

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	1132 Mill Street, Raymond, WA 98577	Order ID	7242891	Property ID	30006119
Inspection Date	04/21/2021	Date of Report	04/22/2021		
Loan Number	44527	APN	72049004001		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Pacific		

Tracking IDs

Order Tracking ID	0419BPO	Tracking ID 1	0419BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	OLSON, ANDREW COREY	Condition Comments	
R. E. Taxes	\$850	Subject property is in fair condition with repairs required to the roof, siding, windows, and exterior paint. Interior repairs are estimated based on the exterior condition.	
Assessed Value	\$75,700		
Zoning Classification	SFR		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Fair		
Estimated Exterior Repair Cost	\$25,000		
Estimated Interior Repair Cost	\$10,000		
Total Estimated Repair	\$35,000		
HOA	No		
Visible From Street	Partially Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Improving	Subject neighborhood is a development of homes similar to the subject property. City services, schools, and shopping are two minutes away.	
Sales Prices in this Neighborhood	Low: \$60,000 High: \$160,000		
Market for this type of property	Increased 4 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1132 Mill Street	216 Alder St	650 Fowler St	305 Kendrick St
City, State	Raymond, WA	South Bend, WA	Raymond, WA	South Bend, WA
Zip Code	98577	98586	98577	98586
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	4.13 ¹	1.14 ¹	3.69 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$135,000	\$156,000	\$126,500
List Price \$	--	\$135,000	\$156,000	\$126,500
Original List Date		03/16/2021	03/10/2021	03/10/2021
DOM · Cumulative DOM	-- · --	36 · 37	17 · 43	36 · 43
Age (# of years)	53	125	81	50
Condition	Fair	Poor	Average	Fair
Sales Type	--	Fair Market Value	Fair Market Value	Short Sale
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Beneficial ; City Skyline	Neutral ; Residential	Neutral ; Residential
Style/Design	1.5 Stories 1.5 Story	2 Stories 2 Story	1 Story 1 Story	1 Story 1 Story
# Units	1	1	1	1
Living Sq. Feet	972	1,268	912	1,056
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	2 · 1	3 · 1
Total Room #	7	7	6	7
Garage (Style/Stalls)	Attached 1 Car	None	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.18 acres	.13 acres	.15 acres	.19 acres
Other	Porch, fence, outbldg	No	Porch, deck, shed	Porch, fence, carport

* 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.

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

Listing 1 Inferior to subject due to year built, lesser condition, no outbuilding, and no garage. This comp is a fixer property according to the MLS.

Listing 2 Superior to subject due to better condition. This comp has a furnace, deck, and a shed. There are no more similar condition comps available near the subject property.

Listing 3 Inferior to subject due to no electrical service since the electric service meter has been removed. This comp has a fireplace, and a fence.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1132 Mill Street	910 Ballentine St	623 Cherry St	931 Limit St
City, State	Raymond, WA	Raymond, WA	Raymond, WA	Raymond, WA
Zip Code	98577	98577	98577	98577
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.35 ¹	1.33 ¹	1.96 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$80,000	\$80,000	\$69,000
List Price \$	--	\$69,000	\$80,000	\$69,000
Sale Price \$	--	\$69,000	\$72,000	\$75,000
Type of Financing	--	Cash	Cash	Cash
Date of Sale	--	11/23/2020	11/02/2020	07/09/2020
DOM · Cumulative DOM	-- · --	18 · 38	6 · 31	21 · 43
Age (# of years)	53	81	73	62
Condition	Fair	Poor	Poor	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	2 Stories 2 Story	1.5 Stories 1.5 Story	1 Story 1 Story
# Units	1	1	1	1
Living Sq. Feet	972	1,068	1,220	1,200
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 1 · 1	2 · 1
Total Room #	7	6	7	6
Garage (Style/Stalls)	Attached 1 Car	None	Detached 1 Car	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.18 acres	.27 acres	.22 acres	.32 acres
Other	Porch, fence, outbldg	Porch	Porch, fence	Fence
Net Adjustment	--	+\$2,000	+\$1,000	-\$1,000
Adjusted Price	--	\$71,000	\$73,000	\$74,000

* 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.

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, and no garage. This comp is a fixer property according to the MLS.

Sold 2 Inferior to subject due to year built, lesser condition, and no outbuilding. This comp is a fixer property according to the MLS.

Sold 3 Superior to subject due to more square feet, and larger lot size. This comp has a detached garage, and wall heat.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject has not been listed or sold during the past 5 years per a NWMLS search.			
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	\$86,000	\$136,000
Sales Price	\$73,600	\$123,600
30 Day Price	\$65,000	--
Comments Regarding Pricing Strategy		
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



Other

Listing Photos

L1 216 Alder St
South Bend, WA 98586



Front

L2 650 Fowler St
Raymond, WA 98577



Front

L3 305 Kendrick St
South Bend, WA 98586



Front

Sales Photos

S1 910 Ballentine St
Raymond, WA 98577



Front

S2 623 Cherry St
Raymond, WA 98577



Front

S3 931 Limit St
Raymond, WA 98577



Front

ClearMaps Addendum

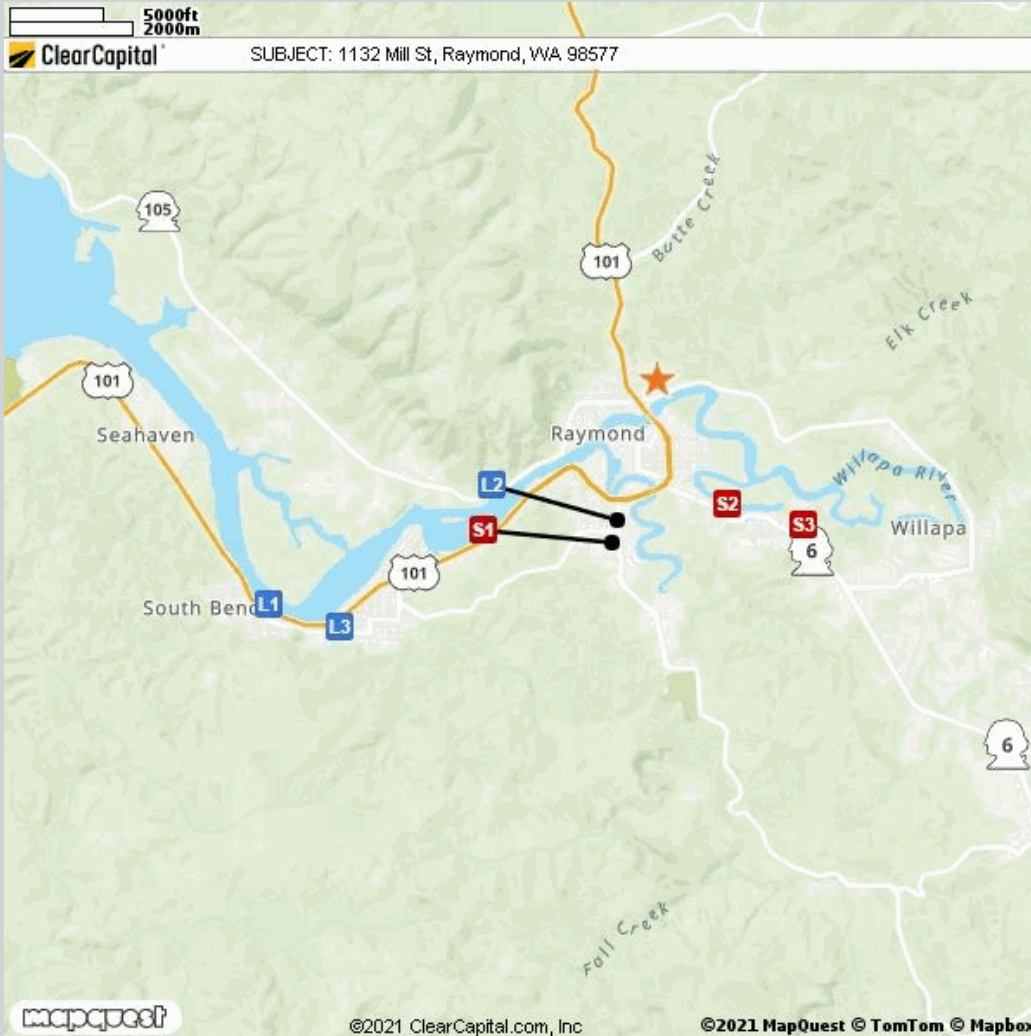
Address ★ 1132 Mill Street, Raymond, WA 98577

Loan Number 44527

Suggested List \$86,000

Suggested Repaired \$136,000

Sale \$73,600



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1132 Mill Street, Raymond, WA 98577	--	Street Centerline Match
L1 Listing 1	216 Alder St, South Bend, WA 98586	4.13 Miles ¹	Parcel Match
L2 Listing 2	650 Fowler St, Raymond, WA 98577	1.14 Miles ¹	Parcel Match
L3 Listing 3	305 Kendrick St, South Bend, WA 98586	3.69 Miles ¹	Parcel Match
S1 Sold 1	910 Ballentine St, Raymond, WA 98577	1.35 Miles ¹	Parcel Match
S2 Sold 2	623 Cherry St, Raymond, WA 98577	1.33 Miles ¹	Parcel Match
S3 Sold 3	931 Limit St, Raymond, WA 98577	1.96 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	Newell Flood	Company/Brokerage	Better Properties Longview
License No	24529	Address	9237 Applegate Lp SW Rochester WA 98579
License Expiration	03/27/2022	License State	WA
Phone	3602613350	Email	newellflood@gmail.com
Broker Distance to Subject	32.60 miles	Date Signed	04/22/2021

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.