

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	3105 Galvin Road, Centralia, WA 98531	Order ID	7214542	Property ID	29912123
Inspection Date	04/05/2021	Date of Report	04/06/2021		
Loan Number	44265	APN	023965001000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Lewis		

Tracking IDs					
Order Tracking ID	0405BPO	Tracking ID 1	0405BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Snyder, Scott A & Esther Anne	Condition Comments	
R. E. Taxes	\$2,467	Subject is in average condition for a home of this age with no obvious signs of deferred maintenance.	
Assessed Value	\$219,500		
Zoning Classification	RESIDENTIAL		
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	Rural	Neighborhood Comments	
Local Economy	Stable	Generally conforming homes on large lots with well landscaped yards, Many homes have outbuildings. Within minutes to most amenities.	
Sales Prices in this Neighborhood	Low: \$225,000 High: \$750,000		
Market for this type of property	Increased 7 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	3105 Galvin Road	3501 Fords Prairie Ave	3429 Travera Place	2018 Foron Rd
City, State	Centralia, WA	Centralia, WA	Centralia, WA	Centralia, WA
Zip Code	98531	98531	98531	98531
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	0.29 ¹	0.31 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$340,000	\$299,000	\$299,900
List Price \$	--	\$340,000	\$299,000	\$299,900
Original List Date		02/19/2021	01/31/2021	03/12/2021
DOM · Cumulative DOM	-- · --	45 · 46	5 · 65	3 · 25
Age (# of years)	93	37	51	66
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	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story TRADITIONAL	2 Stories TRADITIONAL	1 Story TRADITIONAL	1 Story TRADITIONAL
# Units	1	1	1	1
Living Sq. Feet	1,296	1,352	1,728	1,150
Bdrm · Bths · ½ Bths	3 · 1	3 · 1 · 1	4 · 1 · 1	2 · 1
Total Room #	6	6	7	6
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Detached 1 Car
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	616	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.07 acres	.23 acres	.24 acres	.95 acres
Other	NONE NOTED	NONE NOTED	NONE NOTED	NONE NOTED

* 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.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** SIMILAR. Home sits on a large corner lot & features 3 bedrooms & 2 bathrooms with open kitchen, living room and bonus room. Fenced backyard with mature landscaping with pond and greenhouse. Large deck for outdoor entertaining.
- Listing 2** SIMILAR. Good layout and multiple updates make this home an easy choice. New vinyl flooring in the main living space, and kitchen and guest bath both have been freshened up with paint! Large, fenced backyard with patio is perfect for entertaining or simply enjoying the outdoors. Attached garage for parking or storage, and a carport to keep you out of the rain. Low traffic due to dead-end street
- Listing 3** MOST SIMILAR. two bedroom, one bathroom and home in Centralia with covered front porch sitting on almost an acre of beautiful land. French doors lead to expansive backyard with lush grass and foliage with countless options for every lifestyle or interest. Backyard has a fire pit, play set that stays with the home, gardening area and more! Open concept living. Remodeled kitchen with dining area perfect for guests and entertaining or a quiet meal at home.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	3105 Galvin Road	3007 Bennett Rd	3408 Travera Place	2325 Van Wormer St
City, State	Centralia, WA	Centralia, WA	Centralia, WA	Centralia, WA
Zip Code	98531	98531	98531	98531
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.65 ¹	0.21 ¹	0.66 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$289,900	\$289,000	\$325,000
List Price \$	--	\$289,900	\$289,000	\$325,000
Sale Price \$	--	\$295,000	\$298,300	\$328,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	03/25/2021	10/23/2020	01/22/2021
DOM · Cumulative DOM	-- · --	2 · 28	6 · 45	3 · 42
Age (# of years)	93	37	50	87
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	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story TRADITIONAL	1 Story TRADITIONAL	1 Story TRADITIONAL	1 Story TRADITIONAL
# Units	1	1	1	1
Living Sq. Feet	1,296	938	1,472	1,642
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 1 · 1	3 · 1 · 1
Total Room #	6	5	6	6
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Carport 3 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	616	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.07 acres	.73 acres	.24 acres	2.24 acres
Other	NONE NOTED	NONE NOTED	FENCED YARD	NONE NOTED
Net Adjustment	--	+\$10,580	-\$10,700	-\$17,650
Adjusted Price	--	\$305,580	\$287,600	\$310,350

* 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** SIMILAR. +6000 FOR BED, +8950 FOR SQ FEET, +1500 FOR ACREAGE. Situated in a great location, is this neat & clean 2-bedroom home on $\frac{3}{4}$ -acre, minutes to town. Home has an open concept, vaulted ceiling, and new flooring in great room. There has been lots of updating done to this home but always room to put your own spin on it. Detached 2-car garage with workshop area
- Sold 2** SIMILAR. -2000 FOR BATH, -4400 FOR SQ FEET, +4000 FOR ACREAGE, -4300 FOR AGE, -4000 FOR FENCED YARD. 3- bedroom, 1.75-bath rambler tucked away at the end of a quiet cul-de- sac. This home has been recently updated and is a must see. It features new flooring, new lighting, and new paint. There is forced air heat, fireplace, nice deck, fenced yard, and plenty of covered parking for your toys and RV
- Sold 3** MOST SIMILAR. -2000 FOR BATH, -8650 FOR SQ FEET, -6500 FOR ACREAGE, -500 FOR AGE. 3 bed, 1.5 ba. 1652 sq ft on 2.24 acres CLOSE TO TOWN with private setting that feels like country. Large 36 X 32 Shop with extra outbuildings for storage. Well and Septic. Appliances stay.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No Subject 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	\$289,900	\$289,900
Sales Price	\$288,000	\$288,000
30 Day Price	\$280,000	--
Comments Regarding Pricing Strategy		
Property should qualify for most financing. Low inventory in area with this much acreage. Price has increased since very recent BPO because more recent comps are available, and prices continue to rise.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported
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Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 3501 Fords Prairie Ave
Centralia, WA 98531



Front

L2 3429 Travera Place
Centralia, WA 98531



Front

L3 2018 Foron Rd
Centralia, WA 98531



Front

Sales Photos

S1 3007 Bennett Rd
Centralia, WA 98531



Front

S2 3408 Travera Place
Centralia, WA 98531



Front

S3 2325 Van Wormer St
Centralia, WA 98531



Front

ClearMaps Addendum

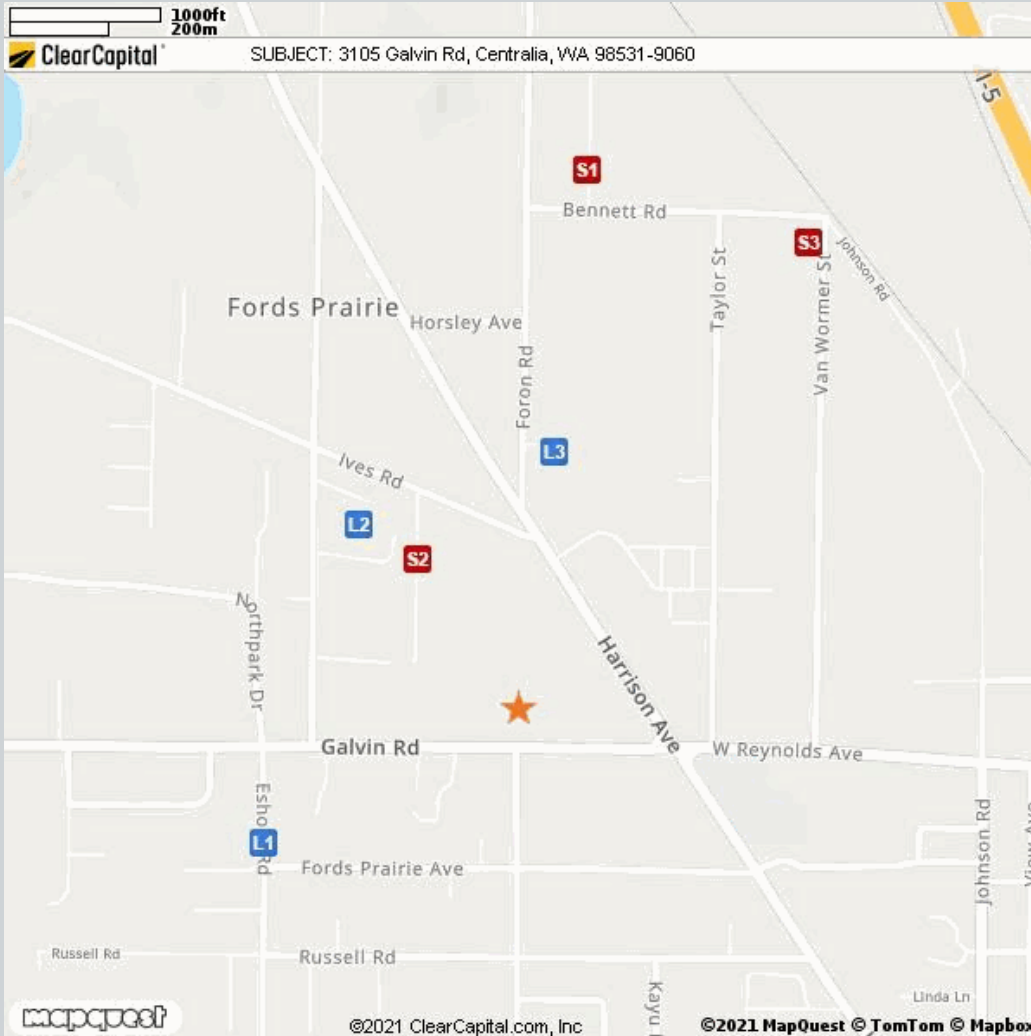
Address ★ 3105 Galvin Road, Centralia, WA 98531

Loan Number 44265

Suggested List \$289,900

Suggested Repaired \$289,900

Sale \$288,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3105 Galvin Road, Centralia, WA 98531	--	Parcel Match
L1 Listing 1	3501 Fords Prairie Ave, Centralia, WA 98531	0.33 Miles ¹	Parcel Match
L2 Listing 2	3429 Travera Place, Centralia, WA 98531	0.29 Miles ¹	Parcel Match
L3 Listing 3	2018 Foron Rd, Centralia, WA 98531	0.31 Miles ¹	Parcel Match
S1 Sold 1	3007 Bennett Rd, Centralia, WA 98531	0.65 Miles ¹	Parcel Match
S2 Sold 2	3408 Travera Place, Centralia, WA 98531	0.21 Miles ¹	Parcel Match
S3 Sold 3	2325 Van Wormer St, Centralia, WA 98531	0.66 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	Heather Marti	Company/Brokerage	Coldwell Banker Voetberg RE
License No	114481	Address	4905 163rd Lane SW Rochester WA 98579
License Expiration	11/18/2021	License State	WA
Phone	3607892129	Email	heather.marti@coldwellbanker.com
Broker Distance to Subject	7.93 miles	Date Signed	04/06/2021

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.