

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	520 E 13th Avenue, Kennewick, WA 99337	Order ID	6860587	Property ID	28864859
Inspection Date	09/28/2020	Date of Report	09/28/2020		
Loan Number	42016	APN	107802000009000		
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	Betty Jones	Condition Comments	
R. E. Taxes	\$289	Subject is a single story home subject is an average condition with no issues or concerns noted upon exterior evaluation	
Assessed Value	\$52,110		
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: \$174,000 High: \$259,000		
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	520 E 13th Avenue	109 E 14th Ave	531 W Entiat Ave	4323 W Rio Grande Ave
City, State	Kennewick, WA	Kennewick, WA	Kennewick, WA	Kennewick, WA
Zip Code	99337	99337	99336	99336
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.31 ¹	1.47 ¹	3.78 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$214,999	\$210,000	\$200,000
List Price \$	--	\$214,999	\$199,000	\$225,000
Original List Date		09/08/2020	08/06/2020	09/23/2020
DOM · Cumulative DOM	-- · --	20 · 20	16 · 53	5 · 5
Age (# of years)	73	72	74	74
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	992	864	893	1,188
Bdrm · Bths · ½ Bths	2 · 1	2 · 2	2 · 1	2 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	None	None	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.26 acres	.19 acres	.11 acres	.32 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 Farmhouse style kitchen with newer cabinets and stainless-steel appliances. Bathroom has newer shower/tub. Laminate floors throughout the home. Brand new mini-split ductless AC system keeps home nice and cool. Home features 2 bedrooms and 1 small office with window and wardrobe. Living room has lots of natural light. Back door leads to covered deck perfect for relaxing. All appliances stay with the home. There is an extra craft room/shop with sink, 3/4 bathroom, and laundry room. Yard is partially fenced

Listing 2 2 bedroom, 1 bathroom home located within minutes from everything. Home has stucco exterior and has plenty of parking

Listing 3 2 bedroom 2 bath home with separate entry to the basement. There are 2 kitchens in the home 1 upstairs and 1 downstairs. Great property for multi generational living. Home needs work. This is a fixer upper! Large detached garage,

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	520 E 13th Avenue	1412 S Elm St,	705 E 13th Ave	715 E 9th Ave,
City, State	Kennewick, WA	Kennewick, WA	Kennewick, WA	Kennewick, WA
Zip Code	99337	99337	99337	99336
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.09 ¹	0.27 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$190,000	\$210,000	\$199,999
List Price \$	--	\$190,000	\$210,000	\$199,999
Sale Price \$	--	\$195,000	\$206,500	\$199,999
Type of Financing	--	Fha	Fha	Fha
Date of Sale	--	07/22/2020	07/19/2020	07/22/2020
DOM · Cumulative DOM	-- · --	44 · 68	11 · 412	19 · 100
Age (# of years)	73	60	43	100
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Public Trans.
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	992	1,092	1,120	996
Bdrm · Bths · ½ Bths	2 · 1	4 · 1	3 · 2	2 · 1
Total Room #	5	6	5	4
Garage (Style/Stalls)	None	None	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.26 acres	.16 acres	.20 acres	.23 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$195,000	\$206,500	\$199,999

* 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** major overhaul. New roof, fascias, windows, entry doors, paint, range/oven, flooring, kitchen counter, and lots more. Located at the end of a cul-de-sac, this quaint home has a large back yard that is mostly fenced in. Very private and a great home for the price
- Sold 2** 3 bedroom with garage. Spacious Living Rm w/ fireplace. Large bath with door to master bdrm. Galley Kitchen, eating area and utility room. Newer AC unit. Newer Range/Oven. Aluminum Siding.
- Sold 3** front graveled area. Home was completely remodeled two years ago new flooring throughout, carpet, kitchen cabinets, bathroom, shower. Two good size bedrooms 1 bath and a extra large laundry room.

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

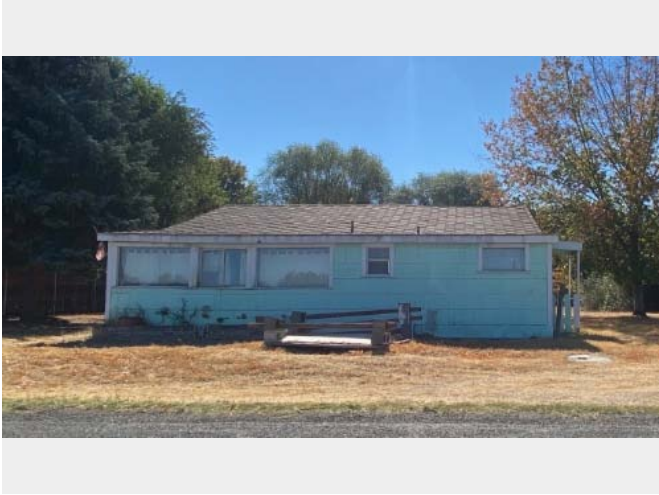
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$210,000	\$210,000
Sales Price	\$205,000	\$205,000
30 Day Price	\$204,000	--
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 price is based on the subject being in average condition. Comps are similar in characteristics, located within 3.78 miles and the sold comps closed within the last 2 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.
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Subject Photos



Front



Address Verification



Side



Street

Listing Photos

L1 109 E 14th Ave
Kennewick, WA 99337



Front

L2 531 W Entiat Ave
Kennewick, WA 99336



Front

L3 4323 W Rio Grande Ave
Kennewick, WA 99336



Front

Sales Photos

S1 1412 S Elm St,
Kennewick, WA 99337



Front

S2 705 E 13th Ave
Kennewick, WA 99337



Front

S3 715 E 9th Ave,
Kennewick, WA 99336



Front

ClearMaps Addendum

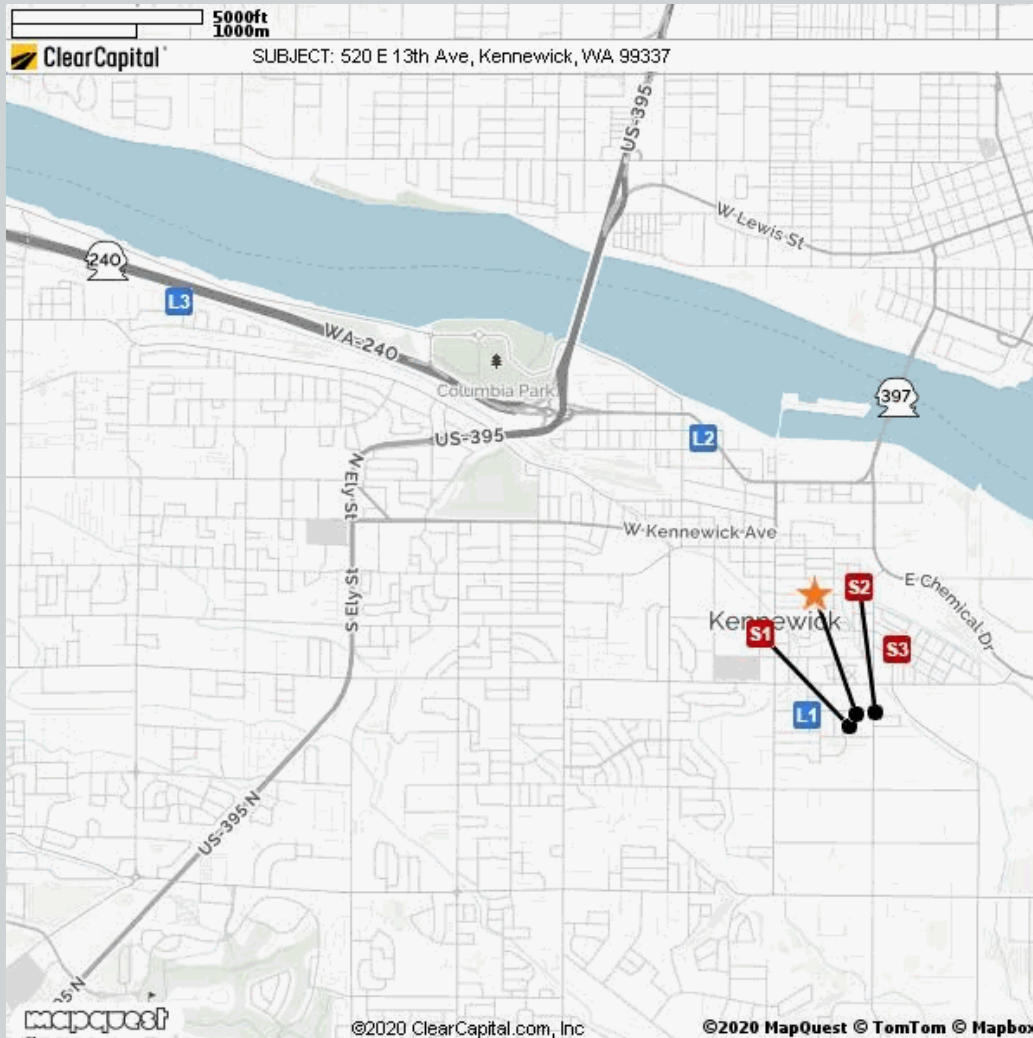
Address ★ 520 E 13th Avenue, Kennewick, WA 99337

Loan Number 42016

Suggested List \$210,000

Suggested Repaired \$210,000

Sale \$205,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	520 E 13th Avenue, Kennewick, WA 99337	--	Parcel Match
L1 Listing 1	109 E 14th Ave, Kennewick, WA 99337	0.31 Miles ¹	Parcel Match
L2 Listing 2	531 W Entiat Ave, Kennewick, WA 99337	1.47 Miles ¹	Parcel Match
L3 Listing 3	4323 W Rio Grande Ave, Kennewick, WA 99337	3.78 Miles ¹	Parcel Match
S1 Sold 1	1412 S Elm St., Kennewick, WA 99337	0.06 Miles ¹	Parcel Match
S2 Sold 2	705 E 13th Ave, Kennewick, WA 99337	0.09 Miles ¹	Parcel Match
S3 Sold 3	715 E 9th Ave., Kennewick, WA 99337	0.27 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	2.55 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.