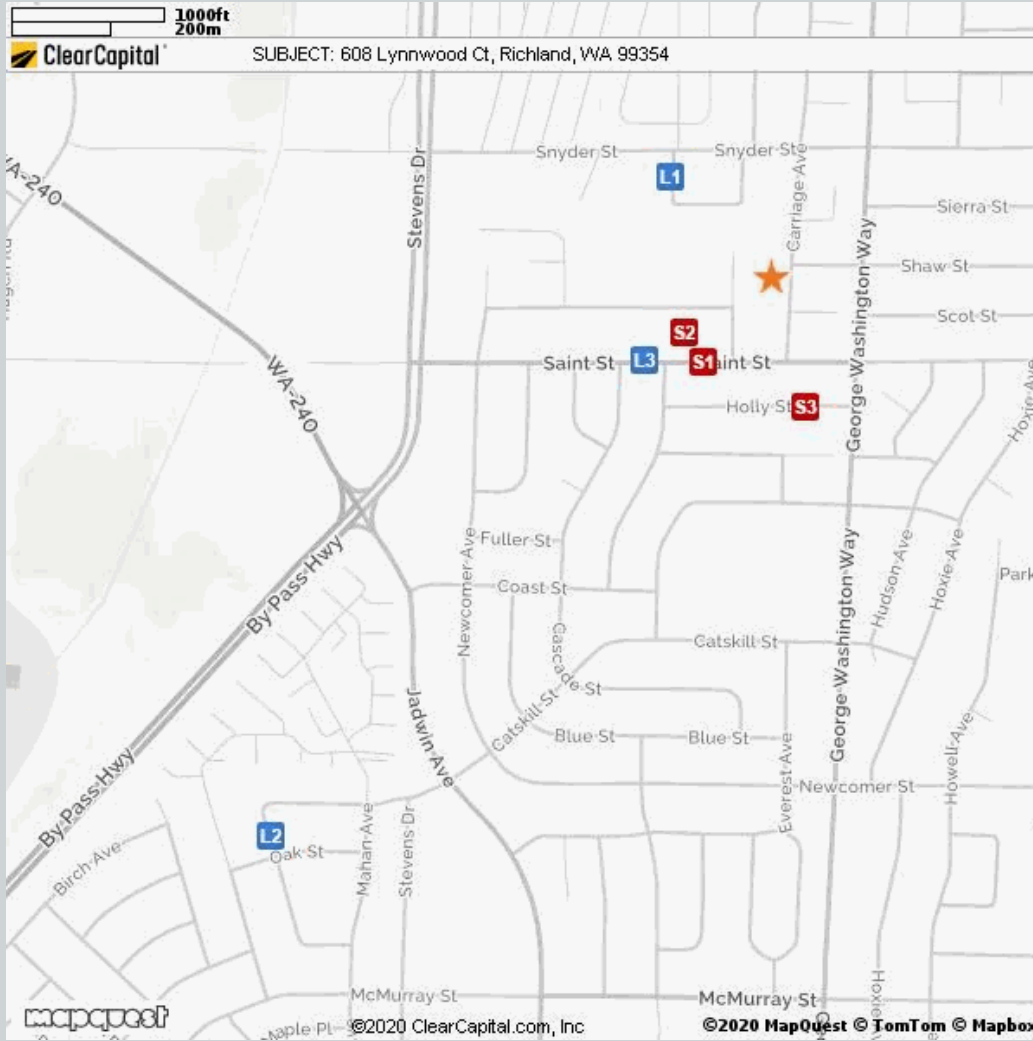
Address ★ 608 Lynwood Court, Richland, WA 99354

Loan Number 42015

Suggested List \$340,000

Suggested Repaired \$340,000

Sale \$335,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	608 Lynwood Court, Richland, WA 99354	--	Parcel Match
L1 Listing 1	660 Cherrywood Loop, Richland, WA 99354	0.17 Miles ¹	Parcel Match
L2 Listing 2	1949 Pine St, Richland, WA 99354	0.88 Miles ¹	Parcel Match
L3 Listing 3	627 Saint St, Richland, WA 99354	0.17 Miles ¹	Parcel Match
S1 Sold 1	585 Saint St, Richland, WA 99354	0.12 Miles ¹	Parcel Match
S2 Sold 2	618 Saint St, Richland, WA 99354	0.11 Miles ¹	Parcel Match
S3 Sold 3	525 Holly St, Richland, WA 99354	0.16 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	Christine Sabala	Company/Brokerage	Windermere Group One
License No	7529	Address	1935 W. Yakima Street PASCO WA 99301
License Expiration	09/25/2021	License State	WA
Phone	5596028990	Email	christine_sabala@yahoo.com
Broker Distance to Subject	9.39 miles	Date Signed	09/28/2020

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.