

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	111 24th Street, Hoquiam, WA 98550	Order ID	7272190	Property ID	30088915
Inspection Date	05/04/2021	Date of Report	05/05/2021		
Loan Number	44675	APN	055203201001		
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	DAVID P DRAKE & ANGELA M MOCK	Condition Comments Subject property is in average condition with no repairs required. Subject property is located 2 minutes from city services, schools, and shopping.
R. E. Taxes	\$1,473	
Assessed Value	\$108,856	
Zoning Classification	Miscellaneous	
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	Rural	Neighborhood Comments Subject neighborhood is a development of homes similar to the subject property. City services are two minutes away.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$65,000 High: \$180,000	
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	111 24th Street	248 Chenault Ave	2735 Cherry St	1511 Morgan St
City, State	Hoquiam, WA	Hoquiam, WA	Hoquiam, WA	Aberdeen, WA
Zip Code	98550	98550	98550	98520
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.40 ¹	0.40 ¹	1.72 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$90,000	\$174,900	\$134,500
List Price \$	--	\$90,000	\$174,900	\$129,000
Original List Date		04/21/2021	04/07/2021	04/06/2021
DOM · Cumulative DOM	-- · --	9 · 14	19 · 28	8 · 29
Age (# of years)	111	94	101	105
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 1 Story	1 Story 1 Story	1 Story 1 Story	1 Story 1 Story
# Units	1	1	1	2
Living Sq. Feet	1,170	1,140	1,341	1,201
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 1	2 · 1
Total Room #	7	6	7	6
Garage (Style/Stalls)	Detached 1 Car	Attached 1 Car	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.11 acres	.11 acres	.21 acres	.14 acres
Other	Porch	Porch, fence	Porch, fence, RV pk	Porch, patio

* 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 lesser condition, less square feet, and fewer bedrooms. This comp requires siding repair, exterior paint, and new roof shingles.

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

Listing 3 Superior to subject due to more square feet, larger lot size, and heat pump. This comp is in the same condition as the subject property.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	111 24th Street	3101 Sumner Ave	3010 Simpson Ave	1415 Cherry St
City, State	Hoquiam, WA	Hoquiam, WA	Hoquiam, WA	Aberdeen, WA
Zip Code	98550	98550	98550	98520
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.73 ¹	0.67 ¹	1.71 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$65,000	\$140,000	\$85,000
List Price \$	--	\$65,000	\$135,000	\$85,000
Sale Price \$	--	\$65,000	\$130,000	\$90,500
Type of Financing	--	Cash	Conventional	Cash
Date of Sale	--	02/16/2021	12/21/2020	12/28/2020
DOM · Cumulative DOM	-- · --	1 · 30	31 · 156	4 · 25
Age (# of years)	111	93	107	93
Condition	Average	Fair	Good	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	1,170	1,152	992	1,339
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	2 · 1 · 1	3 · 1
Total Room #	7	7	6	7
Garage (Style/Stalls)	Detached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.11 acres	.13 acres	.14 acres	.12 acres
Other	Porch	Porch	Deck, fence, RV pk	Fence, carport
Net Adjustment	--	+\$15,000	-\$16,000	-\$2,000
Adjusted Price	--	\$80,000	\$114,000	\$88,500

* 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** Inferior to subject due to lesser condition, and less square feet. This comp requires repairs to the siding, exterior paint, and roofing.
- Sold 2** Superior to subject due to better condition, more baths, larger lot size, and fence. This comp has been recently remodeled according to the MLS.
- Sold 3** Superior to subject due to year built, more square feet, and extra carport. 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				MLS# 1574233 listed 03/05/2020 \$82900, PEN 04/02/2020, SFR (Sale Fail Release) 10/19/2020. MLS# 283378 listed 10/08/2011 \$88000, PEN 10/21/2011, sold 02/02/2012 \$90800.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
03/05/2020	\$82,900	--	--	Withdrawn	10/19/2020	\$82,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$99,000	\$99,000
Sales Price	\$88,000	\$88,000
30 Day Price	\$82,000	--
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



Street



Street



Other

DRIVE-BY BPO

by ClearCapital

111 24TH STREET
HOQUIAM, WA 98550

44675
Loan Number

\$88,000
As-Is Value

Subject Photos



Other



Other

Listing Photos

L1 248 Chenault Ave
Hoquiam, WA 98550



Front

L2 2735 Cherry St
Hoquiam, WA 98550



Front

L3 1511 Morgan St
Aberdeen, WA 98520



Front

Sales Photos

S1 3101 Sumner Ave
Hoquiam, WA 98550



Front

S2 3010 Simpson Ave
Hoquiam, WA 98550



Front

S3 1415 Cherry St
Aberdeen, WA 98520



Front

ClearMaps Addendum

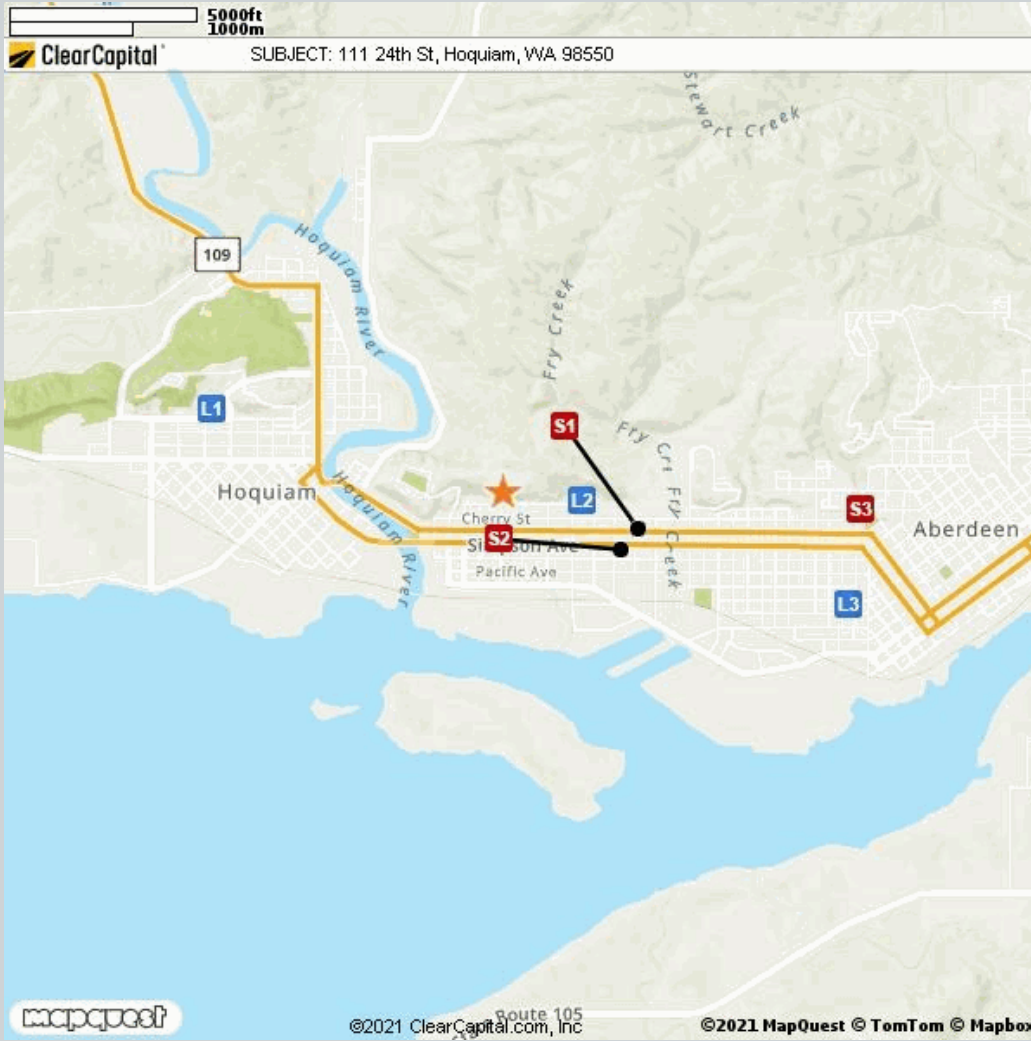
Address ★ 111 24th Street, Hoquiam, WA 98550

Loan Number 44675

Suggested List \$99,000

Suggested Repaired \$99,000

Sale \$88,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	111 24th Street, Hoquiam, WA 98550	--	Parcel Match
L1 Listing 1	248 Chenault Ave, Hoquiam, WA 98550	1.40 Miles ¹	Parcel Match
L2 Listing 2	2735 Cherry St, Hoquiam, WA 98550	0.40 Miles ¹	Parcel Match
L3 Listing 3	1511 Morgan St, Aberdeen, WA 98520	1.72 Miles ¹	Parcel Match
S1 Sold 1	3101 Sumner Ave, Hoquiam, WA 98550	0.73 Miles ¹	Parcel Match
S2 Sold 2	3010 Simpson Ave, Hoquiam, WA 98550	0.67 Miles ¹	Parcel Match
S3 Sold 3	1415 Cherry St, Aberdeen, WA 98520	1.71 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	39.12 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.