

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>	10720 Eustis Hunt Road E, Graham, WA 98338	<b>Order ID</b>	7263656	<b>Property ID</b>	30072543
<b>Inspection Date</b>	04/28/2021	<b>Date of Report</b>	04/30/2021		
<b>Loan Number</b>	44574	<b>APN</b>	0418106016		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Pierce		

Tracking IDs					
<b>Order Tracking ID</b>	0428BPO	<b>Tracking ID 1</b>	0428BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	WEIGHTMAN RICHARD W	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$4,775	Home has average condition and landscaping. Home needs exterior repainted due to wear and discoloring of paint. Home has a fence and patio. Home has a 2 car garage and territorial views.	
<b>Assessed Value</b>	\$341,500		
<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>	\$5,000		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$5,000		
<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>	
<b>Local Economy</b>	Stable	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>Sales Prices in this Neighborhood</b>	Low: \$219,900 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
Street Address	10720 Eustis Hunt Road E	8902 158th St E	1121 O'Farrell Lane Nw	24012 70th Av Ct E
City, State	Graham, WA	Puyallup, WA	Orting, WA	Graham, WA
Zip Code	98338	98375	98360	98338
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.73 <sup>1</sup>	4.38 <sup>1</sup>	2.82 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$340,000	\$365,000	\$349,999
List Price \$	--	\$340,000	\$365,000	\$349,999
Original List Date		04/16/2021	04/07/2021	04/07/2021
DOM · Cumulative DOM	-- · --	14 · 14	23 · 23	23 · 23
Age (# of years)	26	37	16	26
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 ; Mountain	Neutral ; Residential
Style/Design	1 Story ranch	2 Stories traditional	1 Story ranch	2 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	1,665	1,533	1,717	1,524
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2	3 · 2 · 1
Total Room #	7	8	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.51 acres	0.19 acres	0.19 acres	0.28 acres
Other	fence patio	fence patio	fence patio	fence patio

\* 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** Comp has a slightly smaller home size, a 2 car garage and a smaller lot size. Comp has the same condition. Comp has 2.5 baths and the same amenities.

**Listing 2** Comp has a superior view and a similar home size. Comp has a smaller lot size and a 2 car garage. Comp has the same style and same bedrooms/baths.

**Listing 3** Comp has a smaller home size, a smaller lot size and equal amenities. Comp has a 2 car garage. Comp has 2.5 baths and the same age.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	10720 Eustis Hunt Road E	7909 185th St Ct E	20023 85th Av Ct E	20205 71st Av Ct E
<b>City, State</b>	Graham, WA	Puyallup, WA	Spanaway, WA	Spanaway, WA
<b>Zip Code</b>	98338	98375	98387	98387
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	2.55 <sup>1</sup>	1.65 <sup>1</sup>	2.38 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$296,950	\$315,950	\$320,000
<b>List Price \$</b>	--	\$296,950	\$315,950	\$320,000
<b>Sale Price \$</b>	--	\$332,000	\$335,000	\$345,000
<b>Type of Financing</b>	--	Fha	Fha	Va
<b>Date of Sale</b>	--	09/18/2020	06/05/2020	05/18/2020
<b>DOM · Cumulative DOM</b>	-- · --	35 · 35	28 · 28	48 · 48
<b>Age (# of years)</b>	26	44	25	24
<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>	1 Story ranch	1 Story ranch	Split split entry	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,665	1,543	1,964	1,482
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	4 · 2	4 · 3	3 · 2
<b>Total Room #</b>	7	8	9	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	None	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>	.51 acres	0.23 acres	0.23 acres	0.27 acres
<b>Other</b>	fence patio	fence patio shed	deck fence patio	fence patio
<b>Net Adjustment</b>	--	+\$13,000	-\$20,455	-\$9,215
<b>Adjusted Price</b>	--	\$345,000	\$314,545	\$335,785

\* 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** Comp has the same condition, style, views and no garage. Comp has an inferior age, a shed and a smaller lot size. Comp has a smaller home size.
- Sold 2** Comp has a similar view, condition, 2 car garage and age. Comp has 4 bedrooms/3 baths. Comp has a larger home size and a smaller lot size.
- Sold 3** Comp has a 2 car garage, superior condition, same style, views and a similar age. Comp has equal amenities, a smaller home size and a smaller lot size.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Sold in MLS on 4/29/2021				
<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>
04/07/2021	\$339,000	--	--	Sold	04/29/2021	\$341,555	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$347,000	\$357,000
<b>Sales Price</b>	\$342,000	\$352,000
<b>30 Day Price</b>	\$335,000	--
<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. Had to go out up to a 2 mile radius for comps due to the very slow market and unprecedented low volumes in this area.		

## 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



Street



Other

## Subject Photos



Other



Other



Other

## Listing Photos

**L1** 8902 158th St E  
Puyallup, WA 98375



Front

**L2** 1121 O'Farrell Lane NW  
Orting, WA 98360



Front

**L3** 24012 70th Av Ct E  
Graham, WA 98338



Front



## Sales Photos

**S1** 7909 185th St Ct E  
Puyallup, WA 98375



Front

**S2** 20023 85th Av Ct E  
Spanaway, WA 98387



Front

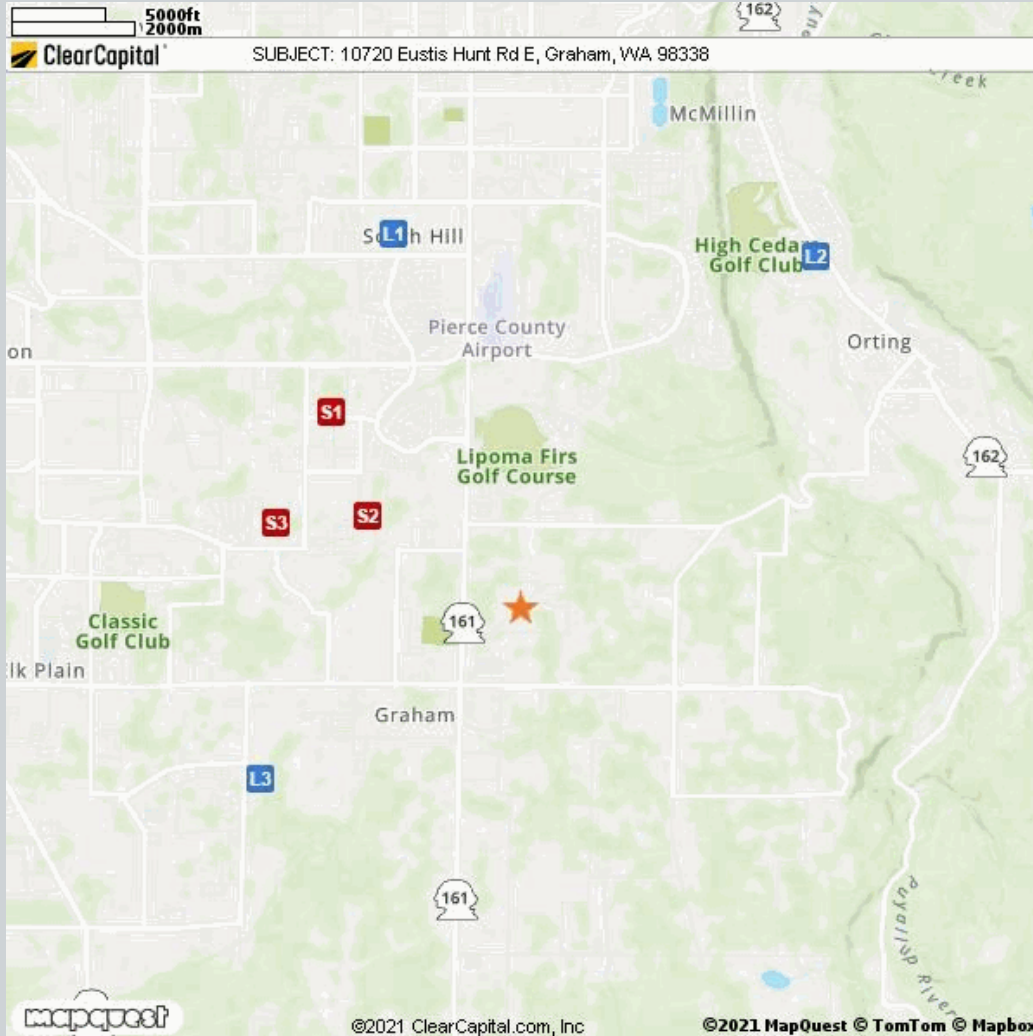
**S3** 20205 71st Av Ct E  
Spanaway, WA 98387



Front

## ClearMaps Addendum

**Address** ★ 10720 Eustis Hunt Road E, Graham, WA 98338  
**Loan Number** 44574      **Suggested List** \$347,000      **Suggested Repaired** \$357,000      **Sale** \$342,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10720 Eustis Hunt Road E, Graham, WA 98338	--	Parcel Match
L1 Listing 1	8902 158th St E, Puyallup, WA 98375	3.73 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1121 O'Farrell Lane Nw, Orting, WA 98360	4.38 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	24012 70th Av Ct E, Graham, WA 98338	2.82 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	7909 185th St Ct E, Puyallup, WA 98375	2.55 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	20023 85th Av Ct E, Spanaway, WA 98387	1.65 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	20205 71st Av Ct E, Spanaway, WA 98387	2.38 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>	8.91 miles	<b>Date Signed</b>	04/30/2021

*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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