

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.

<b>Address</b>	11510 N Whitworth Drive, Spokane, WA 99218	<b>Order ID</b>	6898800	<b>Property ID</b>	28972105
<b>Inspection Date</b>	10/23/2020	<b>Date of Report</b>	10/24/2020		
<b>Loan Number</b>	42247	<b>APN</b>	36083.9048		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Spokane		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	1021BPOs	<b>Tracking ID 1</b>	1021BPOs		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

<b>Owner</b>	BRECKENRIDGE PROPERTY FUND 2016 LLC	<b>Condition Comments</b> The subject is partially obscured from the road and appears to be in average not updated condition. The subjects house numbers are obscure so the tax records are attached. The subject has unusual characteristics for the area, it is slightly older than is common and has a larger lot and GLA than are typically found in the immediate area. The subject has a 4 lane arterial just to the west which is a negative influence. An open search is attached which highlights the subjects outlying features.
<b>R. E. Taxes</b>	\$3,123	
<b>Assessed Value</b>	\$278,220	
<b>Zoning Classification</b>	RES	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Partially Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> The subject area has seen steady appreciation over the last several years which has continued into the current year. The subject area has limited REO activity which is not affecting the overall market. The subject has access to schools and services within 1 mile.
<b>Local Economy</b>	Improving	
<b>Sales Prices in this Neighborhood</b>	Low: \$148,000 High: \$512,000	
<b>Market for this type of property</b>	Increased 4 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	11510 N Whitworth Drive	1009 W Woodway Ave	11412 N Wall St	105 W Florence Ave
<b>City, State</b>	Spokane, WA	Spokane, WA	Spokane, WA	Spokane, WA
<b>Zip Code</b>	99218	99218	99218	99218
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.91 <sup>1</sup>	0.66 <sup>1</sup>	0.32 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$289,000	\$326,250	\$330,000
<b>List Price \$</b>	--	\$289,000	\$326,250	\$330,000
<b>Original List Date</b>		09/25/2020	09/22/2020	09/18/2020
<b>DOM · Cumulative DOM</b>	-- · --	26 · 29	29 · 32	33 · 36
<b>Age (# of years)</b>	63	57	48	49
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1.5 Stories Traditional	1 Story Rancher	1 Story Rancher	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,489	1,188	1,444	2,466
<b>Bdrm · Bths · ½ Bths</b>	5 · 3	4 · 2	4 · 3	4 · 2
<b>Total Room #</b>	10	8	10	8
<b>Garage (Style/Stalls)</b>	Detached 3 Car(s)	Carport 2 Car(s)	Attached 2 Car(s)	Attached 4 Car(s)
<b>Basement (Yes/No)</b>	No	Yes	Yes	No
<b>Basement (% Fin)</b>	0%	50%	100%	0%
<b>Basement Sq. Ft.</b>	--	1,188	1,444	--
<b>Pool/Spa</b>	--	--	Pool - Yes	--
<b>Lot Size</b>	1.04 acres	0.22 acres	0.24 acres	0.25 acres
<b>Other</b>	--	--	--	--

\* Listing 3 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Listing 1** Listing 1 has an inferior GLA but has a partially finished basement giving it only a slightly inferior total finished square footage.

**Listing 2** Listing 2 has an inferior GLA but has a large fully finished basement and similar room count. Has an in ground pool but this is a minor positive influence in the area due to a short use season.

**Listing 3** Listing 3 is overall most similar in GLA and design, Inferior room count but slightly superior condition.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	11510 N Whitworth Drive	219 W Florence Ave	117 E Regina Ave	705 W Falcon Ave
City, State	Spokane, WA	Spokane, WA	Spokane, WA	Spokane, WA
Zip Code	99218	99218	99218	99218
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.39 <sup>1</sup>	0.14 <sup>1</sup>	0.76 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$297,000	\$325,000	\$339,000
List Price \$	--	\$297,000	\$325,000	\$339,000
Sale Price \$	--	\$300,000	\$328,000	\$340,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	05/21/2020	05/13/2020	09/14/2020
DOM · Cumulative DOM	-- · --	57 · 57	44 · 44	45 · 45
Age (# of years)	63	52	52	41
Condition	Average	Average	Good	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	1.5 Stories Traditional	2 Stories Split entry	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,489	2,052	2,136	2,936
Bdrm · Bths · ½ Bths	5 · 3	4 · 3	4 · 2	4 · 2
Total Room #	10	9	8	8
Garage (Style/Stalls)	Detached 3 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	1.04 acres	0.28 acres	0.24 acres	0.23 acres
Other	--	--	--	--
Net Adjustment	--	+\$22,500	-\$2,500	-\$11,400
Adjusted Price	--	\$322,500	\$325,500	\$328,600

\* Sold 3 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Sold 1** Sale 1 has an inferior lot size and GLA to the subject. It is similar in age but had a new roof installed prior to sale.

**Sold 2** Inferior lot size and slightly inferior GLA is offset by the superior condition of the sale. Was Fully updated in 2020.

**Sold 3** Sale 3 is overall most similar, it has a slightly larger GLA and is in similar condition to the subject. Took a seller concession at close of \$2500.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The subject sold in an off market sale in 2020			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	1						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
--	--	--	--	Sold	10/19/2020	\$255,000	Tax Records

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$329,000	\$329,000
<b>Sales Price</b>	\$325,000	\$325,000
<b>30 Day Price</b>	\$320,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The subjects lot size could not be bracketed with the available area comps. The subjects condition and GLA were bracketed which have the highest impact in pricing in the area. 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** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. The as-is conclusion appears to be adequately supported. The reviewer notes that a clear photo of the subject's address has not been provided. Because house numbers were not visible, the agent has provided photos of a neighboring address.



### Subject Photos



Front



Front



Front



Address Verification



Street



Other

## Listing Photos

**L1** 1009 W Woodway Ave  
Spokane, WA 99218



Front

**L2** 11412 N Wall St  
Spokane, WA 99218



Front

**L3** 105 W Florence Ave  
Spokane, WA 99218



Front



## Sales Photos

**S1** 219 W Florence Ave  
Spokane, WA 99218



Front

**S2** 117 E Regina Ave  
Spokane, WA 99218



Front

**S3** 705 W Falcon Ave  
Spokane, WA 99218



Front



### ClearMaps Addendum

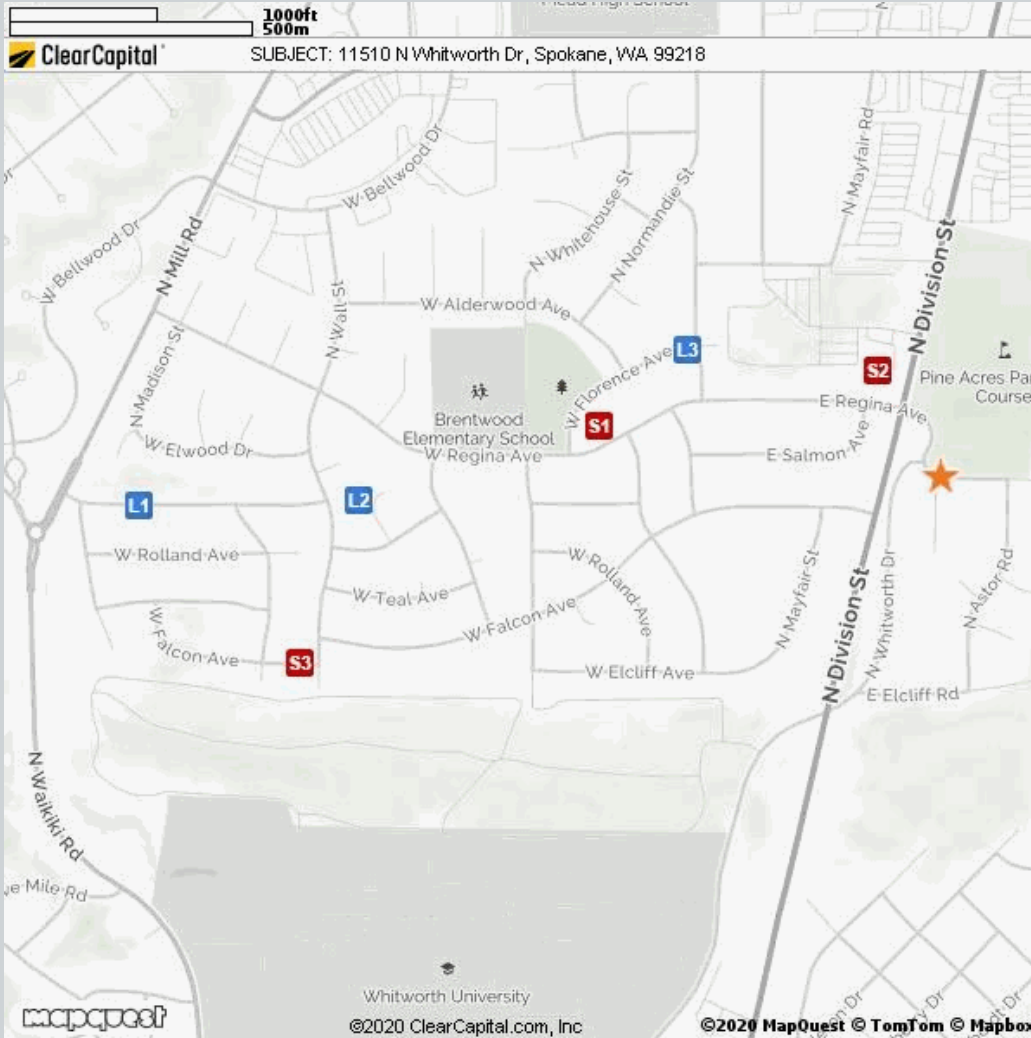
**Address** ★ 11510 N Whitworth Drive, Spokane, WA 99218

**Loan Number** 42247

**Suggested List** \$329,000

**Suggested Repaired** \$329,000

**Sale** \$325,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	11510 N Whitworth Drive, Spokane, WA 99218	--	Parcel Match
L1 Listing 1	1009 W Woodway Ave, Spokane, WA 99218	0.91 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	11412 N Wall St, Spokane, WA 99218	0.66 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	105 W Florence Ave, Spokane, WA 99218	0.32 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	219 W Florence Ave, Spokane, WA 99218	0.39 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	117 E Regina Ave, Spokane, WA 99218	0.14 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	705 W Falcon Ave, Spokane, WA 99218	0.76 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Christopher Gross	<b>Company/Brokerage</b>	Apex Home Team
<b>License No</b>	112521	<b>Address</b>	108 N Washington St STE 418 Spokane WA 99201
<b>License Expiration</b>	03/22/2021	<b>License State</b>	WA
<b>Phone</b>	5098280315	<b>Email</b>	chrisgross.apex@gmail.com
<b>Broker Distance to Subject</b>	7.17 miles	<b>Date Signed</b>	10/24/2020

*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:**

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