

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	5181 Ne Gratitude Way, Poulsbo, WA 98370	Order ID	6983079	Property ID	29218025
Inspection Date	12/10/2020	Date of Report	12/15/2020		
Loan Number	42686	APN	32270230152002		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Kitsap		

Tracking IDs					
Order Tracking ID	1209BPO	Tracking ID 1	1209BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Culver	Condition Comments
R. E. Taxes	\$2,435	The property shows faded and worn exterior paint, and a deck off entry missing handrails and not up to code. Overall the property exterior is generally shabby and mildly dated, and below average for the neighborhood.
Assessed Value	\$233,230	
Zoning Classification	SFD	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$15,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$15,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments
Local Economy	Stable	Suburban residential neighborhood, primarily consisting of stick built detached housing. Proximity to water, employment, and military centers along with low inventory levels and interest rates have combined to produce a strong seller's market.
Sales Prices in this Neighborhood	Low: \$275,000 High: \$1,275,000	
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	5181 Ne Gratitude Way	30068 State Highway 3 Ne	300 Pioneer Hill Rd	23890 Bond Rd Ne
City, State	Poulsbo, WA	Poulsbo, WA	Poulsbo, WA	Poulsbo, WA
Zip Code	98370	98370	98370	98370
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.77 ¹	3.39 ¹	1.03 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$460,000	\$449,950	\$364,900
List Price \$	--	\$460,000	\$449,950	\$364,900
Original List Date		11/03/2020	09/09/2020	11/20/2020
DOM · Cumulative DOM	-- · --	38 · 42	65 · 97	4 · 25
Age (# of years)	36	16	42	45
Condition	Fair	Average	Average	Fair
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	Other Dome	1 Story Rambler	Split Split Entry	Split Tri-Level
# Units	1	1	1	1
Living Sq. Feet	1,459	1,488	1,141	1,176
Bdrm · Bths · ½ Bths	2 · 2	3 · 2	3 · 3	3 · 2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	Yes	Yes
Basement (% Fin)	0%	0%	100%	100%
Basement Sq. Ft.	--	--	575	576
Pool/Spa	--	--	--	--
Lot Size	2.35 acres	.78 acres	1.24 acres	.83 acres
Other	None	None	None	None

* 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 Comparable square footage, and location. Superior condition, age, room count, and covered parking. Inferior lot size. No offers at present.

Listing 2 Inferior square footage and lot size. Superior room count, covered parking, condition, and finished basement. Comparable location, age, and other amenities. Current status is pending sale.

Listing 3 Inferior square footage and lot size. Superior bed count, covered parking, and finished basement. Comparable location, age, condition, and other amenities. Current status is pending sale.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5181 Ne Gratitude Way	5795 Ne Fox Glove Ln	1434 Sunset Way	29166 Falkner Rd
City, State	Poulsbo, WA	Poulsbo, WA	Poulsbo, WA	Poulsbo, WA
Zip Code	98370	98370	98370	98370
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.16 ¹	3.75 ¹	3.71 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$468,800	\$324,950	\$449,900
List Price \$	--	\$468,800	\$324,950	\$439,900
Sale Price \$	--	\$456,300	\$360,000	\$420,000
Type of Financing	--	Conventional	Va	Fha
Date of Sale	--	11/30/2020	08/13/2020	12/07/2020
DOM · Cumulative DOM	-- · --	25 · 53	2 · 66	55 · 104
Age (# of years)	36	29	79	35
Condition	Fair	Average	Fair	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	Other Dome	2 Stories Two Story	1 Story Rambler	1 Story Rambler
# Units	1	1	1	1
Living Sq. Feet	1,459	1,485	1,268	1,464
Bdrm · Bths · ½ Bths	2 · 2	3 · 2 · 1	3 · 1	2 · 2
Total Room #	6	6	5	6
Garage (Style/Stalls)	None	Detached 2 Car(s)	Carport 2 Car(s)	Detached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	2.35 acres	5.02 acres	1.2 acres	2.14 acres
Other	None	None	None	None
Net Adjustment	--	-\$70,000	+\$15,500	-\$42,500
Adjusted Price	--	\$386,300	\$375,500	\$377,500

* 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** -\$25,000 for lot size, -\$5,000 for bed/bath count, -\$10,000 for covered parking, -\$30,000 for condition. Comparable location and age. Sold conventional with seller paying no closing costs.
- Sold 2** +\$5,000 for square footage, +\$10,000 for lot size, -\$7,000 for covered parking, -\$2,500 for bed count, +\$10,000 for age. Comparable condition, location, and other amenities. No concessions paid by seller.
- Sold 3** -\$12,500 for covered parking, -\$30,000 for condition. Comparable age, room count, location, lot size, square footage, and other amenities. Sold FHA with seller paying no closing costs.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No NWMLS listing history.			
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	\$380,000	\$410,000
Sales Price	\$380,000	\$410,000
30 Day Price	\$370,000	--
Comments Regarding Pricing Strategy		
<p>The subject is a geodesic dome- style construction, which is not common for this area. Similarly styled comps are unavailable. Additionally the subject's condition is below average for this area. As a result average condition comps were used and adjusted downward to determine the most accurate as-is value. All comps used are the best available.</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. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Side



Street

Listing Photos

L1 30068 State Highway 3 NE
Poulsbo, WA 98370



Front

L2 300 Pioneer Hill Rd
Poulsbo, WA 98370



Front

L3 23890 Bond Rd NE
Poulsbo, WA 98370



Front

Sales Photos

S1 5795 NE Fox Glove Ln
Poulsbo, WA 98370



Front

S2 1434 Sunset Way
Poulsbo, WA 98370



Front

S3 29166 Falkner Rd
Poulsbo, WA 98370



Front

ClearMaps Addendum

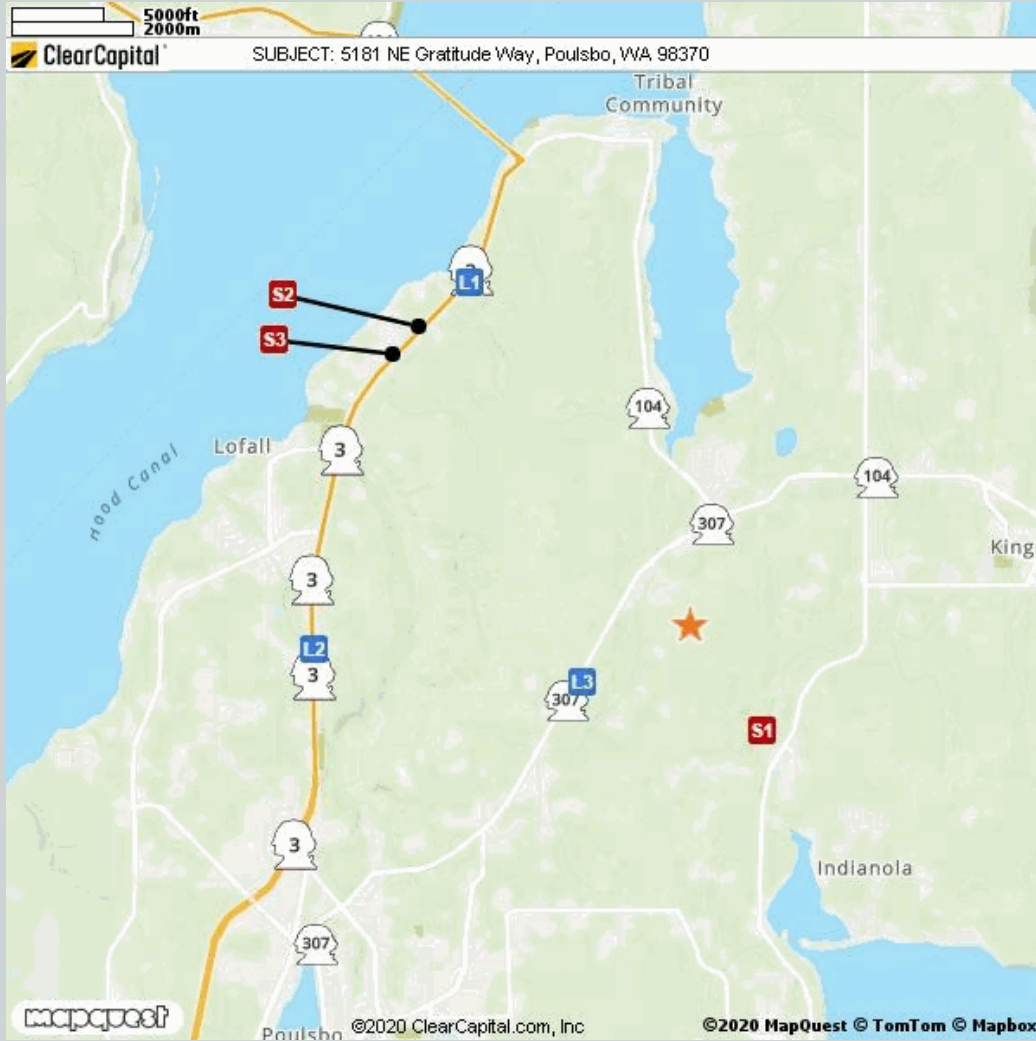
Address ★ 5181 Ne Gratitude Way, Poulsbo, WA 98370

Loan Number 42686

Suggested List \$380,000

Suggested Repaired \$410,000

Sale \$380,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5181 Ne Gratitude Way, Poulsbo, WA 98370	--	Parcel Match
L1 Listing 1	30068 State Highway 3 Ne, Poulsbo, WA 98370	3.77 Miles ¹	Parcel Match
L2 Listing 2	300 Pioneer Hill Rd, Poulsbo, WA 98370	3.39 Miles ¹	Parcel Match
L3 Listing 3	23890 Bond Rd Ne, Poulsbo, WA 98370	1.03 Miles ¹	Parcel Match
S1 Sold 1	5795 Ne Fox Glove Ln, Poulsbo, WA 98370	1.16 Miles ¹	Parcel Match
S2 Sold 2	1434 Sunset Way, Poulsbo, WA 98370	3.75 Miles ¹	Parcel Match
S3 Sold 3	29166 Falkner Rd, Poulsbo, WA 98370	3.71 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	Ron Bishop	Company/Brokerage	John L. Scott Real Estate, Inc.
License No	8952	Address	1954 Lund Ave. Port Orchard WA 98366
License Expiration	11/10/2021	License State	WA
Phone	3608955232	Email	ronhbishop@gmail.com
Broker Distance to Subject	18.59 miles	Date Signed	12/11/2020

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.