

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>	12336 Se 160th Street - Hold Back, Renton, WA 98058	<b>Order ID</b>	7269432	<b>Property ID</b>	30082430
<b>Inspection Date</b>	05/01/2021	<b>Date of Report</b>	05/01/2021		
<b>Loan Number</b>	44626	<b>APN</b>	1431500350		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	King		

Tracking IDs					
<b>Order Tracking ID</b>	0430BPO	<b>Tracking ID 1</b>	0430BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	THOMAS OHEARN	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$4,409	The subject appears to be in average condition with no signs of damage to the exterior. No signs that would require immediate repair. Home and landscaping seem to have been maintained as noted from doing an exterior drive by inspection. Subject conforms to the neighborhood in which it is located. No signs of any natural disaster damage.	
<b>Assessed Value</b>	\$392,000		
<b>Zoning Classification</b>	Residential R6		
<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>	\$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>	
<b>Local Economy</b>	Stable	Residential neighborhood with majority of presented constructions detached single family homes and condos. Homes different by style, condition, size, year built. Majority of the residential homes within subject neighborhood connected to the public water and sewer. Access, within 2 miles range to the schools, shopping, park.	
<b>Sales Prices in this Neighborhood</b>	Low: \$412,000 High: \$640,000		
<b>Market for this type of property</b>	Increased 2 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	12336 Se 160th Street - Hold Back	13501 Se 161st Place	12614 Se 169th Place	16038 123rd Ave Se
<b>City, State</b>	Renton, WA	Renton, WA	Renton, WA	Renton, WA
<b>Zip Code</b>	98058	98058	98058	98058
<b>Datasource</b>	Public Records	Public Records	Public Records	Public Records
<b>Miles to Subj.</b>	--	0.83 <sup>1</sup>	0.70 <sup>1</sup>	0.05 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$479,950	\$489,950	\$525,000
<b>List Price \$</b>	--	\$479,950	\$489,950	\$525,000
<b>Original List Date</b>		04/29/2021	04/01/2021	04/07/2021
<b>DOM · Cumulative DOM</b>	-- · --	1 · 2	29 · 30	23 · 24
<b>Age (# of years)</b>	60	45	62	60
<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>	1.5 Stories 1.5 story	1 Story 1 story	1 Story 1 story	1 Story 1 story
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,720	1,450	1,620	1,948
<b>Bdrm · Bths · ½ Bths</b>	4 · 1 · 1	3 · 1 · 1	3 · 2	4 · 2
<b>Total Room #</b>	7	6	6	7
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car
<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>	0.17 acres	0.18 acres	0.25 acres	0.17 acres
<b>Other</b>	Fence	Fence	Fence	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 year built -\$3000, lot size value, garage count. Inferior living square footage, bedroom count. Suitable amenities, condition, location, bath count.

**Listing 2** Superior bathroom value, lot size value. Inferior bedroom count, living square footage. Suitable style, garage count, amenities, location, year built.

**Listing 3** Superior current condition, bathroom value, living square footage. Suitable lot size, garage count, location, year built, bedroom count.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	12336 Se 160th Street - Hold Back	12364 Se 160th St	1622 Lake Youngs Way Se	16030 123rd Pl Se
<b>City, State</b>	Renton, WA	Renton, WA	Renton, WA	Renton, WA
<b>Zip Code</b>	98058	98058	98058	98058
<b>Datasource</b>	Public Records	Public Records	Public Records	Public Records
<b>Miles to Subj.</b>	--	0.03 <sup>1</sup>	0.43 <sup>1</sup>	0.08 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$475,000	\$490,000	\$510,000
<b>List Price \$</b>	--	\$475,000	\$490,000	\$510,000
<b>Sale Price \$</b>	--	\$475,000	\$490,000	\$510,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	01/13/2021	08/04/2020	11/06/2020
<b>DOM · Cumulative DOM</b>	-- · --	41 · 41	84 · 84	39 · 38
<b>Age (# of years)</b>	60	59	46	60
<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>	1.5 Stories 1.5 story	1.5 Stories 1.5 story	Split Split	1.5 Stories 1.5 story
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,720	1,720	1,270	1,980
<b>Bdrm · Bths · ½ Bths</b>	4 · 1 · 1	4 · 1 · 1	4 · 3	3 · 1
<b>Total Room #</b>	7	7	9	5
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)	Detached 1 Car
<b>Basement (Yes/No)</b>	No	No	Yes	No
<b>Basement (% Fin)</b>	0%	0%	100%	0%
<b>Basement Sq. Ft.</b>	--	--	730	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.17 acres	0.17 acres	0.17 acres	0.20 acres
<b>Other</b>	Fence	Fence	Fence	Fence
<b>Net Adjustment</b>	--	\$0	-\$7,400	-\$34,500
<b>Adjusted Price</b>	--	\$475,000	\$482,600	\$475,500

\* Sold 1 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** Suitable appearance, garage count, style, living square footage, lot size, room count, year built. No adjustments necessary. Located within subject immediate street.
- Sold 2** Superior basement value -\$14600, year built -\$2800, bathroom count -\$7500, garage count -\$5000. Inferior living area above ground \$22500. Suitable condition, amenities, bed count, location.
- Sold 3** Superior current condition -\$25000, lot size -\$6000, living area -\$13000. Inferior bath value \$2500, garage value \$2000, bedroom count \$5000. Suitable year built, amenities, style, location.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No sale or market activity is available within prior 60 months of the report.			
<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>	\$480,000	\$480,000
<b>Sales Price</b>	\$475,000	\$475,000
<b>30 Day Price</b>	\$437,000	--
<b>Comments Regarding Pricing Strategy</b>		
Comps are as suitable to subject parameters as is available in current market conditions. Proximity has been extended to provide the most accurate and similar comps in subject market. There are sales and list closer in proximity to subject but do not have the characteristics that will directly compete with the subject.		

## 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



Street

## Listing Photos

**L1** 13501 SE 161st Place  
Renton, WA 98058



Front

**L2** 12614 SE 169th Place  
Renton, WA 98058



Front

**L3** 16038 123rd Ave SE  
Renton, WA 98058



Front



## Sales Photos

**S1** 12364 SE 160th St  
Renton, WA 98058



Front

**S2** 1622 Lake Youngs Way SE  
Renton, WA 98058



Front

**S3** 16030 123rd Pl SE  
Renton, WA 98058



Front

## ClearMaps Addendum

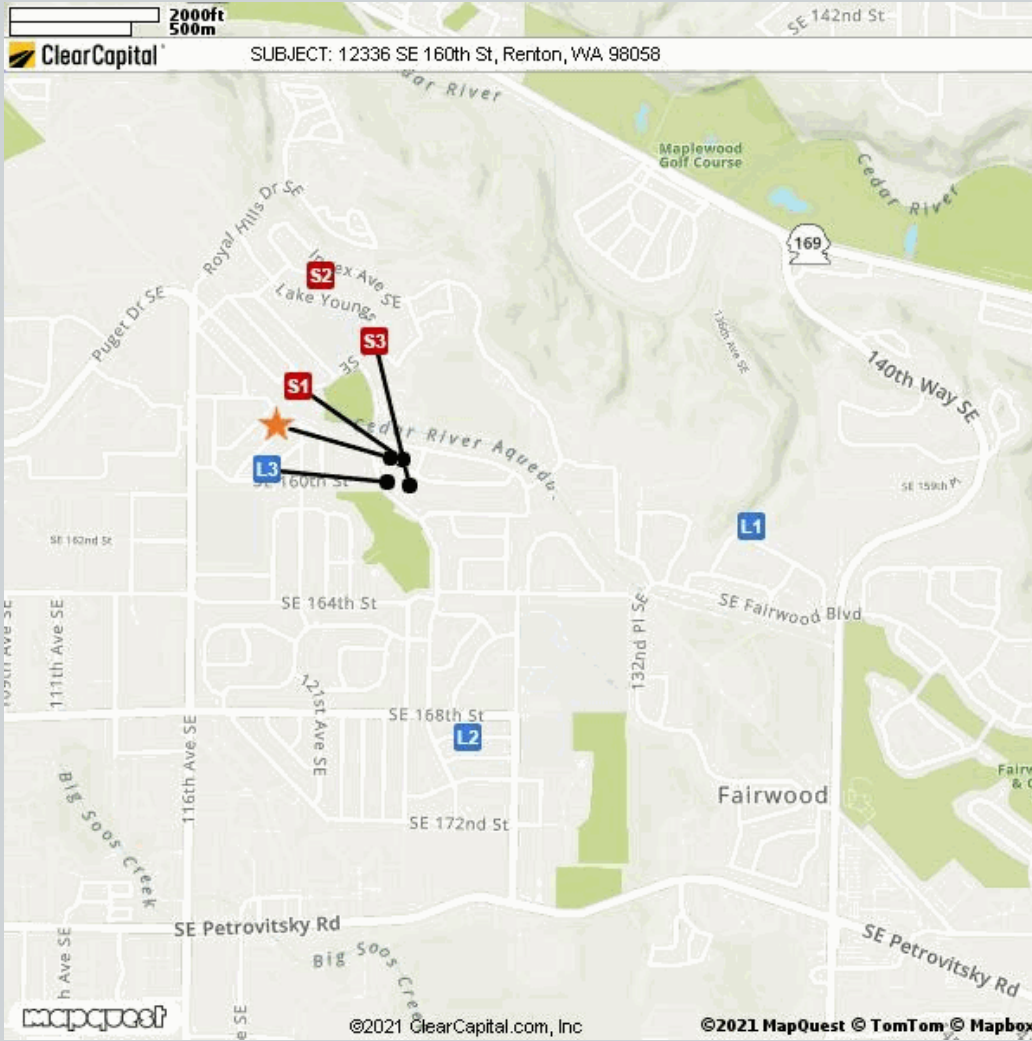
**Address** ★ 12336 Se 160th Street - Hold Back, Renton, WA 98058

**Loan Number** 44626

**Suggested List** \$480,000

**Suggested Repaired** \$480,000

**Sale** \$475,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	12336 Se 160th Street - Hold Back, Renton, WA 98058	--	Parcel Match
L1	13501 Se 161st Place, Renton, WA 98058	0.83 Miles <sup>1</sup>	Parcel Match
L2	12614 Se 169th Place, Renton, WA 98058	0.70 Miles <sup>1</sup>	Parcel Match
L3	16038 123rd Ave Se, Renton, WA 98058	0.05 Miles <sup>1</sup>	Parcel Match
S1	12364 Se 160th St, Renton, WA 98058	0.03 Miles <sup>1</sup>	Parcel Match
S2	1622 Lake Youngs Way Se, Renton, WA 98058	0.43 Miles <sup>1</sup>	Parcel Match
S3	16030 123rd Pl Se, Renton, WA 98058	0.08 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>	Ivan Semenov	<b>Company/Brokerage</b>	AGENCYONE
<b>License No</b>	77386	<b>Address</b>	13500 Bel-Red Rd, #4 BELLEVUE WA 98005
<b>License Expiration</b>	09/24/2021	<b>License State</b>	WA
<b>Phone</b>	4252602963	<b>Email</b>	ivans5000@yahoo.com
<b>Broker Distance to Subject</b>	11.24 miles	<b>Date Signed</b>	05/01/2021

*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.**

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