

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	428 Clay Street, Auburn, WA 98001	Order ID	6967884	Property ID	29174701
Inspection Date	12/03/2020	Date of Report	12/04/2020		
Loan Number	42547	APN	9543000497		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	King		

Tracking IDs

Order Tracking ID	1202BPOs	Tracking ID 1	1202BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	LANGLEY STEVE+SUE	Condition Comments	
R. E. Taxes	\$2,416	Home and landscaping seem to in average condition as noted from doing an exterior drive by inspection. Subject has good functional utility and conforms well within the neighborhood. Home needs no repairs. Home has a deck and territorial views.	
Assessed Value	\$195,000		
Zoning Classification	Residential		
Property Type	Manuf. Home		
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	Improving	Home is within an area that is centrally located and where homeowners enjoy easy access to local conveniences, shopping, schools, parks and other places of interest.	
Sales Prices in this Neighborhood	Low: \$210,000 High: \$899,000		
Market for this type of property	Increased 4 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	428 Clay Street	37115 39th Ave S	1505 178th Ave E	208 Washington Blvd
City, State	Auburn, WA	Auburn, WA	Lake Tapps, WA	Algona, WA
Zip Code	98001	98001	98391	98001
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.76 ¹	3.46 ¹	0.16 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$298,000	\$395,000	\$279,950
List Price \$	--	\$249,000	\$285,000	\$279,950
Original List Date		07/18/2020	09/11/2020	11/11/2020
DOM · Cumulative DOM	-- · --	138 · 139	83 · 84	22 · 23
Age (# of years)	27	36	52	31
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	Beneficial ; Mountain	Neutral ; Residential
Style/Design	1 Story manufactured	1 Story 20 - Manuf-Single Wi	1 Story 20 - Manuf-Single Wi	1 Story 21 - Manuf-Double Wi
# Units	1	1	1	1
Living Sq. Feet	1,294	1,200	1,367	1,404
Bdrm · Bths · ½ Bths	3 · 2	2 · 1 · 1	3 · 2	3 · 2
Total Room #	7	6	7	7
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.25 acres	0.22 acres	0.69 acres	0.18 acres
Other	fence deck	deck fence	deck fence outbuilding	deck fence patio

* 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 Comp has a smaller home size, a similar lot size, same style, views and condition. Comp has the same amenities and 2 bedrooms.

Listing 2 Comp has a similar home size, superior views and superior amenities. Comp has a larger lot size and and an inferior age. Comp has the same bedrooms/baths.

Listing 3 Comp has a larger home size, a smaller lot size, same style, views and condition. Comp has a patio. Comp has a similar age.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	428 Clay Street	312 9th Ave N	206 Birch Ln	221 6th Ave N
City, State	Auburn, WA	Algona, WA	Pacific, WA	Algona, WA
Zip Code	98001	98001	98047	98001
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.95 ¹	0.69 ¹	0.68 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$225,000	\$289,995	\$325,000
List Price \$	--	\$225,000	\$299,995	\$325,000
Sale Price \$	--	\$260,000	\$315,000	\$321,500
Type of Financing	--	Conventional	Fha	Fha
Date of Sale	--	10/12/2020	11/13/2020	07/10/2020
DOM · Cumulative DOM	-- · --	58 · 58	71 · 71	70 · 70
Age (# of years)	27	38	37	25
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 manufactured	1 Story 21 - Manuf-Double Wi	1 Story 21 - Manuf-Double Wi	1 Story 21 - Manuf-Double Wi
# Units	1	1	1	1
Living Sq. Feet	1,294	1,344	1,248	1,296
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	None	None	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.25 acres	0.18 acres	0.19 acres	0.23 acres
Other	fence deck	deck fence	fence deck	deck fence
Net Adjustment	--	+\$22,000	-\$6,000	\$0
Adjusted Price	--	\$282,000	\$309,000	\$321,500

* Sold 3 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 Comp has no garage, same style, views and a smaller lot size. Comp has an inferior condition, amenities and an inferior age.

Sold 2 Comp has the same style, views and condition. Comp has an inferior age, lot size and a similar home size. Comp has a 2 car garage.

Sold 3 Comp has a similar home size, similar age and a similar lot size. Comp has no garage. Comp has the same amenities and same bedrooms/baths.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No history found.				
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	\$315,000	\$315,000
Sales Price	\$310,000	\$310,000
30 Day Price	\$300,000	--
Comments Regarding Pricing Strategy		
I looked at the Sold comps as well as the assessed value of the subject property to help determine the value. Used comps closest in size, condition, location and age available.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	Comp search parameters had to be expanded in order to provide similar manufactured homes. Due to a lack of market activity for these types of properties, it was necessary to expand these parameters. 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.
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Subject Photos



Front



Address Verification



Side



Street

Listing Photos

L1 37115 39th Ave S
Auburn, WA 98001



Front

L2 1505 178th Ave E
Lake Tapps, WA 98391



Front

L3 208 Washington Blvd
Algona, WA 98001



Front

Sales Photos

S1 312 9th Ave N
Algona, WA 98001



Front

S2 206 Birch Ln
Pacific, WA 98047



Front

S3 221 6th Ave N
Algona, WA 98001



Front

ClearMaps Addendum

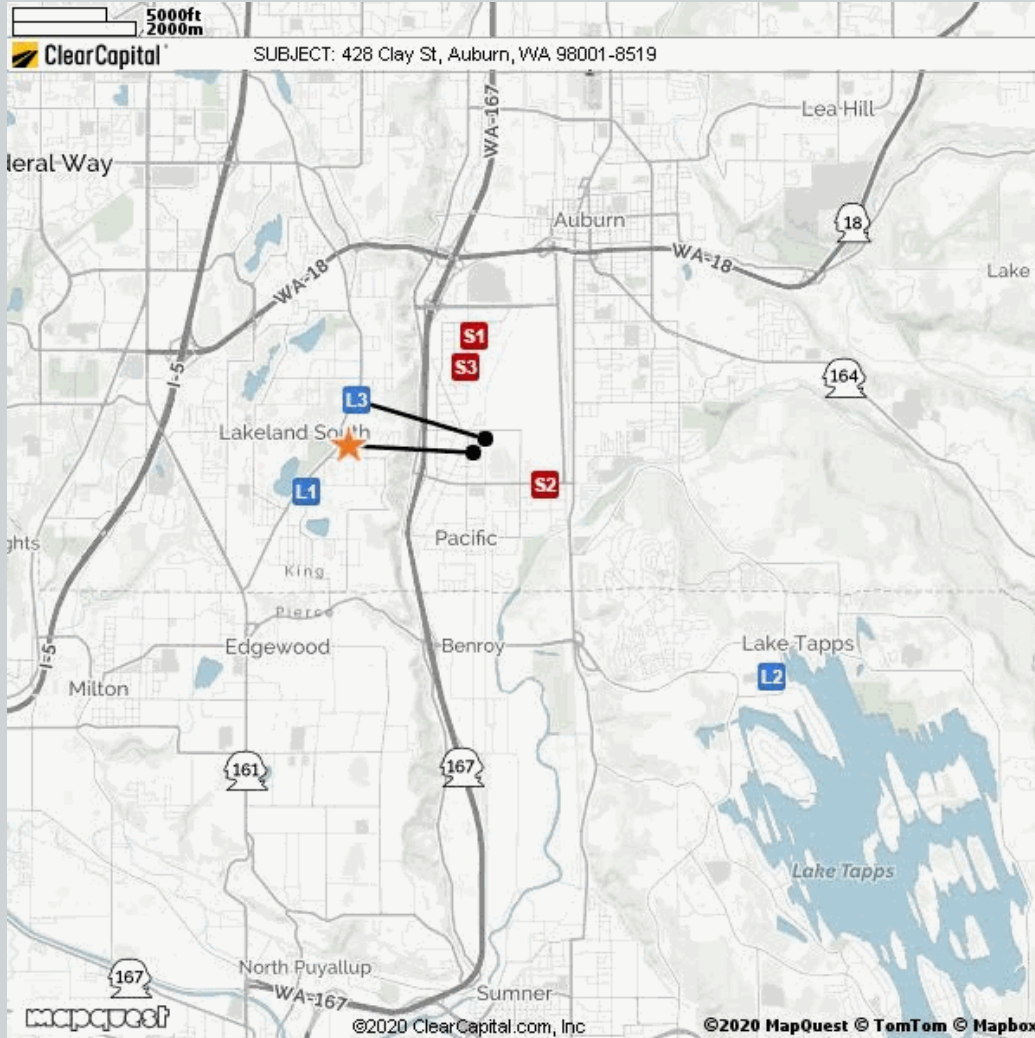
Address ★ 428 Clay Street, Auburn, WA 98001

Loan Number 42547

Suggested List \$315,000

Suggested Repaired \$315,000

Sale \$310,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	428 Clay Street, Auburn, WA 98001	--	Parcel Match
L1 Listing 1	37115 39th Ave S, Auburn, WA 98001	1.76 Miles ¹	Parcel Match
L2 Listing 2	1505 178th Ave E, Bonney Lake, WA 98391	3.46 Miles ¹	Parcel Match
L3 Listing 3	208 Washington Blvd, Auburn, WA 98001	0.16 Miles ¹	Street Centerline Match
S1 Sold 1	312 9th Ave N, Auburn, WA 98001	0.95 Miles ¹	Parcel Match
S2 Sold 2	206 Birch Ln, Pacific, WA 98047	0.69 Miles ¹	Parcel Match
S3 Sold 3	221 6th Ave N, Auburn, WA 98001	0.68 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	April Pabloff	Company/Brokerage	April Pabloff
License No	5883	Address	1319 5th Ave SW Puyallup WA 98371
License Expiration	01/02/2022	License State	WA
Phone	2532398761	Email	april.pabloff@gmail.com
Broker Distance to Subject	6.76 miles	Date Signed	12/03/2020

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.