

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	5027 Sw Rocklynn Place, Beaverton, OR 97005	Order ID	7280608	Property ID	30105663
Inspection Date	05/07/2021	Date of Report	05/08/2021		
Loan Number	44707	APN	R0127990		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Washington		

Tracking IDs

Order Tracking ID	0506BPO	Tracking ID 1	0506BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	STEVENS,TODD A & TINA M	Condition Comments	
R. E. Taxes	\$3,140	Subject appears to be maintained and in marketable condition. No issues to call out from what could see in the drive by.	
Assessed Value	\$152,270		
Zoning Classification	Residential R2		
Property Type	Duplex		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Westbrook Homeowners Assn 5035217148		
Association Fees	\$344 / Month (Pool,Landscaping,Insurance,Other: Utilities)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Homes in the area differ in age, style, condition, size and lot size. Close to shopping, schools and parks.	
Sales Prices in this Neighborhood	Low: \$289700 High: \$511600		
Market for this type of property	Decreased 4 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	5027 Sw Rocklynn Place	5071 Sw Rocklynn Pl	5096 Sw Normandy Pl	5380 Sw Mayfair Ct
City, State	Beaverton, OR	Beaverton, OR	Beaverton, OR	Beaverton, OR
Zip Code	97005	97005	97005	97005
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.02 ¹	0.04 ¹	0.19 ¹
Property Type	Duplex	SFR	SFR	SFR
Original List Price \$	\$	\$310,000	\$340,000	\$294,900
List Price \$	--	\$310,000	\$340,000	\$294,900
Original List Date		03/16/2021	04/22/2021	04/14/2021
DOM · Cumulative DOM	-- · --	51 · 53	14 · 16	22 · 24
Age (# of years)	51	52	52	54
Condition	Average	Average	Excellent	Good
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 Townhouse	1 Story Townhouse	1 Story Townhouse	1 Story Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,001	931	1,100	931
Bdrm · Bths · ½ Bths	2 · 2	2 · 1	2 · 2	2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Carport 1 Car	Attached 1 Car	Detached 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	0.05 acres	0.06 acres	0.07 acres	0.07 acres
Other	--	--	--	--

* Listing 2 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 one-level living in Central Beaverton's Westbrook Neighborhood! This inviting community offers pools, clubhouse, lush gardens & common pathways. Lovely floorpan with an abundance of natural light that fills the updated kitchen with nook & granite countertop island. Spacious living & dining room with a cozy gas fireplace. Soak up the sun on the large deck in the private, fenced backyard. Convenient detached one car garage, laundry room & AC

Listing 2 One level, lots of natural light, granite counter, large deck, one car garage

Listing 3 N ONE LEVEL WITH LOVELY GROUNDS, COMMUNITY GARDEN & REC AREA W/ 2 POOLS. THIS HOME FEATURES BRAND NEW FLOORING THROUGHOUT-CARPET(4/13 not viewed in photos) AND LTV. WOOD FLOORS, NEW TILE SHOWER/BATH, WOOD BURNING FIRE PLACE,SEPARATE LAUNDRY, LARGE OPEN DINING ROOM, NICE FENCED YARD AREA W/DECK/PATIO

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5027 Sw Rocklynn Place	5249 Sw Barclay Ct	5017 Sw Rocklynn Pl	5098 Sw Rocklynn Pl
City, State	Beaverton, OR	Beaverton, OR	Beaverton, OR	Beaverton, OR
Zip Code	97005	97005	97005	97005
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	0.01 ¹	0.04 ¹
Property Type	Duplex	SFR	SFR	SFR
Original List Price \$	--	\$287,000	\$316,900	\$329,900
List Price \$	--	\$287,000	\$309,900	\$314,900
Sale Price \$	--	\$287,000	\$297,400	\$318,000
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	10/14/2020	12/30/2020	03/05/2021
DOM · Cumulative DOM	-- · --	32 · 32	42 · 42	95 · 95
Age (# of years)	51	53	51	51
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Public Trans.	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Residential
Style/Design	1 Story Townhouse	1 Story Townhouse	1 Story Townhouse	1 Story Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,001	1,032	1,001	931
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Carport 1 Car	Attached 1 Car	Carport 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	0.05 acres	0.05 acres	.05 acres	0.06 acres
Other	--	--	--	--
Net Adjustment	--	+\$10,000	\$0	-\$10,000
Adjusted Price	--	\$297,000	\$297,400	\$308,000

* 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** -\$10,000 for garage. Features spacious living room with fplc, dining room, sparkling white kitchen, 2 bedrooms and 2 baths. One car carport and additional parking space. Community has 2 pools, clubhouse, community garden & loads of beautiful landscaped green space.
- Sold 2** e two bedroom, two bath home with 1,001 square feet of living space in the heart of Beaverton. Spacious main living area with a cozy wood-burning fireplace and large windows. Light and bright kitchen with large eating area and beautiful laminate flooring. Sliding glass doors lead out to your own private fully fenced patio. Primary bedroom with en suite bath and double closets.
- Sold 3** e unit with attached Garage! Updated Kitchen with solid maple cabinets, Stainless Appliances and sep. dining area. 2 bedrooms, 1 bath & laundry room. Fenced backyard/patio. Central AC and Fireplace for year-round comfort. Great Layout with large rooms. Community amenities include 2 Pools, garden, Clubhouse walking trails & more. Close to shopping, transit and more. All appliances included -\$10,000 for garage, \$10000 for bath, -\$10,000 for upgrades

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Last sold on 5/5/2021 for \$300,000				
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
04/01/2021	\$330,000	04/19/2021	\$315,000	Sold	05/05/2021	\$300,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$305,000	\$305,000
Sales Price	\$300,000	\$300,000
30 Day Price	\$295,000	--
Comments Regarding Pricing Strategy		
Search criteria was back 12 months, up to 1 mile, up to 4 beds and 3 baths. 800-1200 sq feet. Of the comps returned, these in 6 in my opinion best reflect the value of 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



Front



Front



Address Verification



Side



Street

Subject Photos



Other

Listing Photos

L1 5071 SW Rocklynn Pl
Beaverton, OR 97005



Front

L2 5096 SW Normandy Pl
Beaverton, OR 97005



Front

L3 5380 SW Mayfair Ct
Beaverton, OR 97005



Front

Sales Photos

S1 5249 SW Barclay Ct
Beaverton, OR 97005



Front

S2 5017 SW Rocklynn Pl
Beaverton, OR 97005



Front

S3 5098 SW Rocklynn Pl
Beaverton, OR 97005



Front

ClearMaps Addendum

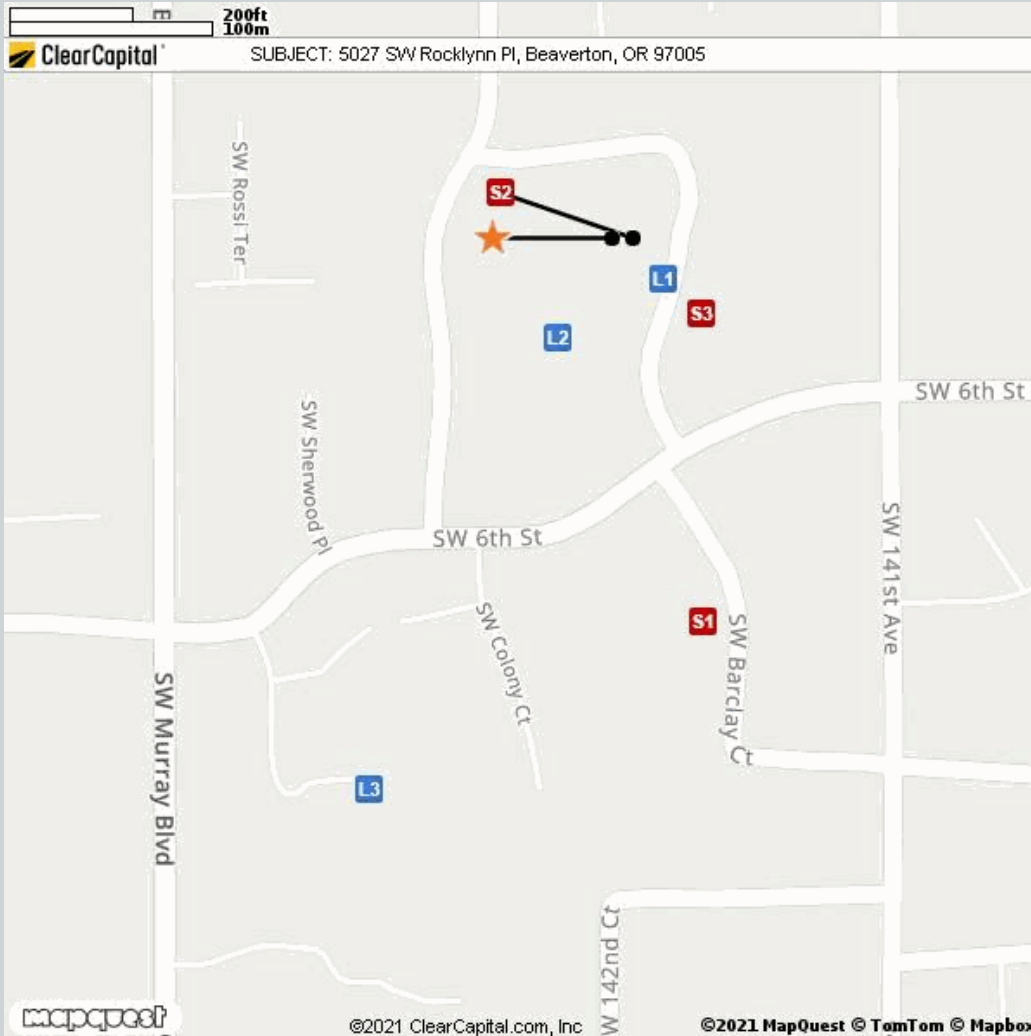
Address ★ 5027 Sw Rocklynn Place, Beaverton, OR 97005

Loan Number 44707

Suggested List \$305,000

Suggested Repaired \$305,000

Sale \$300,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5027 Sw Rocklynn Place, Beaverton, OR 97005	--	Parcel Match
L1 Listing 1	5071 Sw Rocklynn Pl, Beaverton, OR 97005	0.02 Miles ¹	Parcel Match
L2 Listing 2	5096 Sw Normandy Pl, Beaverton, OR 97005	0.04 Miles ¹	Parcel Match
L3 Listing 3	5380 Sw Mayfair Ct, Beaverton, OR 97005	0.19 Miles ¹	Parcel Match
S1 Sold 1	5249 Sw Barclay Ct, Beaverton, OR 97005	0.12 Miles ¹	Parcel Match
S2 Sold 2	5017 Sw Rocklynn Pl, Beaverton, OR 97005	0.01 Miles ¹	Parcel Match
S3 Sold 3	5098 Sw Rocklynn Pl, Beaverton, OR 97005	0.04 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	Jefty Dean Metzdorf	Company/Brokerage	Weichert Realtors on Main Street
License No	201220442	Address	311 Kemper Crest Dr Newberg OR 97132-7460
License Expiration	08/31/2022	License State	OR
Phone	2088419912	Email	JEFTYMETZDORF@HOTMAIL.COM
Broker Distance to Subject	13.64 miles	Date Signed	05/07/2021

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.