

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	14325 Sw Barlow Road, Beaverton, OR 97008	Order ID	7289648	Property ID	30140155
Inspection Date	05/11/2021	Date of Report	05/11/2021		
Loan Number	44703	APN	R0179746		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Washington		

Tracking IDs

Order Tracking ID	0511BPO	Tracking ID 1	0511BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	SMITH CURTIS & SMITH SUSAN M	Condition Comments Home appears to be in average condition from curb view. Home appears to not be updated.
R. E. Taxes	\$5,847	
Assessed Value	\$404,060	
Zoning Classification	R-7	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Door is coded and autolocks)		
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 Home is a 1976 split level home. Home has 3 bedrooms and 3 full bathrooms. Home has an attached 2 car garage. Home has easy access to major roadways and commercial area.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$400,000 High: \$550,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	14325 Sw Barlow Road	7075 Sw 142nd Pl	16685 Sw Oak St	7125 Sw Hoodview Pl
City, State	Beaverton, OR	Beaverton, OR	Beaverton, OR	Beaverton, OR
Zip Code	97008	97008	97007	97008
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.02 ¹	1.27 ¹	1.11 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$499,000	\$449,900	\$475,000
List Price \$	--	\$499,000	\$449,900	\$475,000
Original List Date		04/22/2021	03/31/2021	04/23/2021
DOM · Cumulative DOM	-- · --	4 · 19	5 · 41	9 · 18
Age (# of years)	45	53	53	58
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	2 Stories split	2 Stories split	2 Stories trad	2 Stories split
# Units	1	1	1	1
Living Sq. Feet	1,441	1,473	1,924	1,656
Bdrm · Bths · ½ Bths	3 · 3	3 · 2	4 · 3	3 · 3
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	852	270	609	336
Pool/Spa	--	--	--	--
Lot Size	.18 acres	.3 acres	.24 acres	.23 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** Lovely tri-level home on Cul-de-Sac. Centrally located near desired Highland Hills, close to parks, schools and shopping. All new flooring, interior paint and light fixtures. Kitchen eating bar and full sized eating area. Large private backyard with pool, perfect for entertaining. Oversized two car Garage.
- Listing 2** Cute property in the heart of Beaverton. This is a must see in the city with country style living in the heart the city. Come enjoy this big private lot with charming country home. 4 bedroom, 2 baths in the big main house Lennox gas furnace. Tons of storage. Surprise nonconforming bedroom and bathroom for you to rent out or have an exercise room,
- Listing 3** This lovely tri-level home has 3 bedrooms and 3 full bathrooms with a large living room and kitchen. Finished basement with a bonus room and access to a large fenced-in backyard. The home rests in a cult-de-sac within the Beaverton School District.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	14325 Sw Barlow Road	5750 Sw Taralynn Ave	13550 Sw 21st St	11555 Sw Cardinal Ter
City, State	Beaverton, OR	Beaverton, OR	Beaverton, OR	Beaverton, OR
Zip Code	97008	97005	97008	97008
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.96 ¹	0.41 ¹	1.44 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$474,200	\$435,000	\$435,000
List Price \$	--	\$474,200	\$435,000	\$435,000
Sale Price \$	--	\$485,000	\$485,000	\$445,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	03/05/2021	02/26/2021	11/25/2020
DOM · Cumulative DOM	-- · --	2 · 37	3 · 35	10 · 44
Age (# of years)	45	60	56	52
Condition	Average	Good	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	2 Stories split	2 Stories split	2 Stories split	2 Stories split
# Units	1	1	1	1
Living Sq. Feet	1,441	1,339	1,162	1,346
Bdrm · Bths · ½ Bths	3 · 3	4 · 2 · 1	5 · 2	4 · 2 · 1
Total Room #	7	7	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	852	624	572	728
Pool/Spa	--	--	--	--
Lot Size	.18 acres	.17 acres	.16 acres	.16 acres
Other	--	concession 5k	--	--
Net Adjustment	--	-\$9,880	+\$18,470	+\$7,830
Adjusted Price	--	\$475,120	\$503,470	\$452,830

* 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** Adjusted 2500 for bathroom count 3060 for upper sq ft 4560 for basement sq ft -5000 -15000 for condition for concessions
Welcome to this 4 bedroom, 2.5 bathroom home in Central Beaverton. Once inside you are immediately greeted by the warmth of the brick fireplace and wood-like floors in this open-concept floorplan. Enter into the classic kitchen that features wood cabinets and a cozy breakfast bar. You will love the sophisticated feel on the lower-level, offering wood finishes and a cocktail bar. Your covered patio will provide a year-round retreat. Close proximity to schools, parks, and the Beaverton Library.
- Sold 2** Adjusted 4500 for bathroom count 8370 for upper sq ft 5600 for basement sq ft Charming Hyland Hills tri-level on quiet street!
This spacious home feats orig hardwoods, large kitch w tile floors, ample storage & nook! Lower level offers potential for separate living quarters w 4th bed + bonus room/5th bed option, bath & entrance. Level fenced yard w covered patio! Space for 3 car/boat parking + oversized 2 car garage. New roof in 2013. Near parks, schools, Nike & shopping. Blank canvas ready for your creative touch to gain instant equity!
- Sold 3** Adjusted 2850 for sq ft 2500 for bathroom count 2480 for basement sq ft Awesome location! Beautiful Split Level Home Just blocks from Fanno Creek Trails, Walk to restaurants/shops/grocery/grade school. Wonderful Home w/incredible lot & setting. Open floor plan, very light&bright,big windows,2 fireplaces,lower level has closet/window for 4th BR. Newer interior/exterior paint, New high efficiency heat pump/AC/thermostat and outdoor sprinklers.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Just sold 5/10/2021				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
04/16/2021	\$435,000	--	--	Sold	05/10/2021	\$440,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$455,000	\$455,000
Sales Price	\$455,000	\$455,000
30 Day Price	\$445,000	--
Comments Regarding Pricing Strategy		
Home should sell for about 455k in as is condition		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The price is based on the subject being in average condition. Comps are similar in characteristics, located within 1.44 miles and the sold comps closed within the last 6 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 7075 SW 142ND PL
Beaverton, OR 97008



Front

L2 16685 SW OAK ST
Beaverton, OR 97007



Front

L3 7125 SW HOODVIEW PL
Beaverton, OR 97008



Front

Sales Photos

S1 5750 SW TARALYNN AVE
Beaverton, OR 97005



Front

S2 13550 SW 21ST ST
Beaverton, OR 97008



Front

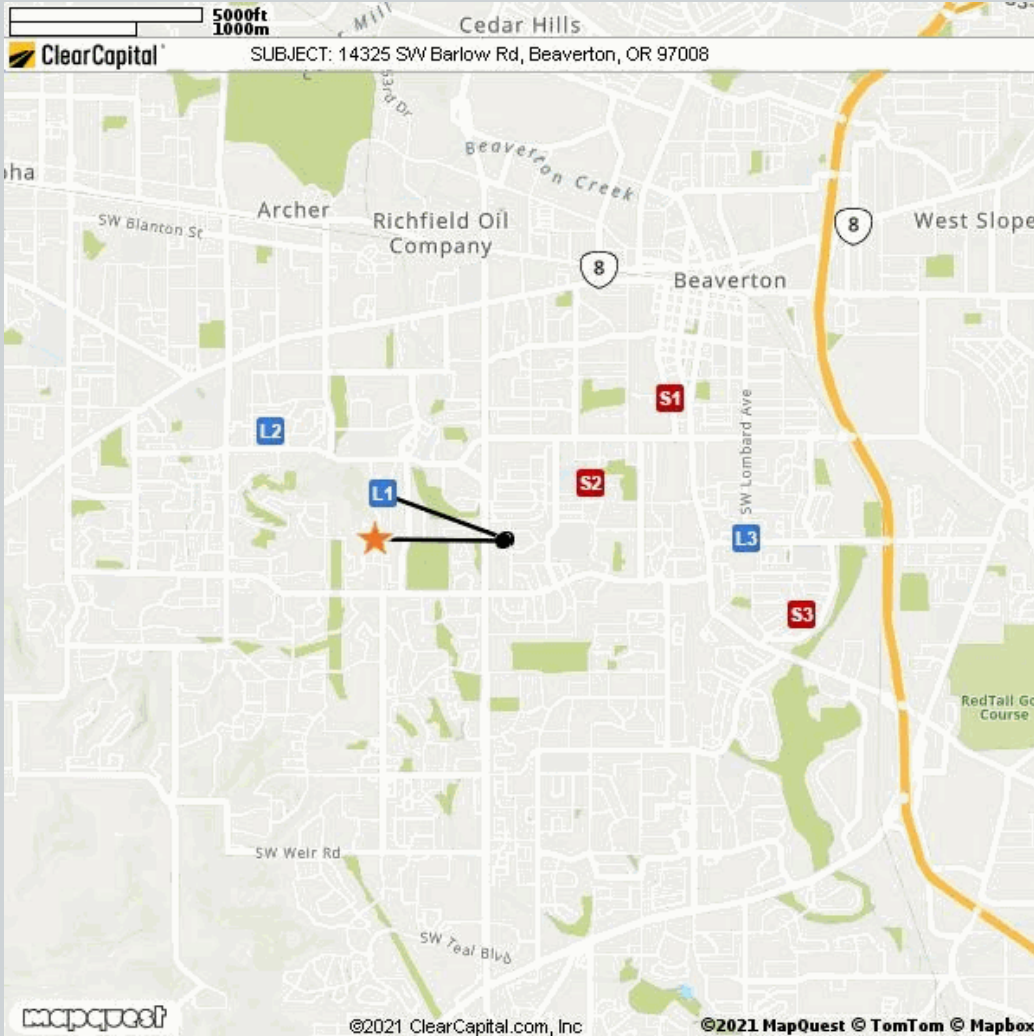
S3 11555 SW CARDINAL TER
Beaverton, OR 97008



Front

ClearMaps Addendum

Address ★ 14325 Sw Barlow Road, Beaverton, OR 97008
Loan Number 44703 **Suggested List** \$455,000 **Suggested Repaired** \$455,000 **Sale** \$455,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	14325 Sw Barlow Road, Beaverton, OR 97008	--	Parcel Match
L1 Listing 1	7075 Sw 142nd Pl, Beaverton, OR 97008	0.02 Miles ¹	Parcel Match
L2 Listing 2	16685 Sw Oak St, Beaverton, OR 97007	1.27 Miles ¹	Parcel Match
L3 Listing 3	7125 Sw Hoodview Pl, Beaverton, OR 97008	1.11 Miles ¹	Parcel Match
S1 Sold 1	5750 Sw Taralynn Ave, Beaverton, OR 97005	0.96 Miles ¹	Parcel Match
S2 Sold 2	13550 Sw 21st St, Beaverton, OR 97008	0.41 Miles ¹	Parcel Match
S3 Sold 3	11555 Sw Cardinal Ter, Beaverton, OR 97008	1.44 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	Darian Spittle	Company/Brokerage	Berkshire Hathaway Home Services
License No	200501126	Address	17121 SW Carlson ST Sherwood OR 97140
License Expiration	12/31/2022	License State	OR
Phone	5037306361	Email	dspittle@bhhsnw.com
Broker Distance to Subject	8.00 miles	Date Signed	05/11/2021

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

Unless the licensee who prepared this report is also licensed by the Appraiser Certification and Licensure Board, the report is not intended to meet the requirements set out in the Uniform Standards of Appraisal Practice. The report is a competitive market analysis or letter opinion and is not intended as an appraisal. If an appraisal is desired, the services of a competent professional licensed appraiser should be obtained.

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.