

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	2816 Ne 150th Street, Vancouver, WA 98686	Order ID	7187940	Property ID	29857562
Inspection Date	03/23/2021	Date of Report	03/25/2021		
Loan Number	44018	APN	117890540		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clark		

Tracking IDs

Order Tracking ID	0323BPO	Tracking ID 1	0323BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	John Honecker	Condition Comments	
R. E. Taxes	\$3,745	Traditional split-entry style SFR with finished, daylight, walkout basement and attached 2-car garage. 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	\$350,874		
Zoning Classification	R1-10 Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (MLS lock box)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Mt. Vista HOA		
Association Fees	\$290 / Year (Pool,Greenbelt,Other: rec. facilities)		
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 and view	
Sales Prices in this Neighborhood	Low: \$318,000 High: \$775,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2816 Ne 150th Street	15016 Ne 27th Ave	2615 Ne 153rd St	15905 Ne 31st Ave
City, State	Vancouver, WA	Vancouver, WA	Vancouver, WA	Ridgefield, WA
Zip Code	98686	98686	98686	98642
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.21 ¹	0.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$485,000	\$500,000	\$599,900
List Price \$	--	\$485,000	\$500,000	\$550,000
Original List Date		03/11/2021	01/31/2021	08/28/2020
DOM · Cumulative DOM	-- · --	14 · 14	53 · 53	209 · 209
Age (# of years)	42	38	44	45
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 ; Pastoral	Beneficial ; Mountain
Style/Design	3 Stories split-entry	3 Stories Split Level	2 Stories dayranch	3 Stories Split Level
# Units	1	1	1	1
Living Sq. Feet	1,557	1,483	1,414	1,680
Bdrm · Bths · ½ Bths	3 · 2	4 · 2 · 1	4 · 3 · 1	4 · 3
Total Room #	6	7	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	630	642	1,012	1,104
Pool/Spa	--	--	Spa - Yes	--
Lot Size	.26 acres	0.23 acres	0.23 acres	0.23 acres
Other	fence, ductless heat and AC	fence, central AC	fence, central AC	fence, baseboard heat

* Listing 1 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 above grade GLA with similar size basement. Similar year built, style, condition, HVAC system and exterior improvements

Listing 2 Superior: Less above grade GLA with larger basement and superior view. Similar year built, condition, HVAC system and exterior improvements

Listing 3 Superior: More above grade GLA with larger basement and superior view. Similar year built, style, condition and exterior improvements with inferior HVAC system

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	2816 Ne 150th Street	3015 Ne 163rd St	15121 Ne 22nd Ave	2613 Ne 158th St
City, State	Vancouver, WA	Ridgefield, WA	Vancouver, WA	Vancouver, WA
Zip Code	98686	98642	98686	98686
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.66 ¹	0.35 ¹	0.41 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$424,900	\$444,900	\$450,000
List Price \$	--	\$419,900	\$444,900	\$439,900
Sale Price \$	--	\$425,000	\$445,000	\$453,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	12/07/2020	10/09/2020	11/16/2020
DOM · Cumulative DOM	-- · --	21 · 66	43 · 43	47 · 47
Age (# of years)	42	48	35	44
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	Beneficial ; Mountain	Beneficial ; Pastoral	Beneficial ; Mountain
Style/Design	3 Stories split-entry	2 Stories split-entry	3 Stories Split-entry	2 Stories Split Level
# Units	1	1	1	1
Living Sq. Feet	1,557	1,300	1,915	1,334
Bdrm · Bths · ½ Bths	3 · 2	4 · 3	3 · 2 · 1	3 · 3
Total Room #	6	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	630	720	505	624
Pool/Spa	--	--	--	--
Lot Size	.26 acres	.23 acres	0.22 acres	0.27 acres
Other	fence, ductless heat and AC	fence, central AC	fence, wall unit heat	fence, AC
Net Adjustment	--	+\$8,800	-\$20,400	-\$5,800
Adjusted Price	--	\$433,800	\$424,600	\$447,200

* 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.

Recent Sales - Cont.

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

- Sold 1** Inferior: Less above grade GLA with larger basement and superior view. Similar year built, style, condition, HVAC system and exterior improvements
- Sold 2** Superior: More above grade GLA with smaller basement and superior view. Similar year built, style, condition and exterior improvements with inferior HVAC system
- Sold 3** Superior: Less above grade GLA with similar size basement and superior view. Similar year built, style, condition, exterior improvements and HVAC system

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	John L. Scott	Listed on 4/11/2001 for \$204,900 and expired on 7/11/2001 after 91 DOM Listed on 7/31/2001 and expired on 1/21/2002 after 184 DOM Listed on 11/14/2005 for \$327,000 and cancelled on 2/6/2006 after 84 DOM Listed on 10/30/2008 for \$295,000 and expired on 5/31/2009 after 212 DOM Listed on 3/28/2011 for \$189,900 and sold on 8/30/2011 for \$188,000 after 254 DOM					
Listing Agent Name	Joan Mezzanatto						
Listing Agent Phone	360-773-8373						
# 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
03/12/2021	\$400,000	--	--	Pending/Contract	03/15/2021	\$400,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$440,000	\$440,000
Sales Price	\$440,000	\$440,000
30 Day Price	\$438,000	--
Comments Regarding Pricing Strategy		
<p>Subject valued in the mid-range of adjusted comp values as the market remains strong in spite of 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

Listing Photos

L1 15016 NE 27th Ave
Vancouver, WA 98686



Front

L2 2615 NE 153rd St
Vancouver, WA 98686



Front

L3 15905 NE 31st Ave
Ridgefield, WA 98642



Front

Sales Photos

S1 3015 NE 163rd St
Ridgefield, WA 98642



Front

S2 15121 NE 22nd Ave
Vancouver, WA 98686



Front

S3 2613 NE 158th St
Vancouver, WA 98686



Front

ClearMaps Addendum

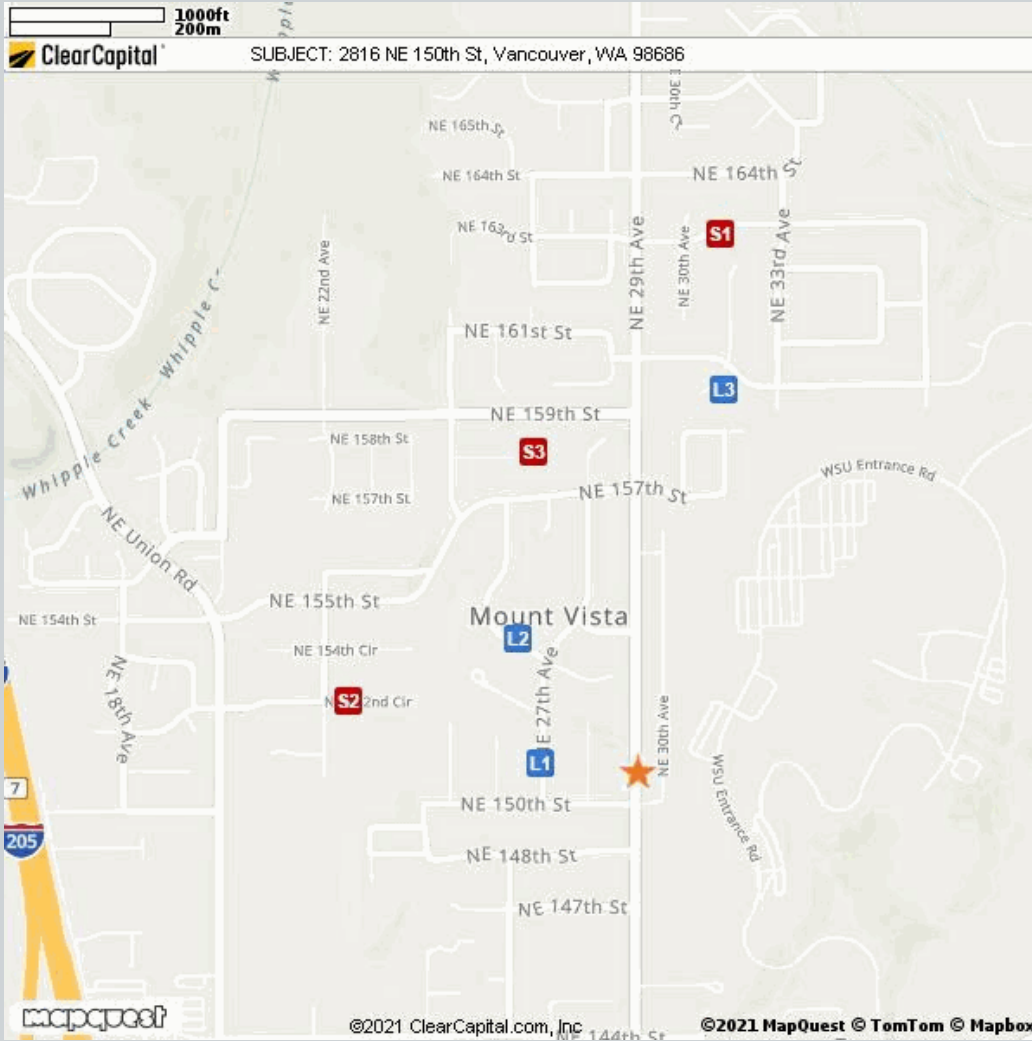
Address ★ 2816 Ne 150th Street, Vancouver, WA 98686

Loan Number 44018

Suggested List \$440,000

Suggested Repaired \$440,000

Sale \$440,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2816 Ne 150th Street, Vancouver, WA 98686	--	Parcel Match
L1 Listing 1	15016 Ne 27th Ave, Vancouver, WA 98686	0.11 Miles ¹	Parcel Match
L2 Listing 2	2615 Ne 153rd St, Vancouver, WA 98686	0.21 Miles ¹	Parcel Match
L3 Listing 3	15905 Ne 31st Ave, Ridgefield, WA 98642	0.48 Miles ¹	Parcel Match
S1 Sold 1	3015 Ne 163rd St, Ridgefield, WA 98642	0.66 Miles ¹	Parcel Match
S2 Sold 2	15121 Ne 22nd Ave, Vancouver, WA 98686	0.35 Miles ¹	Parcel Match
S3 Sold 3	2613 Ne 158th St, Vancouver, WA 98686	0.41 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	6.06 miles	Date Signed	03/25/2021

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.