

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	1462 S Melbourne Street, Westport, WA 98595	Order ID	7272190	Property ID	30088913
Inspection Date	05/03/2021	Date of Report	05/05/2021		
Loan Number	44673	APN	799005600700		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Grays Harbor		

Tracking IDs					
Order Tracking ID	0503BPO	Tracking ID 1	0503BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	MARVIN E DEAN & DONNA DEAN	Condition Comments	
R. E. Taxes	\$1,517	Subject property is in average condition with no repairs required. Subject property is located two minutes from city services, schools, and shopping.	
Assessed Value	\$110,458		
Zoning Classification	Residential R3		
Property Type	Manuf. Home		
Occupancy	Vacant		
Secure?	Yes		
(Doors and windows are locked.)			
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	Rural	Neighborhood Comments	
Local Economy	Improving	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: \$85,000 High: \$200,000		
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	1462 S Melbourne Street	1125 St Rt 105	1608 S Broadway	1280 Vista Ridge Dr
City, State	Westport, WA	Grayland, WA	Westport, WA	Grayland, WA
Zip Code	98595	98547	98595	98547
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	2.86 ¹	0.09 ¹	3.25 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$149,900	\$199,000	\$179,900
List Price \$	--	\$144,900	\$199,000	\$179,900
Original List Date		03/19/2021	04/30/2021	04/08/2021
DOM · Cumulative DOM	-- · --	32 · 47	2 · 5	5 · 27
Age (# of years)	17	43	45	30
Condition	Average	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	Beneficial ; Water	Neutral ; Residential
Style/Design	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured
# Units	1	1	1	1
Living Sq. Feet	1,148	1,128	1,152	960
Bdrm · Bths · ½ Bths	2 · 1	2 · 1 · 1	2 · 2	3 · 2
Total Room #	4	4	5	6
Garage (Style/Stalls)	None	Detached 2 Car(s)	Carport 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	.37 acres	.23 acres	.19 acres
Other	Porch, deck, fence, outbldg	Deck	Deck, fence	Porch, patio, deck, outbldgs

* Listing 3 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 Inferior to subject due to year built, lesser condition, fewer square feet, and no fence. This comp requires repairs to the exterior paint, and roof.

Listing 2 Superior to subject due to more square feet, more baths, carport, better view, and larger lot size. This comp is in the same condition as the subject property.

Listing 3 Superior to subject due to more bedrooms, more baths, larger lot size, and more outbuildings. This comp is in the same condition as the subject property.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1462 S Melbourne Street	127 E Woodhill Ave	1549 S Montesano	1551 S Cooper St
City, State	Westport, WA	Westport, WA	Westport, WA	Westport, WA
Zip Code	98595	98595	98595	98595
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.98 ¹	0.17 ¹	0.09 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$89,900	\$174,900	\$175,000
List Price \$	--	\$89,900	\$135,000	\$175,000
Sale Price \$	--	\$85,000	\$120,000	\$166,000
Type of Financing	--	Cash	Cash	Fha
Date of Sale	--	12/29/2020	10/30/2020	06/08/2020
DOM · Cumulative DOM	-- · --	22 · 57	85 · 135	76 · 100
Age (# of years)	17	51	46	35
Condition	Average	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 Manufactured	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured
# Units	1	1	1	1
Living Sq. Feet	1,148	1,056	768	1,456
Bdrm · Bths · ½ Bths	2 · 1	2 · 1 · 1	2 · 1	3 · 2
Total Room #	4	4	4	6
Garage (Style/Stalls)	None	None	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	.16 acres	.16 acres	.29 acres
Other	Porch, deck, fence, outbldg	Deck, outbldgs, RV pk	Deck, fence, outbuilding, carport	Deck, fence
Net Adjustment	--	+\$15,000	+\$5,000	-\$18,000
Adjusted Price	--	\$100,000	\$125,000	\$148,000

* Sold 2 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 year built, lesser condition, and fewer square feet. This comp requires repairs to the siding, exterior paint, and the roof.
- Sold 2** Inferior to subject due to year built, and less square feet. This comp is in the same condition as the subject property.
- Sold 3** Superior to subject due to more square feet, more bedrooms, more baths, and larger lot size. This comp is in the same condition as the subject property.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject has not been listed or sold during the past 5 years.			
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	\$149,000	\$149,000
Sales Price	\$129,000	\$129,000
30 Day Price	\$119,000	--
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



Street



Street



Other



Other

Subject Photos



Other



Other

Listing Photos

L1 1125 St Rt 105
Grayland, WA 98547



Front

L2 1608 S Broadway
Westport, WA 98595



Front

L3 1280 Vista Ridge Dr
Grayland, WA 98547



Front

Sales Photos

S1 127 E Woodhill Ave
Westport, WA 98595



Front

S2 1549 S Montesano
Westport, WA 98595



Front

S3 1551 S Cooper St
Westport, WA 98595



Front

ClearMaps Addendum

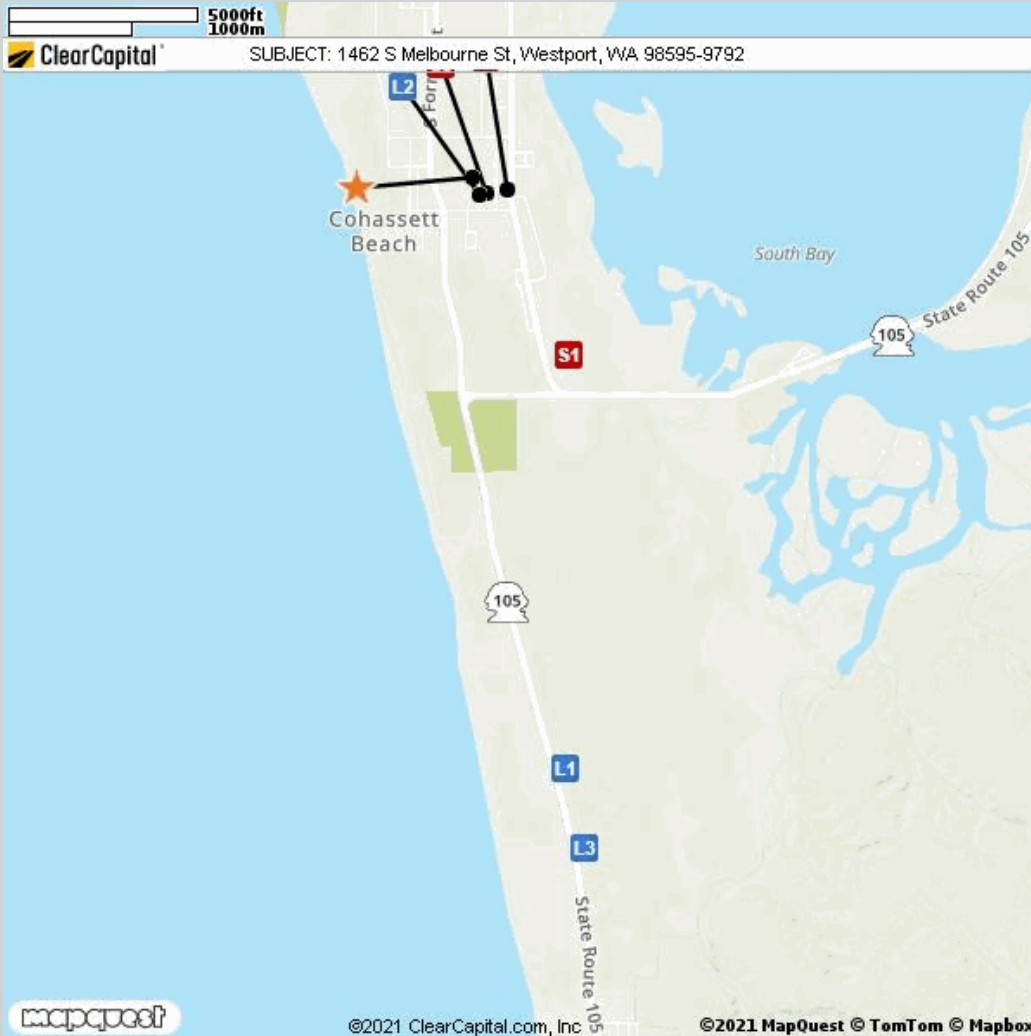
Address ★ 1462 S Melbourne Street, Westport, WA 98595

Loan Number 44673

Suggested List \$149,000

Suggested Repaired \$149,000

Sale \$129,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1462 S Melbourne Street, Westport, WA 98595	--	Parcel Match
L1 Listing 1	1125 St Rt 105, Grayland, WA 98547	2.86 Miles ¹	Parcel Match
L2 Listing 2	1608 S Broadway, Westport, WA 98595	0.09 Miles ¹	Parcel Match
L3 Listing 3	1280 Vista Ridge Dr, Grayland, WA 98547	3.25 Miles ¹	Parcel Match
S1 Sold 1	127 E Woodhill Ave, Westport, WA 98595	0.98 Miles ¹	Parcel Match
S2 Sold 2	1549 S Montesano, Westport, WA 98595	0.17 Miles ¹	Parcel Match
S3 Sold 3	1551 S Cooper St, Westport, WA 98595	0.09 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	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	49.06 miles	Date Signed	05/05/2021

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.