

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	9403 62nd Drive, Marysville, WA 98270	Order ID	7326912	Property ID	30403450
Inspection Date	05/27/2021	Date of Report	05/30/2021		
Loan Number	44627	APN	00463400001900		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Snohomish		

Tracking IDs					
Order Tracking ID	0527BPO_BOTW	Tracking ID 1	0527BPO_BOTW		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Terry B. Danner	Condition Comments	
R. E. Taxes	\$3,094	The subject appeared to be in good condition and well maintained at the time of this inspection. The subject conforms to the neighborhood.	
Assessed Value	\$294,300		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject is located in a neighborhood consisting of SFR's that are similar but may vary in GLA, style, condition and lot size. The demand for the area is normal and REO is not a factor in this location. Seller concessions are not required to sell a home in this area but may be advantageous for a quick sale.	
Sales Prices in this Neighborhood	Low: \$476,000 High: \$530,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	9403 62nd Drive	7508 59th Ave	5201 90th Place	8324 74th Dr
City, State	Marysville, WA	Marysville, WA	Marysville, WA	Marysville, WA
Zip Code	98270	98270	98270	98270
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.14 ¹	0.73 ¹	0.93 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$435,000	\$469,500	\$479,950
List Price \$	--	\$499,000	\$469,500	\$479,950
Original List Date		03/17/2021	05/20/2021	05/04/2021
DOM · Cumulative DOM	-- · --	32 · 74	6 · 10	3 · 26
Age (# of years)	47	43	43	24
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	Neutral ; Residential	Neutral ; Residential
Style/Design	Other Tri-Level	Other Tri-Level	1 Story 1 Story	Other Tri-Level
# Units	1	1	1	1
Living Sq. Feet	1,519	1,584	1,368	1,488
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 1 · 1	3 · 2 · 1
Total Room #	6	6	6	6
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	.18 acres	0.17 acres	0.22 acres	0.18 acres
Other	--	--	--	--

* Listing 1 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.

Current Listings - Cont.

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

- Listing 1** Spacious 3-level home, 3 bedroom, 2.5 bath plus den/office on lower level. Great functional kitchen with lots of cabinets. Vaulted ceilings with large living room, master room with full bathroom, enjoy the covered balcony view to a nice fully fenced backyard ready for entertainment. Centrally located, quick access to I-5, Hwy 9, schools, library, shopping center, and community park.
- Listing 2** Sparkling clean home. Truly move-in ready. New floors, doors and trim. New dimmable recessed lights. The entry opens up to the large living room and galley kitchen with separate pantry. An attached island in the kitchen is next to the family room. The mudroom/laundry/half bath access the large, fully fenced back yard and patio with room for entertaining. Home has a master w/ walk-in closet and ¾ bath, 2 good sized bedrooms, a common full bath. Attached two car garage and 3 sheds. The home is on a road with limited traffic. This home has easy access to I-5, public transit, local shopping and entertainment. No HOA. Parking for your RV.
- Listing 3** Immacutaley maintained and bright 3 bed 2.25 bath tri-level home. 10' ceilings, dining room with coved ceiling, spacious kitchen w/ eating space and bay window, gas heat, parquet entry, family room w/gas fireplace, master w/ attached bath and walk in closet, 2 car garage with resurfaced floors. Spacious backyard w/ garden space, beautifully landscaped, GREAT street appeal. Freshly painted exterior and interior, freshly stained backyard fence.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	9403 62nd Drive	8905 60th Dr	9219 61st Dr	9312 62nd Dr
City, State	Marysville, WA	Marysville, WA	Marysville, WA	Marysville, WA
Zip Code	98270	98270	98270	98270
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.30 ¹	0.09 ¹	0.05 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$480,000	\$465,000	\$499,950
List Price \$	--	\$480,000	\$465,000	\$499,950
Sale Price \$	--	\$476,000	\$515,000	\$530,000
Type of Financing	--	Fha	Va	Conventional
Date of Sale	--	01/20/2021	03/01/2021	04/23/2021
DOM · Cumulative DOM	-- · --	1 · 37	4 · 34	4 · 36
Age (# of years)	47	53	50	47
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	Neutral ; Residential	Neutral ; Residential
Style/Design	Other Tri-Level	1 Story 1 Story	1 Story 1 Story	1 Story 1 Story
# Units	1	1	1	1
Living Sq. Feet	1,519	1,592	1,449	1,456
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
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	.18 acres	0.25 acres	0.25 acres	0.21 acres
Other	--	--	--	--
Net Adjustment	--	-\$3,650	+\$3,500	+\$3,150
Adjusted Price	--	\$472,350	\$518,500	\$533,150

* 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.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** Pride of Ownership SCREAMS in This Lightly Lived in 3 bdrm 1.75 Bath. PLENTY of space for ALL your Gatherings in the Dining Rm, the HUGE Family Rm and Living Rm w/Cozy Gas Insert and Beautiful Brick Surround w/Mantle and Hearth. BIG User Friendly Kitchen w/Eating Space is Centrally Located. This ERA brought ENORMOUS Bdrms. The Master Bdrm features Double Closets and GORGEOUSLY updated Master Bath. You'll LOVE LOVE LOVE the Large Tile Shower/Tile Floor & Glass Barn door! Guest bath features Show Stopping Subway Tile Surround and Updates. Oversized Garage PLUS Carport. Entertainment size Covered Patio. Completely Fenced. 10 year Old Roof. Commuters Dream to I-5/Hwy 9. Adjustments: GLA: -3650
- Sold 2** Move in ready rambler on flat .25 acre lot. Entry leads to sunken living room w/ ample natural light & gas fireplace. Granite tile kitchen w/ tons of cabinets & counter space & matching s/s appliances inc. gas range. Second living room area (or large dining) w/ french doors to huge rear patio. Three spacious bedrooms. Beautiful bathrooms. Full laundry room. Large backyard w/ storage/garden shed. Lots of room to entertain. New carpet throughout. Brand new roof. Refreshed crawl space. Oversize 462 sq.ft. garage w/ addtl. 418 sq.ft. of carport space. RV/boat parking. Adjustments: GLA: 3500
- Sold 3** Beautiful Marysville Rambler. This home features newer kitchen cabinets w/granite countertops, flooring, trim, doors, paint inside and out, beautiful bathroom fixtures, lighting, cabinets, travertine floors, and a recently installed glass shower in the primary bathroom. The large kitchen has stainless steel appliances and opens to both a large living room and the family room with a brick fireplace complete with an electric insert. Enjoy the sunsets on your private patio with a large deck complete with a Bluetooth speaker system. Heated/insulated and finished garage. Homes like this don't come up often, all this quality in one home, large lot, with a long driveway. Smoke-free, pet-free home. A must-see! Adjustments: GLA: 3150

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject has not been sold or listed in the last 12 months.			
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	\$530,000	\$530,000
Sales Price	\$525,000	\$525,000
30 Day Price	\$520,000	--
Comments Regarding Pricing Strategy		
I based this report on comparing all SFR homes to the subject property and I considered all differences, location, design as well as appeal when arriving at the subjects final values. It was necessary to increase the distance due to a shortage of these type of properties.		

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.
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Subject Photos



Front



Address Verification



Street



Other

Listing Photos

L1 7508 59th Ave
Marysville, WA 98270



Front

L2 5201 90th Place
Marysville, WA 98270



Front

L3 8324 74th Dr
Marysville, WA 98270



Front

Sales Photos

S1 8905 60th Dr
Marysville, WA 98270



Front

S2 9219 61st Dr
Marysville, WA 98270



Front

S3 9312 62nd Dr
Marysville, WA 98270



Front

ClearMaps Addendum

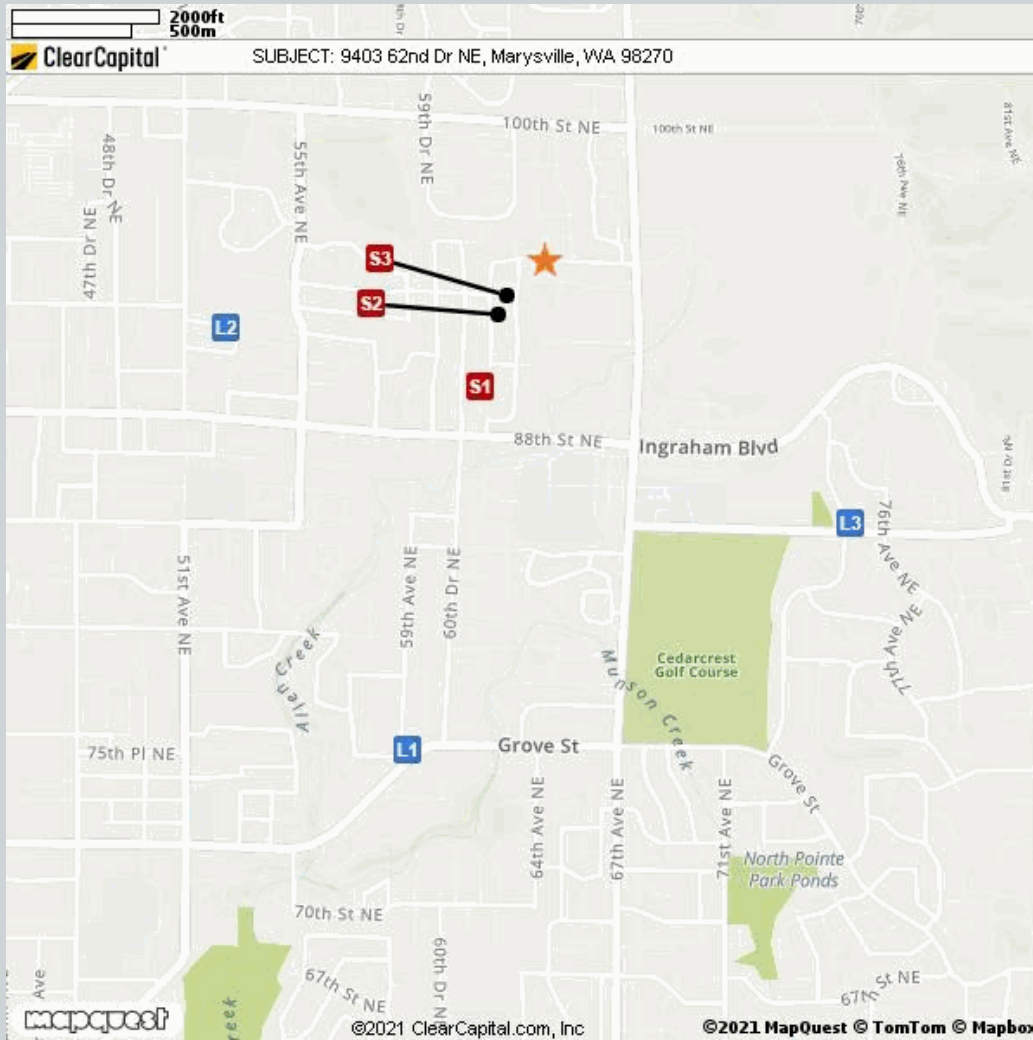
Address ★ 9403 62nd Drive, Marysville, WA 98270

Loan Number 44627

Suggested List \$530,000

Suggested Repaired \$530,000

Sale \$525,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	9403 62nd Drive, Marysville, WA 98270	--	Parcel Match
L1 Listing 1	7508 59th Ave, Marysville, WA 98270	1.14 Miles ¹	Parcel Match
L2 Listing 2	5201 90th Place, Marysville, WA 98270	0.73 Miles ¹	Parcel Match
L3 Listing 3	8324 74th Dr, Marysville, WA 98270	0.93 Miles ¹	Parcel Match
S1 Sold 1	8905 60th Dr, Marysville, WA 98270	0.30 Miles ¹	Parcel Match
S2 Sold 2	9219 61st Dr, Marysville, WA 98270	0.09 Miles ¹	Parcel Match
S3 Sold 3	9312 62nd Dr, Marysville, WA 98270	0.05 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	Lori Templeton	Company/Brokerage	Williams Real Estate Brokers
License No	112788	Address	5523 67th Dr. SE Snohomish WA 98290
License Expiration	04/26/2023	License State	WA
Phone	4252993977	Email	homesbylorit@gmail.com
Broker Distance to Subject	9.24 miles	Date Signed	05/27/2021

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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