

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>	6276 40th Street, Tacoma, WA 98424	<b>Order ID</b>	7200553	<b>Property ID</b>	29880836
<b>Inspection Date</b>	03/29/2021	<b>Date of Report</b>	03/30/2021		
<b>Loan Number</b>	44125	<b>APN</b>	6025321950		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Pierce		

### Tracking IDs

<b>Order Tracking ID</b>	0329BPO	<b>Tracking ID 1</b>	0329BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	KEENEY ROBERT W	<b>Condition Comments</b>	Home has average condition and landscaping. Home needs no repairs. Home has a fence and patio. Home has a 2 car garage and territorial views. 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 analysis 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 analysis or opinions contained in this report should be construed as predictions of future market conditions or value.'
<b>R. E. Taxes</b>	\$4,888		
<b>Assessed Value</b>	\$386,200		
<b>Zoning Classification</b>	Residential		
<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>	Saddlecreek		
<b>Association Fees</b>	\$38 / Month (Greenbelt)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	Homes vary in sizes, styles, conditions and lot sizes in this established neighborhood. Homes have access to schools and shopping. Homes have territorial or mountain views.
<b>Local Economy</b>	Stable		
<b>Sales Prices in this Neighborhood</b>	Low: \$289,000 High: \$975,000		
<b>Market for this type of property</b>	Increased 5 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	6276 40th Street	6419 43rd St E	6062 Radiance Blvd E	3875 62nd Ave E
<b>City, State</b>	Tacoma, WA	Fife, WA	Fife, WA	Fife, WA
<b>Zip Code</b>	98424	98424	98424	98424
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.19 <sup>1</sup>	0.46 <sup>1</sup>	0.14 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$492,000	\$449,950	\$499,000
<b>List Price \$</b>	--	\$492,000	\$449,950	\$499,000
<b>Original List Date</b>		03/24/2021	02/25/2021	03/11/2021
<b>DOM · Cumulative DOM</b>	-- · --	5 · 6	32 · 33	18 · 19
<b>Age (# of years)</b>	15	16	15	13
<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>	2 Stories traditional	2 Stories traditional	2 Stories traditional	2 Stories traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,239	2,428	1,654	2,305
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
<b>Total Room #</b>	9	8	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.07 acres	0.08 acres	0.08 acres	0.09 acres
<b>Other</b>	fence patio	fence patio	fence patio	fence patio

\* 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** Comp has a larger home size and a 2 car garage. Comp has 3 bedrooms and a similar lot size. Comp has a similar age and amenities.

**Listing 2** Comp has a smaller home size, similar lot size and a similar age. Comp has a 2 car garage and the same amenities. Comp has 3 bedrooms.

**Listing 3** Comp has a similar home size, a 2 car garage and a similar lot size. Comp has the same amenities and 3 bedrooms. Comp has a similar age.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	6276 40th Street	6331 41st St E	6255 40th St Ct E	4002 61st Ave E
<b>City, State</b>	Tacoma, WA	Fife, WA	Fife, WA	Fife, WA
<b>Zip Code</b>	98424	98424	98424	98424
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.07 <sup>1</sup>	0.04 <sup>1</sup>	0.14 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$450,000	\$469,000	\$470,000
<b>List Price \$</b>	--	\$450,000	\$469,000	\$470,000
<b>Sale Price \$</b>	--	\$462,000	\$477,000	\$480,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	10/05/2020	02/26/2021	10/09/2020
<b>DOM · Cumulative DOM</b>	-- · --	39 · 39	37 · 37	22 · 22
<b>Age (# of years)</b>	15	16	15	14
<b>Condition</b>	Average	Average	Average	Good
<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>	2 Stories traditional	2 Stories traditional	2 Stories traditional	2 Stories traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,239	2,550	2,239	2,562
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	5 · 2 · 1	4 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	9	10	9	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.07 acres	0.09 acres	0.1 acres	0.09 acres
<b>Other</b>	fence patio	fence patio	fence patio	fence patio
<b>Net Adjustment</b>	--	-\$13,995	\$0	-\$34,535
<b>Adjusted Price</b>	--	\$448,005	\$477,000	\$445,465

\* Sold 2 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.

## Recent Sales - Cont.

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

- Sold 1** Comp has the same style, views and condition. Comp has 5 bedrooms. Comp has a 2 car garage and similar lot size. Comp has a larger home size.
- Sold 2** Comp has the same style, views, condition and size. Comp has a 2 car garage. Comp has a similar age and same amenities. Comp has the same bedrooms.
- Sold 3** Comp has a larger home size and a superior condition. Comp has a 2 car garage and the same amenities. Comp has a similar age and lot size.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No history found.			
<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>	0						
<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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$475,000	\$475,000
<b>Sales Price</b>	\$470,000	\$470,000
<b>30 Day Price</b>	\$460,000	--
<b>Comments Regarding Pricing Strategy</b>		
Used comps closest in size, lot size, condition and amenities. Used comps closest in location and age. No comps available closer available due to the slow market in this area.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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



Street

## Listing Photos

**L1** 6419 43rd St E  
Fife, WA 98424



Front

**L2** 6062 Radiance Blvd E  
Fife, WA 98424



Front

**L3** 3875 62nd Ave E  
Fife, WA 98424



Front

## Sales Photos

**S1** 6331 41st St E  
Fife, WA 98424



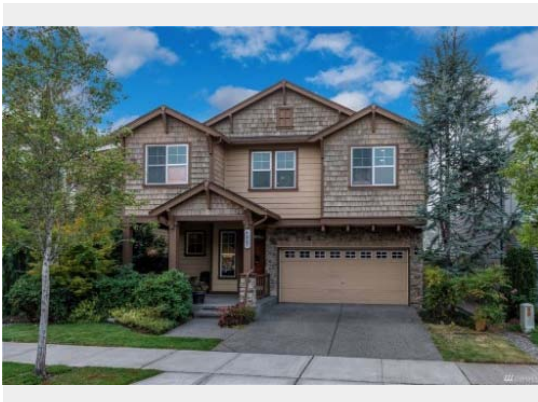
Front

**S2** 6255 40th St Ct E  
Fife, WA 98424



Front

**S3** 4002 61st Ave E  
Fife, WA 98424



Front



## ClearMaps Addendum

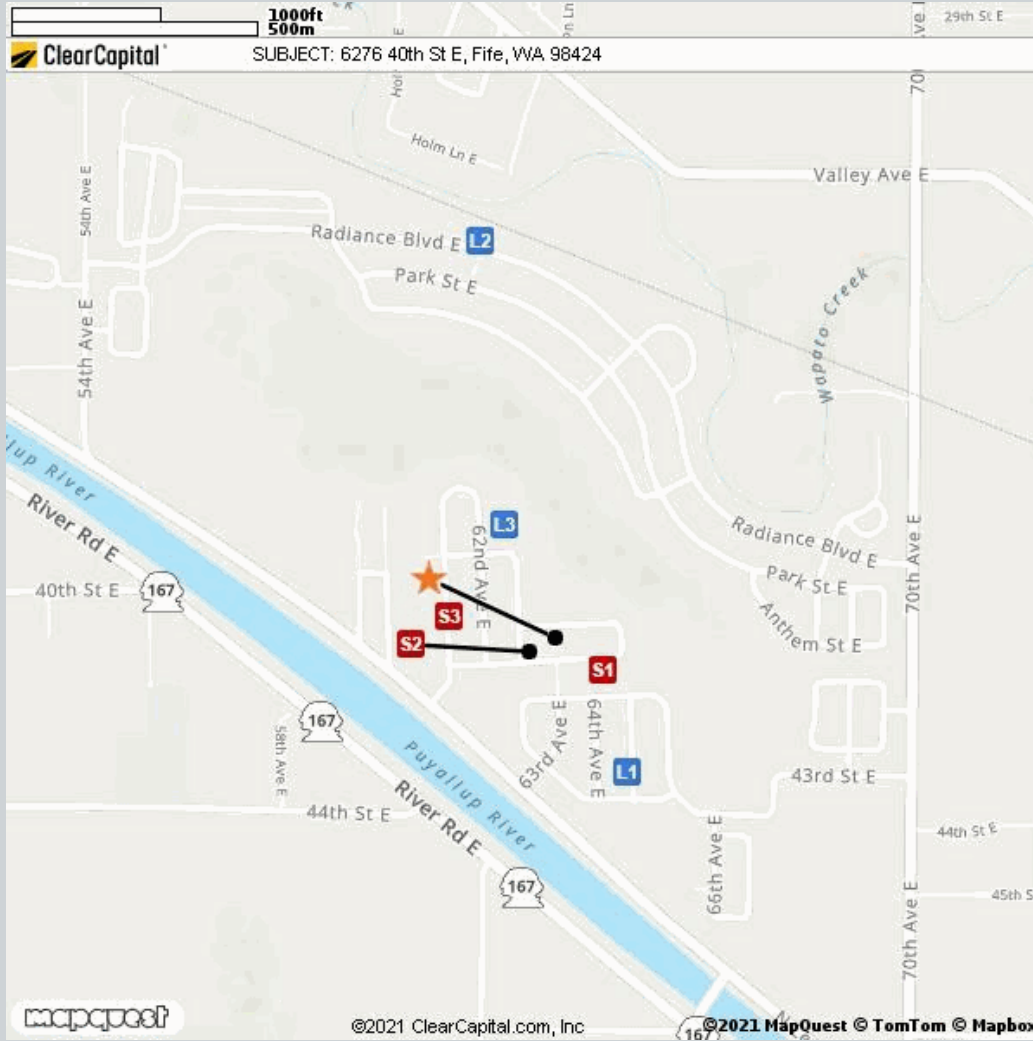
**Address** ★ 6276 40th Street, Tacoma, WA 98424

**Loan Number** 44125

**Suggested List** \$475,000

**Suggested Repaired** \$475,000

**Sale** \$470,000



### Comparable

### Address

### Miles to Subject

### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6276 40th Street, Tacoma, WA 98424	--	Parcel Match
L1 Listing 1	6419 43rd St E, Fife, WA 98424	0.19 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	6062 Radiance Blvd E, Fife, WA 98424	0.46 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	3875 62nd Ave E, Fife, WA 98424	0.14 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	6331 41st St E, Fife, WA 98424	0.07 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	6255 40th St Ct E, Fife, WA 98424	0.04 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	4002 61st Ave E, Fife, WA 98424	0.14 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>	April Pabloff	<b>Company/Brokerage</b>	April Pabloff
<b>License No</b>	5883	<b>Address</b>	1319 5th Ave SW Puyallup WA 98371
<b>License Expiration</b>	01/02/2022	<b>License State</b>	WA
<b>Phone</b>	2532398761	<b>Email</b>	april.pabloff@gmail.com
<b>Broker Distance to Subject</b>	2.68 miles	<b>Date Signed</b>	03/29/2021

*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.**