

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>	213 25th Street, Hoquiam, WA 98550	<b>Order ID</b>	7248443	<b>Property ID</b>	30018110
<b>Inspection Date</b>	04/23/2021	<b>Date of Report</b>	04/24/2021		
<b>Loan Number</b>	44488	<b>APN</b>	055203801701		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Grays Harbor		

### Tracking IDs

<b>Order Tracking ID</b>	0421BPO	<b>Tracking ID 1</b>	0421BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	WARREN, DONALD: per tax record	<b>Condition Comments</b>	Subject property is in fair condition with repairs required to the windows, siding, and exterior paint. Interior condition is probably similar to the exterior.
<b>R. E. Taxes</b>	\$411		
<b>Assessed Value</b>	\$30,356		
<b>Zoning Classification</b>	SFR		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(Windows are locked or boarded, and doors are locked.)			
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Fair		
<b>Estimated Exterior Repair Cost</b>	\$15,000		
<b>Estimated Interior Repair Cost</b>	\$8,000		
<b>Total Estimated Repair</b>	\$23,000		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Rural	<b>Neighborhood Comments</b>	Subject neighborhood is a development of homes similar to the subject property. City services, schools, and shopping are two minutes away.
<b>Local Economy</b>	Improving		
<b>Sales Prices in this Neighborhood</b>	Low: \$90,000 High: \$160,000		
<b>Market for this type of property</b>	Increased 4 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	213 25th Street	1420 Ralph	248 Chenault Ave	1106 W Marion St
City, State	Hoquiam, WA	Aberdeen, WA	Hoquiam, WA	Aberdeen, WA
Zip Code	98550	98520	98550	98520
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.66 <sup>1</sup>	1.51 <sup>1</sup>	2.85 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$160,000	\$90,000	\$114,000
List Price \$	--	\$160,000	\$90,000	\$109,000
Original List Date		04/16/2021	04/12/2021	11/21/2020
DOM · Cumulative DOM	-- · --	5 · 8	9 · 12	121 · 154
Age (# of years)	94	100	94	119
Condition	Fair	Fair	Poor	Poor
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	1.5 Stories 1.5 Story	1 Story 1 Story	1 Story 1 Story	1.5 Stories 1.5 Story
# Units	1	1	1	1
Living Sq. Feet	916	1,272	1,140	1,048
Bdrm · Bths · ½ Bths	2 · 1 · 1	3 · 1 · 1	2 · 1	2 · 1
Total Room #	6	7	6	6
Garage (Style/Stalls)	None	None	Attached 1 Car	None
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	1,070	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.06 acres	.26 acres	.11 acres	.09 acres
Other	Porch, deck	Porch	Porch, fence	Porch, fence

\* Listing 1 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** Superior to subject due to more square feet, more bedrooms, and larger lot size. This comp is in the same condition as the subject property.

**Listing 2** Inferior to subject due to lesser condition, and fewer baths. This comp requires new roof shingles, siding repair, and exterior paint.

**Listing 3** Inferior to subject due to year built, lesser condition, and fewer baths. This comp is listed as a fixer property in the MLS.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	213 25th Street	603 W Second St	703 N Williams St	1302 W 5th St
City, State	Hoquiam, WA	Aberdeen, WA	Aberdeen, WA	Aberdeen, WA
Zip Code	98550	98520	98520	98520
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.94 <sup>1</sup>	1.64 <sup>1</sup>	1.70 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$149,000	\$110,000	\$129,000
List Price \$	--	\$139,000	\$110,000	\$129,000
Sale Price \$	--	\$80,000	\$105,000	\$129,000
Type of Financing	--	Cash	Conventional	Cash
Date of Sale	--	01/26/2021	12/21/2020	03/19/2021
DOM · Cumulative DOM	-- · --	14 · 34	4 · 49	24 · 68
Age (# of years)	94	106	106	92
Condition	Fair	Poor	Fair	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	1.5 Stories 1.5 Story	1 Story 1 Story	1 Story 1 Story	1.5 Stories 1.5 Story
# Units	1	1	1	1
Living Sq. Feet	916	1,100	700	1,256
Bdrm · Bths · ½ Bths	2 · 1 · 1	1 · 1	1 · 1	3 · 1
Total Room #	6	5	5	7
Garage (Style/Stalls)	None	Carport 1 Car	Attached 1 Car	Carport 1 Car
Basement (Yes/No)	Yes	Yes	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	1070	1,100	--	--
Pool/Spa	--	--	--	--
Lot Size	0.06 acres	.14 acres	.04 acres	.05 acres
Other	Porch, deck	Porch, deck	Fence, carport	Porch
Net Adjustment	--	+\$16,000	+\$10,000	-\$5,000
Adjusted Price	--	\$96,000	\$115,000	\$124,000

\* Sold 3 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** Inferior to subject due to year built, lesser condition, fewer bedrooms, and fewer baths. This comp requires repairs to the roof, siding, windows, and exterior paint.
- Sold 2** Inferior to subject due to less square feet, fewer bedrooms, fewer baths, and smaller lot size. This comp is in the same condition as the subject property.
- Sold 3** Superior to subject due to more square feet, more bedrooms, and carport. This comp is in the same condition as the subject property.

## Subject Sales & Listing History

<b>Current Listing Status</b>		Not Currently Listed		<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				MLS# 1751823 listed 04/02/2021 \$160000, PEN 04/08/2021, sold 04/21/2021 \$120000. MLS# 23140935 listed 10/16/2003 \$29777, PEN 11/22/2003, sold 01/06/2004 \$25000. MLS# 23029031 listed 03/01/2003 \$33770, PC 03/03/2003 \$33777, EXP 09/01/2003.			
<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>		1					
<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>
04/02/2021	\$160,000	04/08/2021	\$160,000	Sold	04/21/2021	\$120,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$139,000	\$175,000
<b>Sales Price</b>	\$120,000	\$156,000
<b>30 Day Price</b>	\$110,000	--
<b>Comments Regarding Pricing Strategy</b>		
Subject value assigned is based on the sold, and active comp values after adjusting for the differences. More weight was given to the sold comp values, because the active comp list prices may change prior to sale.		

## 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



Side



Side



Street

## Subject Photos



Street



Other



Other



Other

## Listing Photos

**L1** 1420 Ralph  
Aberdeen, WA 98520



Front

**L2** 248 Chenault Ave  
Hoquiam, WA 98550



Front

**L3** 1106 W Marion St  
Aberdeen, WA 98520



Front



## Sales Photos

**S1** 603 W Second St  
Aberdeen, WA 98520



Front

**S2** 703 N Williams St  
Aberdeen, WA 98520



Front

**S3** 1302 W 5th St  
Aberdeen, WA 98520



Front

## ClearMaps Addendum

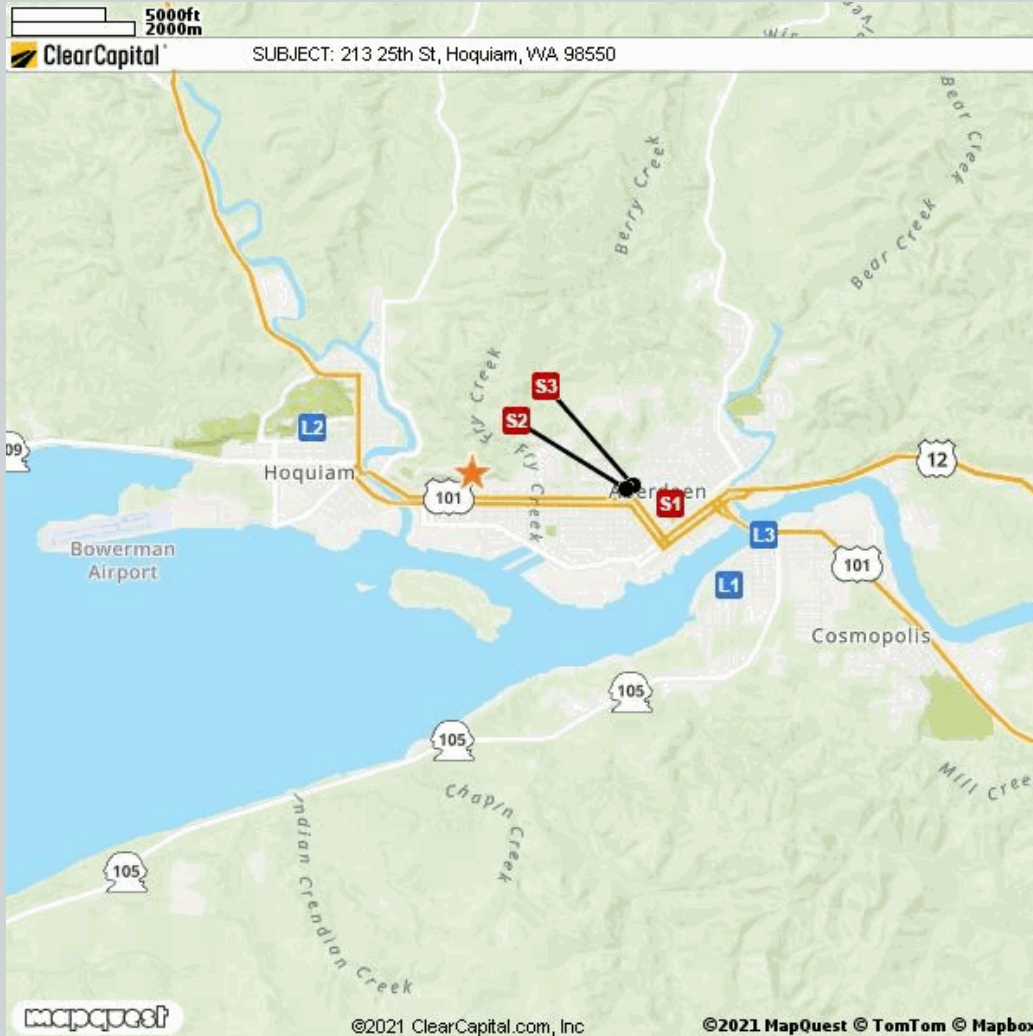
**Address** ★ 213 25th Street, Hoquiam, WA 98550

**Loan Number** 44488

**Suggested List** \$139,000

**Suggested Repaired** \$175,000

**Sale** \$120,000



### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	213 25th Street, Hoquiam, WA 98550	--	Parcel Match
L1 Listing 1	1420 Ralph, Aberdeen, WA 98520	2.66 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	248 Chenault Ave, Hoquiam, WA 98550	1.51 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1106 W Marion St, Aberdeen, WA 98520	2.85 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	603 W Second St, Aberdeen, WA 98520	1.94 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	703 N Williams St, Aberdeen, WA 98520	1.64 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1302 W 5th St, Aberdeen, WA 98520	1.70 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>	Newell Flood	<b>Company/Brokerage</b>	Better Properties Longview
<b>License No</b>	24529	<b>Address</b>	9237 Applegate Lp SW Rochester WA 98579
<b>License Expiration</b>	03/27/2022	<b>License State</b>	WA
<b>Phone</b>	3602613350	<b>Email</b>	newellflood@gmail.com
<b>Broker Distance to Subject</b>	39.01 miles	<b>Date Signed</b>	04/24/2021

*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:**

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