

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	726 Sw 4th Avenue, Battle Ground, WA 98604	Order ID	6880976	Property ID	28928372
Inspection Date	10/11/2020	Date of Report	10/12/2020		
Loan Number	42179	APN	091103193		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs

Order Tracking ID	1010BPOs	Tracking ID 1	1010BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	David Webberley	Condition Comments	
R. E. Taxes	\$2,679	Contemporary ranch/rambler style SFR with attached 2-car garage. Fiber-cement lap siding with composite shingle roof, both in conforming colors. Clean, free of clutter and maintained in accordance with the age of the structure and the immediate neighborhood. Landscaped with fenced backyard. No conditions or features were observed that would adversely affect the sale and/or marketing of the subject property in its current condition.	
Assessed Value	\$308,672		
Zoning Classification	R7		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (contractor ;lock box)		
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	Established suburban area of varied age, style, size and condition 1 and 2 story SFR. Close to schools, community parks and shopping amenities with convenient access to major commuting routes. Average to good quality of construction.	
Sales Prices in this Neighborhood	Low: \$245,000 High: \$540,115		
Market for this type of property	Increased 2 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	726 Sw 4th Avenue	714 Se 4th Ave	712 Se 4th Ave	906 Ne 11th Ct
City, State	Battle Ground, WA	Battle Ground, WA	Battle Ground, WA	Battle Ground, WA
Zip Code	98604	98604	98604	98604
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.47 ¹	0.47 ¹	0.76 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$324,900	\$324,900	\$379,999
List Price \$	--	\$324,900	\$324,900	\$358,500
Original List Date		09/17/2020	09/21/2020	09/27/2020
DOM · Cumulative DOM	-- · --	23 · 25	19 · 21	13 · 15
Age (# of years)	7	17	17	3
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	Beneficial ; Pastoral
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,338	1,086	1,100	1,260
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	6	6	6
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	.14 acres	.14 acres	.14 acres	.09 acres
Other	fence, central AC	fence, ductless heat	fence, forced air heat	fence, central AC

* 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 Inferior: Less GLA and inferior HVAC system. Similar style, condition, quality of construction and exterior improvements

Listing 2 Inferior: Less GLA and inferior HVAC system. Similar style, condition, quality of construction and exterior improvements

Listing 3 Equal: Newer construction with less GLA. Similar style, condition, HVAC system, quality of construction and exterior improvements

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	726 Sw 4th Avenue	18 Se 16th St	611 Nw 30th Path	508 Nw 20th Ave
City, State	Battle Ground, WA	Battle Ground, WA	Battle Ground, WA	Battle Ground, WA
Zip Code	98604	98604	98604	98604
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.50 ¹	1.41 ¹	1.03 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$300,000	\$339,800	\$349,900
List Price \$	--	\$300,000	\$339,800	\$339,900
Sale Price \$	--	\$295,000	\$339,900	\$348,500
Type of Financing	--	Conventional	Conventional	Va
Date of Sale	--	05/08/2020	08/18/2020	07/01/2020
DOM · Cumulative DOM	-- · --	37 · 37	5 · 34	31 · 79
Age (# of years)	7	17	17	7
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	1,338	1,236	1,404	1,560
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	5	6	7
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	.14 acres	.2 acres	.11 acres	.13 acres
Other	fence, central AC	fence, central AC	fence, central AC	central AC
Net Adjustment	--	+\$12,200	-\$400	-\$9,500
Adjusted Price	--	\$307,200	\$339,500	\$339,000

* 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.

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

Sold 1 Inferior: Older construction with less GLA. Similar style, condition, HVAC system, quality of construction and exterior improvements

Sold 2 Equal: Older construction with less GLA. Similar style, condition, HVAC system, quality of construction and exterior improvements

Sold 3 Superior: More GLA. Similar year built, style, condition, HVAC system and quality of construction with inferior exterior improvements

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Listed on 11/18/2018 for \$329900 and sold on 12/28/2018 for \$325000 after 10 DOM Listed on 3/6/2016 for \$290000 and sold on 5/23/2016 for \$278000 after 36 DOM non-MLS sale recorded on 9/25/2013 for \$207373 non-MLS sale recorded on 4/26/2013 for \$309000			
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	\$335,000	\$335,000
Sales Price	\$333,000	\$333,000
30 Day Price	\$329,900	--
Comments Regarding Pricing Strategy		
<p>Subject valued in the mid-range of adjusted comp values as the market has slowed down due to real estate showing restriction. Competitive market with comparable properties selling at or very near asking price. This report was performed following public awareness that COVID-19 was affecting residents in the United States. At the time of the report, COVID-19 was having widespread health and economic impacts. The effects of COVID-19 on the real estate market in the area of the subject property were not yet measurable based on reliable data. The analyses and value opinion in this report are based on the data available at the time of the assignment and apply only as of the effective date indicated. No analyses or opinions contained in this report should be construed as predictions of future market conditions or value.</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



Street



Other

Listing Photos

L1 714 SE 4th Ave
Battle Ground, WA 98604



Front

L2 712 SE 4th Ave
Battle Ground, WA 98604



Front

L3 906 NE 11th Ct
Battle Ground, WA 98604



Front

Sales Photos

S1 18 SE 16th St
Battle Ground, WA 98604



Front

S2 611 NW 30th Path
Battle Ground, WA 98604



Front

S3 508 NW 20th Ave
Battle Ground, WA 98604



Front

ClearMaps Addendum

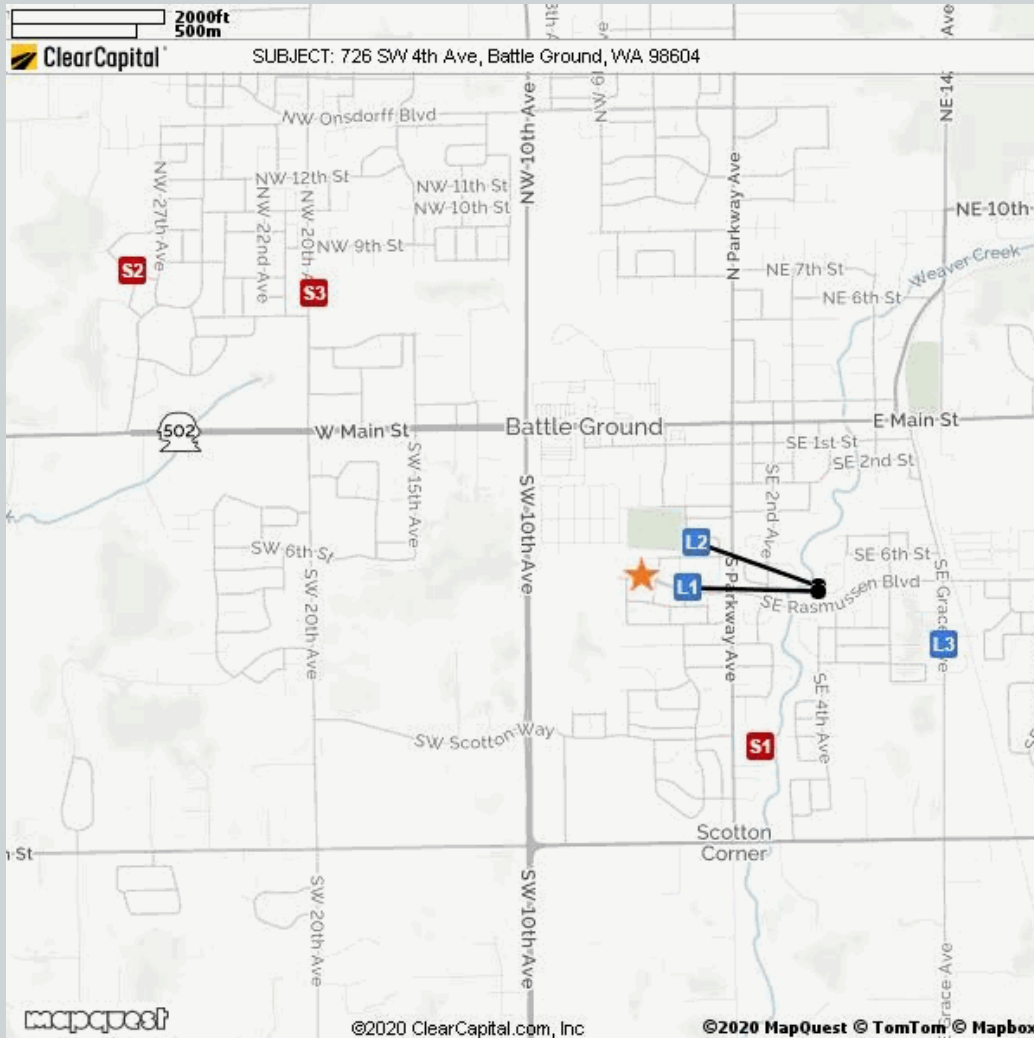
Address ★ 726 Sw 4th Avenue, Battle Ground, WA 98604

Loan Number 42179

Suggested List \$335,000

Suggested Repaired \$335,000

Sale \$333,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	726 Sw 4th Avenue, Battle Ground, WA 98604	--	Parcel Match
L1 Listing 1	714 Se 4th Ave, Battle Ground, WA 98604	0.47 Miles ¹	Parcel Match
L2 Listing 2	712 Se 4th Ave, Battle Ground, WA 98604	0.47 Miles ¹	Parcel Match
L3 Listing 3	906 Ne 11th Ct, Battle Ground, WA 98604	0.76 Miles ¹	Parcel Match
S1 Sold 1	18 Se 16th St, Battle Ground, WA 98604	0.50 Miles ¹	Parcel Match
S2 Sold 2	611 Nw 30th Path, Battle Ground, WA 98604	1.41 Miles ¹	Parcel Match
S3 Sold 3	508 Nw 20th Ave, Battle Ground, WA 98604	1.03 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	Steve Weidmann	Company/Brokerage	Agencyone - Vancouver
License No	46970	Address	8317 NE Lewis Dr Vancouver WA 98662
License Expiration	04/08/2021	License State	WA
Phone	3602814493	Email	sweidmann01@gmail.com
Broker Distance to Subject	8.84 miles	Date Signed	10/12/2020

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.