

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>	1714 Esther Street, Vancouver, WA 98660	<b>Order ID</b>	8499530	<b>Property ID</b>	33509336
<b>Inspection Date</b>	11/01/2022	<b>Date of Report</b>	11/03/2022		
<b>Loan Number</b>	44591	<b>APN</b>	052841000		
<b>Borrower Name</b>	Champery Real Estate 2015 LLC	<b>County</b>	Clark		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	11.01.22 BPO	<b>Tracking ID 1</b>	11.01.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	BRECKENRIDGE PROPERTY FUND 2016 LLC	<b>Condition Comments</b> The subject is on a corner lot, looks to be vacant. there was no address on the house. I looked it up on our GIS site before going out to the property.
<b>R. E. Taxes</b>	\$3,004	
<b>Assessed Value</b>	\$300,184	
<b>Zoning Classification</b>	Residential R-9 : VAN	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	No	
(Have no idea if the subject is secure or not. Appears to be vacant. )		
<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>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Older area of Vancouver WA Close to public transportation
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$346500 High: \$919000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	1714 Esther Street	2210 W 28th St	1107 W 13th St	4311 Nw Washington St
<b>City, State</b>	Vancouver, WA	Vancouver, WA	Vancouver, WA	Vancouver, WA
<b>Zip Code</b>	98660	98660	98660	98660
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.06 <sup>1</sup>	0.42 <sup>1</sup>	1.31 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$380,000	\$449,126	\$399,900
<b>List Price \$</b>	--	\$380,000	\$463,000	\$349,900
<b>Original List Date</b>		10/24/2022	05/02/2022	08/03/2022
<b>DOM · Cumulative DOM</b>	-- · --	4 · 10	184 · 185	86 · 92
<b>Age (# of years)</b>	77	80	72	80
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Public Trans.	Beneficial ; Public Trans.	Beneficial ; Public Trans.	Beneficial ; Public Trans.
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1.5 Stories Bungalow	1 Story Bungalow	1.5 Stories Trad	1 Story Bungalow
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	990	982	1,276	1,020
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 1	2 · 1 · 1	2 · 1
<b>Total Room #</b>	6	6	6	5
<b>Garage (Style/Stalls)</b>	Detached 1 Car	Detached 1 Car	Carport 2 Car(s)	None
<b>Basement (Yes/No)</b>	Yes	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	600	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.06 acres	0.25 acres	0.11 acres	0.12 acres
<b>Other</b>	--	--	--	--

\* 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.

## Current Listings - Cont.

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

- Listing 1** bungalow near downtown! Enjoy 3 bedrooms, an updated kitchen, spacious .25 acre back yard, indoor outdoor living, oversized garage, cozy wood stove, and a convenient location. The house features updated siding, vinyl windows, kitchen counters, backsplash, and lighting. Gardeners delight with vegetable gardens and fruit trees. Superior to subject.
- Listing 2** . Located in Downtown Vancouver's Opportunity Zone! See City for tax benefits. Walking distance: Esther Short Park (movies, concerts, t); Farmer's Market (local growers and artists on weekends);
- Listing 3** Search had to be expanded due to low inventory in subjects area. This amazing home has new exterior paint, new water line, water heater and all new electrical. You'll immediately notice all of the natural lighting and beautiful hard wood floors. This 2 bedroom home is the ideal cozy but functional home.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	1714 Esther Street	2300 Markle Ave	1907 W 27th St	1903 W 28th St
<b>City, State</b>	Vancouver, WA	Vancouver, WA	Vancouver, WA	Vancouver, WA
<b>Zip Code</b>	98660	98660	98660	98660
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.40 <sup>1</sup>	0.84 <sup>1</sup>	0.86 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$360,000	\$300,000	\$310,000
<b>List Price \$</b>	--	\$360,000	\$300,000	\$291,000
<b>Sale Price \$</b>	--	\$370,000	\$331,500	\$280,000
<b>Type of Financing</b>	--	Conventional	Fha	Fha
<b>Date of Sale</b>	--	09/16/2022	07/06/2022	09/13/2022
<b>DOM · Cumulative DOM</b>	-- · --	20 · 43	2 · 35	26 · 67
<b>Age (# of years)</b>	77	92	72	72
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Public Trans.	Beneficial ; Public Trans.	Beneficial ; Public Trans.	Beneficial ; Public Trans.
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1.5 Stories Bungalow	1.5 Stories Bungalow	1 Story Bungalow	1 Story Bungalow
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	990	928	840	1,164
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	2 · 1	3 · 1	3 · 1
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Detached 1 Car	Detached 1 Car	None	Detached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	600	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.06 acres	0.12 acres	0.14 acres	0.14 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$25,000	-\$10,000	+\$15,000
<b>Adjusted Price</b>	--	\$345,000	\$321,500	\$295,000

\* 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** Incredible freshly remodeled home in Downtown Vancouver! This absolute charmer features New siding, roof, gutters, paint, floors, pex plumbing & garage/shop. Open kitchen & living area w/ Luxury Vinyl Plank floors, granite countertops w/ a peninsula & overhang for eating area as well as new cabinetry. Large bedroom on the main floor, upstairs has 1 bedroom & an office/loft area & ductless heating & cooling. Superior to subject.
- Sold 2** A Single family home perfect for a first time home buyer, an Airbnb or Rental! Looking for an investment property? Look no further! Located minutes away from restaurants, stores & parks in Downtown Vancouver! This home is ready for your personal touch!
- Sold 3** Vacant show anytime. Good shape hasn't had any changes in a long time. Sold FHA.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			The subject last sold on 06/21/2021 for \$310,000				
<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>	\$315,000	\$315,000
<b>Sales Price</b>	\$315,000	\$315,000
<b>30 Day Price</b>	\$309,000	--
<b>Comments Regarding Pricing Strategy</b>		
Clark County housing costs remain high Inventory, new listings fall in county.		

## 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



Front



Side



Side



Street



Living Room

## Subject Photos



Other



Other



## Listing Photos

**L1** 2210 W 28th St  
Vancouver, WA 98660



Front

**L2** 1107 W 13th St  
Vancouver, WA 98660



Front

**L3** 4311 NW Washington St  
Vancouver, WA 98660



Front

## Sales Photos

**S1** 2300 Markle Ave  
Vancouver, WA 98660



Front

**S2** 1907 W 27th St  
Vancouver, WA 98660



Front

**S3** 1903 W 28th St  
Vancouver, WA 98660



Front

### ClearMaps Addendum

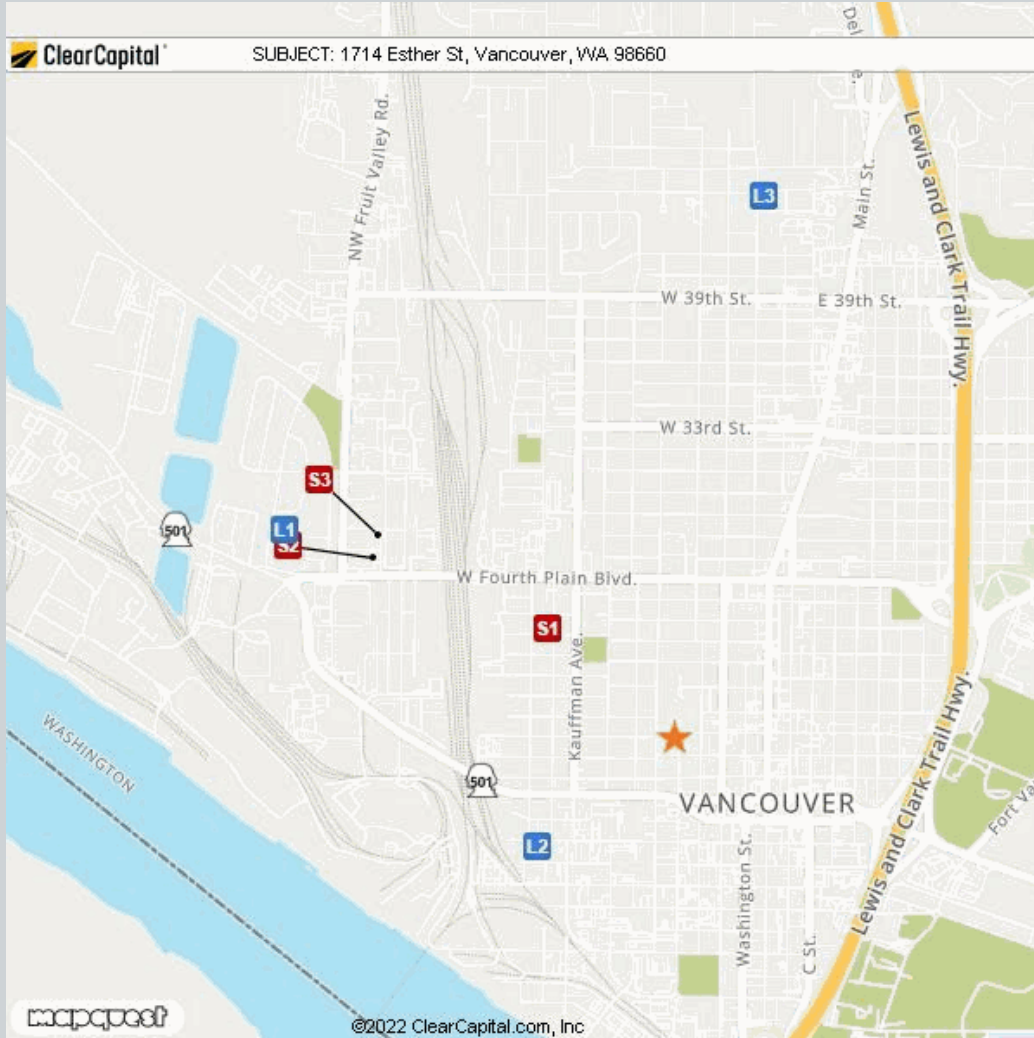
**Address** ★ 1714 Esther Street, Vancouver, WA 98660

**Loan Number** 44591

**Suggested List** \$315,000

**Suggested Repaired** \$315,000

**Sale** \$315,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1714 Esther Street, Vancouver, WA 98660	--	Parcel Match
L1 Listing 1	2210 W 28th St, Vancouver, WA 98660	1.06 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1107 W 13th St, Vancouver, WA 98660	0.42 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	4311 Nw Washington St, Vancouver, WA 98660	1.31 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2300 Markle Ave, Vancouver, WA 98660	0.40 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1907 W 27th St, Vancouver, WA 98660	0.84 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1903 W 28th St, Vancouver, WA 98660	0.86 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>	Madeleine Lorentz-Gardner	<b>Company/Brokerage</b>	Premiere Property Group LLC
<b>License No</b>	33898	<b>Address</b>	908 W 36th St Vancouver WA 98660
<b>License Expiration</b>	07/13/2023	<b>License State</b>	WA
<b>Phone</b>	3602819536	<b>Email</b>	mlgprosales@gmail.com
<b>Broker Distance to Subject</b>	0.94 miles	<b>Date Signed</b>	11/03/2022

*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.**

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