

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	6822 E 7th Avenue, Spokane Valley, WA 99212	Order ID	6976544	Property ID	29190235
Inspection Date	12/08/2020	Date of Report	12/08/2020		
Loan Number	42745	APN	35241.3101		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Spokane		

Tracking IDs

Order Tracking ID	1206BPOs	Tracking ID 1	1206BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	WHITWATER PROPERTIES EAST, LLC	Condition Comments The subject is in average condition typical for the area. There is minor deferred maintenance visible. The subject has a smaller GLA that is typical for the area.
R. E. Taxes	\$1,171	
Assessed Value	\$98,580	
Zoning Classification	RES	
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 The subject market has seen steady appreciation over the last several years. The subject area has limited REO activity which is not affecting the overall market.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$135,000 High: \$526,000	
Market for this type of property	Increased 5 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	6822 E 7th Avenue	6815 E 4th Ave	7407 E 4th Ave	7211 E 2nd Ave
City, State	Spokane Valley, WA	Spokane Valley, WA	Spokane Valley, WA	Spokane Valley, WA
Zip Code	99212	99212	99212	99212
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.23 ¹	0.42 ¹	0.42 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$130,000	\$165,000	\$175,000
List Price \$	--	\$130,000	\$165,000	\$175,000
Original List Date		11/27/2020	11/20/2020	09/09/2020
DOM · Cumulative DOM	-- · --	10 · 11	17 · 18	89 · 90
Age (# of years)	74	82	81	69
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 Bungalow	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
# Units	1	1	1	1
Living Sq. Feet	664	1,152	704	896
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	1 · 1	2 · 1
Total Room #	5	6	5	5
Garage (Style/Stalls)	None	Carport 1 Car	Detached 2 Car(s)	Detached 1 Car
Basement (Yes/No)	Yes	No	No	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	288	--	--	448
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.19 acres	0.17 acres	0.17 acres
Other	--	--	Superior landscaping	--

* Listing 2 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 Listing one is in inferior condition to the subject. In need of considerable repairs prior to being habitable.

Listing 2 Listing two has a superior GLA but an inferior bedroom count. Superior exterior condition with Superior Landscaping.

Listing 3 Listing three has a larger gla and basement compared to the subject but has a matching room count. Similar overall condition.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	6822 E 7th Avenue	7010 E 5th Ave	7121 E 2nd Ave	6914 E 6th Ave
City, State	Spokane Valley, WA	Spokane Valley, WA	Spokane Valley, WA	Spokane Valley, WA
Zip Code	99212	99212	99212	99212
Datasource	Tax Records	MLS	Public Records	MLS
Miles to Subj.	--	0.16 ¹	0.40 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$129,900	\$129,500	\$167,500
List Price \$	--	\$129,900	\$129,500	\$167,500
Sale Price \$	--	\$135,000	\$140,000	\$178,500
Type of Financing	--	Fha	Fha	Conv
Date of Sale	--	12/10/2019	01/08/2020	07/08/2020
DOM · Cumulative DOM	-- · --	49 · 49	4 · 30	35 · 35
Age (# of years)	74	92	79	74
Condition	Average	Average	Average	Good
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 Bungalow	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
# Units	1	1	1	1
Living Sq. Feet	664	720	762	672
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	None	Detached 1 Car	None	None
Basement (Yes/No)	Yes	No	Yes	Yes
Basement (% Fin)	0%	0%	0%	100%
Basement Sq. Ft.	288	--	300	336
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.17 acres	0.17 acres	0.17 acres
Other	--	--	--	--
Net Adjustment	--	+\$8,500	+\$5,600	-\$31,400
Adjusted Price	--	\$143,500	\$145,600	\$147,100

* Sold 1 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** Sale 1 is overall most similar to the subject, the adjustment is largely for a dated sale. Similar GLA and room count to the subject. Similar overall condition.
- Sold 2** Sale 2 has a matching room count to the subject. Has a slightly larger GLA and basement. Overall very similar in design and condition to the subject.
- Sold 3** Sale3 was given the least weight in the evaluation as it is in Superior condition to the subject. Most similar in overall size but Superior condition requires a significant adjustment. Took a \$5,000 seller concession at closing.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	RE/MAX of Spokane	Subject is currently pending.					
Listing Agent Name	Andrew Mehalechko						
Listing Agent Phone	208-660-0816						
# 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
11/19/2020	\$135,000	--	--	Pending/Contract	11/24/2020	\$135,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$149,000	\$149,000
Sales Price	\$145,000	\$145,000
30 Day Price	\$140,000	--
Comments Regarding Pricing Strategy		
<p>It was necessary to search back one year and out half a mile in order to locate similar comps. The subjects GLA was not able to be bracketed with available comps as it is much smaller than is typical for 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 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



Street

Listing Photos

L1 6815 E 4th Ave
Spokane Valley, WA 99212



Front

L2 7407 E 4th Ave
Spokane Valley, WA 99212



Front

L3 7211 E 2nd Ave
Spokane Valley, WA 99212



Front

Sales Photos

S1 7010 E 5th Ave
Spokane Valley, WA 99212



Front

S2 7121 E 2nd Ave
Spokane Valley, WA 99212



Front

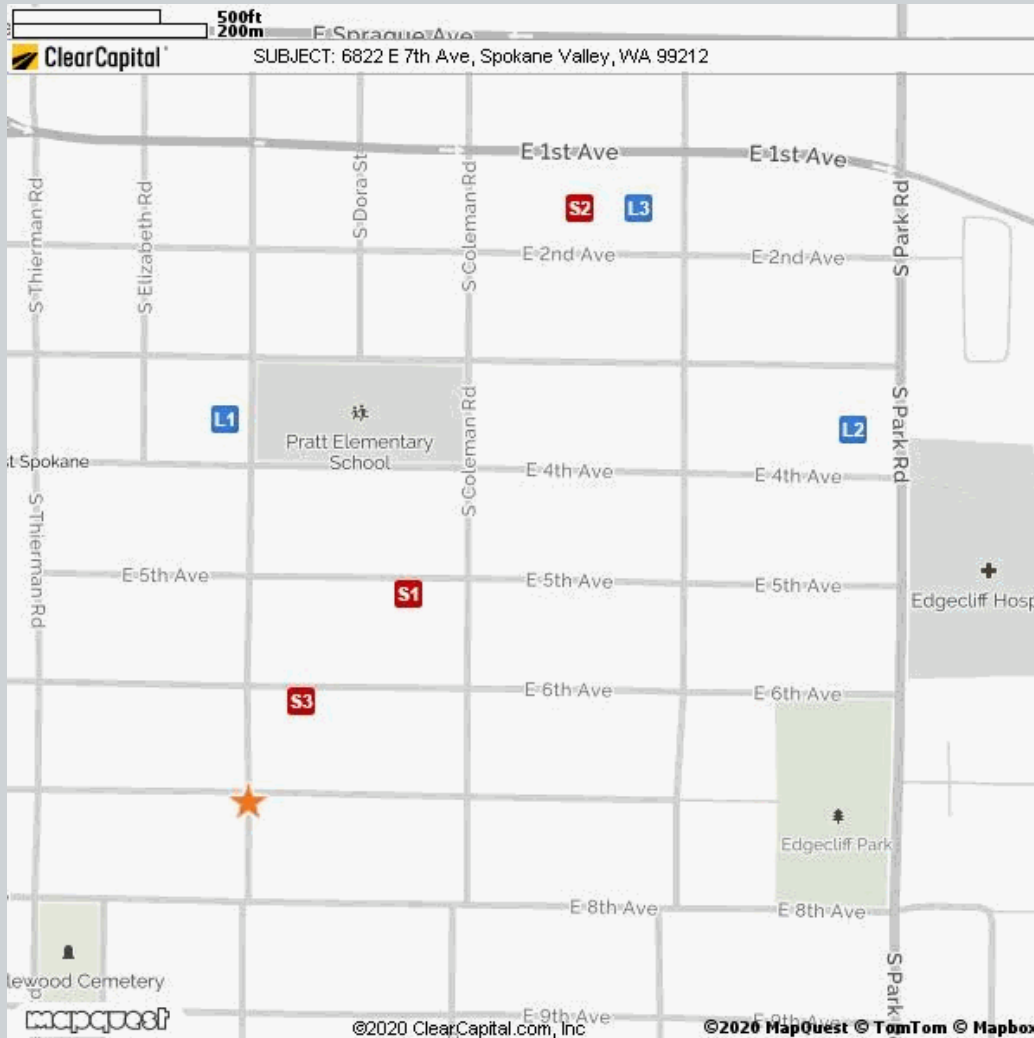
S3 6914 E 6th Ave
Spokane Valley, WA 99212



Front

ClearMaps Addendum

Address ★ 6822 E 7th Avenue, Spokane Valley, WA 99212
Loan Number 42745 **Suggested List** \$149,000 **Suggested Repaired** \$149,000 **Sale** \$145,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6822 E 7th Avenue, Spokane Valley, WA 99212	--	Parcel Match
L1 Listing 1	6815 E 4th Ave, Spokane, WA 99212	0.23 Miles ¹	Parcel Match
L2 Listing 2	7407 E 4th Ave, Spokane, WA 99212	0.42 Miles ¹	Parcel Match
L3 Listing 3	7211 E 2nd Ave, Spokane, WA 99212	0.42 Miles ¹	Parcel Match
S1 Sold 1	7010 E 5th Ave, Spokane, WA 99212	0.16 Miles ¹	Parcel Match
S2 Sold 2	7121 E 2nd Ave, Spokane, WA 99212	0.40 Miles ¹	Parcel Match
S3 Sold 3	6914 E 6th Ave, Spokane, WA 99212	0.07 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	Christopher Gross	Company/Brokerage	Apex Home Team
License No	112521	Address	108 N Washington St STE 418 Spokane WA 99201
License Expiration	03/22/2021	License State	WA
Phone	5098280315	Email	chrisgross.apex@gmail.com
Broker Distance to Subject	4.93 miles	Date Signed	12/08/2020

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.