

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	1308 Sumner Avenue, Aberdeen, WA 98520	Order ID	7257481	Property ID	30033740
Inspection Date	04/27/2021	Date of Report	04/28/2021		
Loan Number	44598	APN	026400101500		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Grays Harbor		

Tracking IDs					
Order Tracking ID	0426BPO	Tracking ID 1	0426BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	DAVE W JOHNSON	Condition Comments	
R. E. Taxes	\$993	Subject property is in fair condition with repairs required to the siding, windows, and exterior paint. The interior repairs are estimates based on the exterior condition. The trash out contractor was at the house when I was taking photos, and he removed the flooring which has to be replaced.	
Assessed Value	\$77,337		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Windows and doors are locked.)			
Ownership Type	Fee Simple		
Property Condition	Fair		
Estimated Exterior Repair Cost	\$20,000		
Estimated Interior Repair Cost	\$10,000		
Total Estimated Repair	\$30,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Depressed	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: \$90,000 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	1308 Sumner Avenue	1420 Ralph	1106 W Marion St	1118 W Wishkah St
City, State	Aberdeen, WA	Aberdeen, WA	Aberdeen, WA	Aberdeen, WA
Zip Code	98520	98520	98520	98520
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.25 ¹	1.23 ¹	0.57 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$160,000	\$114,000	\$124,900
List Price \$	--	\$160,000	\$109,000	\$124,900
Original List Date		04/16/2021	11/21/2020	04/08/2021
DOM · Cumulative DOM	-- · --	5 · 12	121 · 158	5 · 20
Age (# of years)	103	100	119	116
Condition	Fair	Average	Fair	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 ; Water	Neutral ; Residential
Style/Design	1 Story 1 Story	1 Story 1 Story	1.5 Stories 1.5 Story	1.5 Stories 1.5 Story
# Units	1	1	1	1
Living Sq. Feet	1,340	1,272	1,048	1,620
Bdrm · Bths · ½ Bths	3 · 1	3 · 1 · 1	2 · 1	4 · 1
Total Room #	7	7	6	8
Garage (Style/Stalls)	Detached 2 Car(s)	None	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	.26 acres	.09 acres	.07 acres
Other	Porch	Porch	Porch, fence	Porch, deck, patio, RV pk, shop

* Listing 2 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 Superior to subject due to better condition, more baths, and larger lot size. This comp has storm windows, and ceiling fans.

Listing 2 Inferior to subject due to less square feet, fewer bedrooms, year built, and no garage. This comp is in the same condition as the subject property.

Listing 3 Superior to subject due to better condition, more square feet, patio, and deck. This comp has storm windows and a shop.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1308 Sumner Avenue	1415 Cherry St	1610 Morgan St	1302 W 5th St
City, State	Aberdeen, WA	Aberdeen, WA	Aberdeen, WA	Aberdeen, WA
Zip Code	98520	98520	98520	98520
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.42 ¹	0.11 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$85,000	\$124,900	\$129,000
List Price \$	--	\$85,000	\$124,900	\$129,000
Sale Price \$	--	\$90,500	\$124,900	\$129,000
Type of Financing	--	Cash	Cash	Cash
Date of Sale	--	12/28/2020	04/21/2021	03/19/2021
DOM · Cumulative DOM	-- · --	4 · 25	9 · 121	24 · 68
Age (# of years)	103	93	99	92
Condition	Fair	Fair	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 1 Story	1.5 Stories 1.5 Story	1.5 Stories 1.5 Story	1.5 Stories 1.5 Story
# Units	1	1	1	1
Living Sq. Feet	1,340	1,339	1,538	1,256
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1	3 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 1 Car	Detached 2 Car(s)	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	.12 acres	.14 acres	.05 acres
Other	Porch	Fence	Porch, patio, fence	Porch
Net Adjustment	--	+\$12,000	-\$14,000	-\$9,000
Adjusted Price	--	\$102,500	\$110,900	\$120,000

* Sold 1 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** Inferior to subject due to smaller garage, and smaller lot size. This comp is in the same condition as the subject property with some repairs required.
- Sold 2** Superior to subject due to better condition, more square feet, patio, and fence. This comp has a free standing wood burning stove.
- Sold 3** Superior to subject due to year built, and better condition. This comp has a fireplace, ceiling fans, and stucco siding.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Notice of Trustee sale recorded 03/23/2021 AFN 6260069. MLS# 428787 listed 005/05/2014 \$99900, EXP 08/05/2014. MLS# 28056913 listed 04/03/2008 \$59900, PEN 05/17/2008, sold 06/27/2008 \$55900. MLS# 24149775 listed 11/02/2004 \$79000, PEN 03/08/2005, sold 04/19/2005. MLS# 21432504 listed 09/25/2004 \$73000, CAN 10/04/2004.			
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	\$115,000	\$169,000
Sales Price	\$105,000	\$150,000
30 Day Price	\$95,000	--
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



Street



Street

Subject Photos



Kitchen



Other



Other



Other

Listing Photos

L1 1420 Ralph
Aberdeen, WA 98520



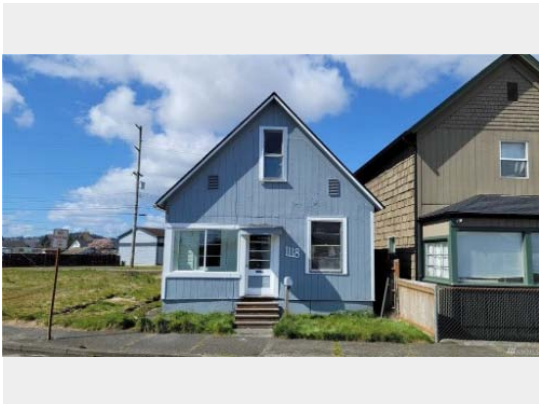
Front

L2 1106 W Marion St
Aberdeen, WA 98520



Front

L3 1118 W Wishkah St
Aberdeen, WA 98520



Front

Sales Photos

S1 1415 Cherry St
Aberdeen, WA 98520



Front

S2 1610 Morgan St
Aberdeen, WA 98520



Front

S3 1302 W 5th St
Aberdeen, WA 98520



Front

ClearMaps Addendum

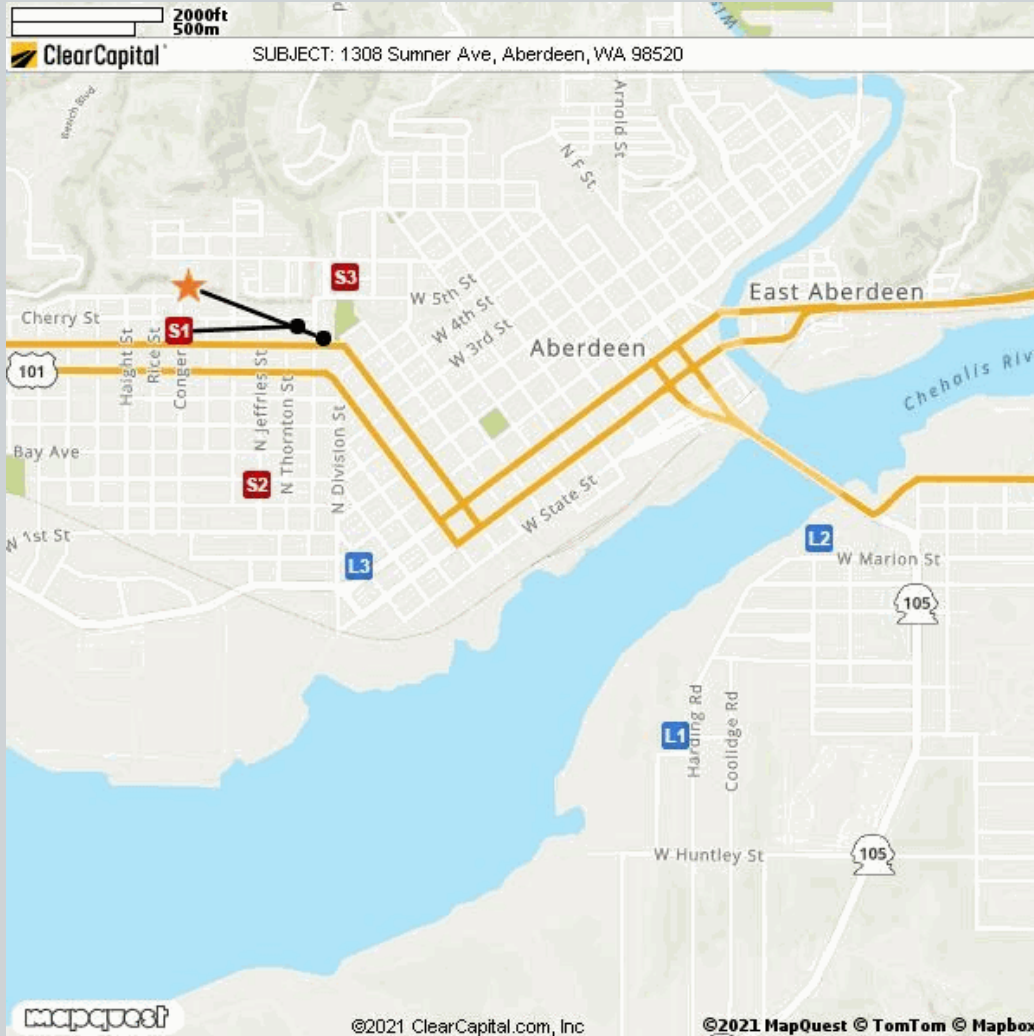
Address ★ 1308 Sumner Avenue, Aberdeen, WA 98520

Loan Number 44598

Suggested List \$115,000

Suggested Repaired \$169,000

Sale \$105,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1308 Sumner Avenue, Aberdeen, WA 98520	--	Parcel Match
L1 Listing 1	1420 Ralph, Aberdeen, WA 98520	1.25 Miles ¹	Parcel Match
L2 Listing 2	1106 W Marion St, Aberdeen, WA 98520	1.23 Miles ¹	Parcel Match
L3 Listing 3	1118 W Wishkah St, Aberdeen, WA 98520	0.57 Miles ¹	Parcel Match
S1 Sold 1	1415 Cherry St, Aberdeen, WA 98520	0.07 Miles ¹	Parcel Match
S2 Sold 2	1610 Morgan St, Aberdeen, WA 98520	0.42 Miles ¹	Parcel Match
S3 Sold 3	1302 W 5th St, Aberdeen, WA 98520	0.11 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.

Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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.

Photo Instructions:

1. At least 3 current, original photos of the front and sides of the subject
2. One address verification photo
3. One onsite parking photo (if applicable)
4. Three current, original street scene photos looking down the street (each direction) and across the street.
5. Comparable photos are required. MLS/online photos are sufficient. Please comment if MLS/online photos are unavailable.

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	37.39 miles	Date Signed	04/28/2021

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.