

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	3048 Dover Street, Longview, WA 98632	Order ID	7302323	Property ID	30169451
Inspection Date	05/17/2021	Date of Report	05/18/2021		
Loan Number	44873	APN	06152		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Cowlitz		

Tracking IDs					
Order Tracking ID	0517BPOs	Tracking ID 1	0517BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Cooke Alicia A	Condition Comments	
R. E. Taxes	\$163,648	Single level home in neighborhood of similar age, value, and condition homes. Alley access behind home. Home appears to be in average condition with no major damage or neglect.	
Assessed Value	\$147,800		
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	Excellent	Market is made up of a large number of tenant occupied homes. Strong investor activity in this neighborhood. Market is very strong with high demand and low inventory. Easy access to all amenities from this location.	
Sales Prices in this Neighborhood	Low: \$220,000 High: \$305,000		
Market for this type of property	Increased 6 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	3048 Dover Street	2939 Field St	925 33rd Ave	3019 Florida St
City, State	Longview, WA	Longview, WA	Longview, WA	Longview, WA
Zip Code	98632	98632	98632	98632
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.16 ¹	0.31 ¹	0.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$299,900	\$284,900	\$249,900
List Price \$	--	\$299,900	\$279,900	\$249,900
Original List Date		05/07/2021	02/17/2021	05/06/2021
DOM · Cumulative DOM	-- · --	10 · 11	15 · 90	7 · 12
Age (# of years)	95	75	55	96
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	1 Story ranch	1.5 Stories ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	715	800	1,080	648
Bdrm · Bths · ½ Bths	2 · 1	2 · 2	3 · 1	2 · 1
Total Room #	5	5	6	5
Garage (Style/Stalls)	None	Detached 2 Car(s)	Attached 1 Car	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.1377 acres	0.138 acres	0.459 acres	0.138 acres
Other	0	0	0	0

* 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 nice two bedroom home with 800 sq. ft. has a great bonus room above the detached 2-car garage, for a total of 1424 sq. ft. of usable living space! The main house features hardwood floors, cute eat-in kitchen and light filled living room. The awesome 624 sq. ft. detached garage includes a 3/4 bath and a fully finished second floor that makes a great work-from-home space, recreation or hobby room.

Listing 2 3 bed 1 bath 1,080 Sqft single level home situated on nearly a Half acre in town! This home has been updated with windows, fixtures, paints, and brand new refinished hardwood floors! Spacious floor plan with large kitchen/dining and living space

Listing 3 close to the lake. Wheelchair ramp can stay or go. Fully fenced back yard. Great layout and well cared for. Endless possibilities.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3048 Dover Street	2948 Florida St	3043 Garfield St	3162 Fir St
City, State	Longview, WA	Longview, WA	Longview, WA	Longview, WA
Zip Code	98632	98632	98632	98632
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.21 ¹	0.20 ¹	0.14 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$235,000	\$244,900	\$249,900
List Price \$	--	\$235,000	\$244,900	\$249,900
Sale Price \$	--	\$250,000	\$260,000	\$265,000
Type of Financing	--	Conv	Conv	Fha
Date of Sale	--	12/11/2020	01/14/2021	04/08/2021
DOM · Cumulative DOM	-- · --	3 · 50	1 · 43	4 · 49
Age (# of years)	95	75	95	75
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	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	715	804	831	780
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	5 · 2 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.1377 acres	0.138 acres	0.138 acres	0.138 acres
Other	0	0	0	Closing costs \$6200
Net Adjustment	--	\$0	\$0	-\$6,200
Adjusted Price	--	\$250,000	\$260,000	\$258,800

* Sold 1 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** Available Now. Move In Ready. Cute. Convenient Location. 2 Bed 1 Bath Bungalow. Vinyl Windows. Many Updates. Updated Flooring and More. Hardie Plank Siding. Newer Roof. Fenced Yard. Patio. 1 Car Garage and Carport.
- Sold 2** Home features updated kitchen with all appliances and hard surface counters, 2 bedrooms, updated bath with skylights, ductless heat pumps, updated flooring, tankless water heater, newer roof, Large 3 car garage/shop, covered patio
- Sold 3** hardwood flooring throughout most of the home. The living room has an AC unit and a TV mount. The kitchen features a beautiful built in hutch, tile backsplash, newer vinyl floor, breakfast bar, custom lighting and all appliances are included. The bedrooms have hardwood floors and ample closet space. The home is also fully fenced, has a detached garage and carport

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No listing history in past 24 months on MLS.				
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	\$265,000	\$265,000
Sales Price	\$260,000	\$260,000
30 Day Price	\$260,000	--
Comments Regarding Pricing Strategy		
Market has been unimpacted by Covid 19. Market remains very strong with high demand and very low inventory. Could likely attract owner occupant as well as investor looking for rental income.		

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 0.31 miles and the sold comps closed within the last 5 months. The market is reported as having increased 6% in the last 6 months. The price conclusion is deemed supported.
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Subject Photos



Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 2939 Field St
Longview, WA 98632



Front

L2 925 33rd Ave
Longview, WA 98632



Front

L3 3019 Florida St
Longview, WA 98632



Front

Sales Photos

S1 2948 Florida St
Longview, WA 98632



Front

S2 3043 Garfield St
Longview, WA 98632



Front

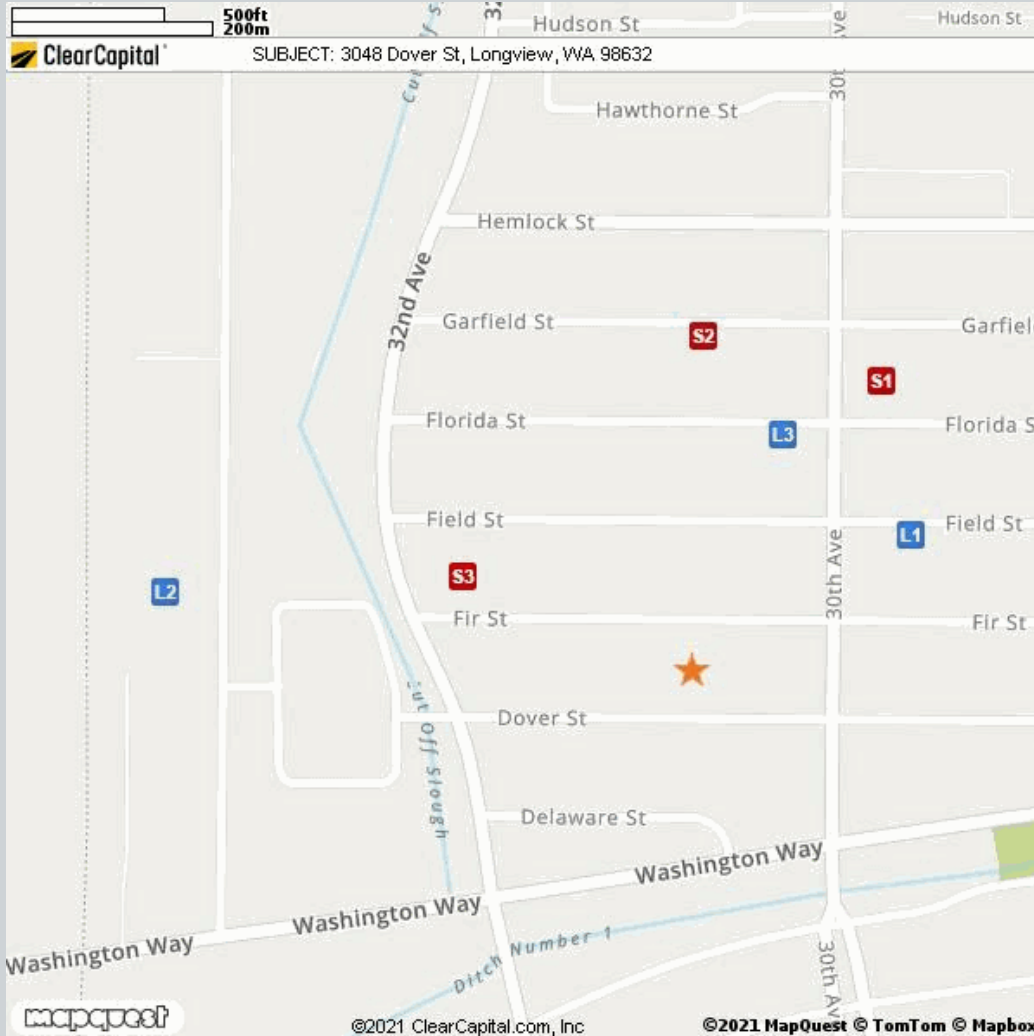
S3 3162 Fir St
Longview, WA 98632



Front

ClearMaps Addendum

Address ★ 3048 Dover Street, Longview, WA 98632
Loan Number 44873 **Suggested List** \$265,000 **Suggested Repaired** \$265,000 **Sale** \$260,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3048 Dover Street, Longview, WA 98632	--	Parcel Match
L1 Listing 1	2939 Field St, Longview, WA 98632	0.16 Miles ¹	Parcel Match
L2 Listing 2	925 33rd Ave, Longview, WA 98632	0.31 Miles ¹	Parcel Match
L3 Listing 3	3019 Florida St, Longview, WA 98632	0.15 Miles ¹	Parcel Match
S1 Sold 1	2948 Florida St, Longview, WA 98632	0.21 Miles ¹	Parcel Match
S2 Sold 2	3043 Garfield St, Longview, WA 98632	0.20 Miles ¹	Parcel Match
S3 Sold 3	3162 Fir St, Longview, WA 98632	0.14 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.

Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

Instructions last updated: 7/17/2017

Purpose:

Please determine a realistic market value for this property at which it would sell in a typical marketing time for the area.

Comparable Requirements:

If any of the following comparable criteria cannot be met, commentary is required as to why you expanded your search, and what the effect on value will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Property Condition Definitions:

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

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.

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.

Photo Instructions

Report Instructions - cont.

1. One current, original photo of the front of the subject
2. Damages (upload enough photos to support your repair cost estimates)
3. Two street scene photos, one looking each direction down the street
4. One view photo looking across the street from the subject
5. One address verification photo
6. MLS photos of all (3) sold comparables, if available
7. MLS photos of all (3) listing comparables, if available

Broker Information

Broker Name	Ryan Robbins	Company/Brokerage	Blue Line Real Estate Service
License No	27580	Address	175 Bootleg Hill Rd Kelso WA 98626
License Expiration	05/07/2023	License State	WA
Phone	3604301233	Email	robbinsrealestate@email.com
Broker Distance to Subject	5.76 miles	Date Signed	05/17/2021

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.