

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	1727 Se Edmonds Street, Port Orchard, WA 98367	Order ID	7302323	Property ID	30169143
Inspection Date	05/18/2021	Date of Report	05/18/2021		
Loan Number	44875	APN	47960160030003		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Kitsap		

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

General Conditions		
Owner	Sterchi	Condition Comments The property has boarded windows and a tarped roof. These issues will need repair/replacement prior to the property qualifying for typical area financing and/or occupancy.
R. E. Taxes	\$1,634	
Assessed Value	\$253,200	
Zoning Classification	SFD	
Property Type	Manuf. Home	
Occupancy	Vacant	
Secure?	Yes	
(All doors and windows locked and secured.)		
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$25,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$25,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Suburban residential neighborhood, primarily consisting of stick built detached housing. Manufactured housing is in this market but far from prevalent. Overall low inventory levels have combined with strong buyer demand to produce a strong seller's market.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$197,777 High: \$1,045,000	
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	1727 Se Edmonds Street	4667 Julian Rd Sw	11601 Triviere Trail Se	4519 Mayvolt Rd Se
City, State	Port Orchard, WA	Port Orchard, WA	Port Orchard, WA	Port Orchard, WA
Zip Code	98367	98367	98367	98366
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	4.89 ¹	2.58 ¹	3.31 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$327,777	\$349,900	\$259,000
List Price \$	--	\$325,777	\$349,900	\$259,000
Original List Date		03/06/2021	03/18/2021	04/12/2021
DOM · Cumulative DOM	-- · --	12 · 73	3 · 61	16 · 36
Age (# of years)	37	46	23	22
Condition	Fair	Fair	Average	Fair
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 Dbl Wide	1 Story Dbl Wide	1 Story Dbl Wide	1 Story Dbl Wide
# Units	1	1	1	1
Living Sq. Feet	1,782	1,440	1,512	1,038
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Detached 3 Car(s)	Detached 3 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	2.11 acres	4.95 acres	1.25 acres	.59 acres
Other	None	None	None	None

* Listing 1 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 square footage. Superior lot size and bed count. Comparable age, location, covered parking, condition, and other amenities. Current status is pending sale.

Listing 2 Inferior square footage, lot size, and covered parking. Superior age, and condition. Comparable location, floor plan, room count, and other amenities. Current status is pending sale.

Listing 3 Inferior square footage, lot size, and covered parking. Superior location and age. Comparable floor plan, and condition. Current status is pending sale.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1727 Se Edmonds Street	12520 Lindi Ln Sw	3421 Sw Christmas Tree Ln	2159 Hastings Ln Se
City, State	Port Orchard, WA	Port Orchard, WA	Port Orchard, WA	Port Orchard, WA
Zip Code	98367	98367	98367	98367
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	4.37 ¹	4.75 ¹	1.35 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$225,000	\$179,000	\$339,950
List Price \$	--	\$225,000	\$179,000	\$329,950
Sale Price \$	--	\$245,501	\$285,000	\$335,000
Type of Financing	--	Cash	Cash	Va
Date of Sale	--	03/23/2021	01/21/2021	03/08/2021
DOM · Cumulative DOM	-- · --	3 · 15	7 · 46	9 · 55
Age (# of years)	37	41	31	29
Condition	Fair	Poor	Fair	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 Dbl Wide	1 Story Dbl Wide	1 Story Dbl Wide	1 Story Dbl Wide
# Units	1	1	1	1
Living Sq. Feet	1,782	1,848	1,454	1,782
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Detached 3 Car(s)	Detached 3 Car(s)	Detached 2 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	2.11 acres	2.45 acres	2.59 acres	.12 acres
Other	None	None	None	None
Net Adjustment	--	+\$20,000	+\$22,500	-\$15,000
Adjusted Price	--	\$265,501	\$307,500	\$320,000

* 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** +\$20,000 for condition. Comparable location, age, room count, floor plan, covered parking, and other amenities. Sold cash with seller paying no closing costs.
- Sold 2** +\$17,500 for square footage, +\$5,000 for covered parking. Comparable lot size, location, age, condition, room count, and other amenities. Sold cash with seller paying no closing costs.
- Sold 3** -\$50,000 for condition, +\$30,000 for lot size, +\$5,000 for covered parking. Comparable location, age, room count, and other amenities. No concessions paid by seller.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No NWMLS listing history in the past 12 months.				
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	\$290,000	\$340,000
Sales Price	\$290,000	\$340,000
30 Day Price	\$270,000	--
Comments Regarding Pricing Strategy		
The subject is located on a dead end driveway and is surrounded by newer and larger stick built homes. The subject will not qualify for typical area financing in as-is condition. All comps used are the best available.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	Due to a lack of more similar comps available, these search parameters were expanded in order to provide comps from the subject's competitive market area that reflect current market conditions.
-------------------------	---

Subject Photos



Front



Address Verification



Side



Street



Street

Listing Photos

L1 4667 Julian Rd SW
Port Orchard, WA 98367



Front

L2 11601 Triviere Trail SE
Port Orchard, WA 98367



Front

L3 4519 Mayvolt Rd SE
Port Orchard, WA 98366



Front

Sales Photos

S1 12520 Lindi Ln SW
Port Orchard, WA 98367



Front

S2 3421 SW Christmas Tree Ln
Port Orchard, WA 98367



Front

S3 2159 Hastings Ln SE
Port Orchard, WA 98367



Front

ClearMaps Addendum

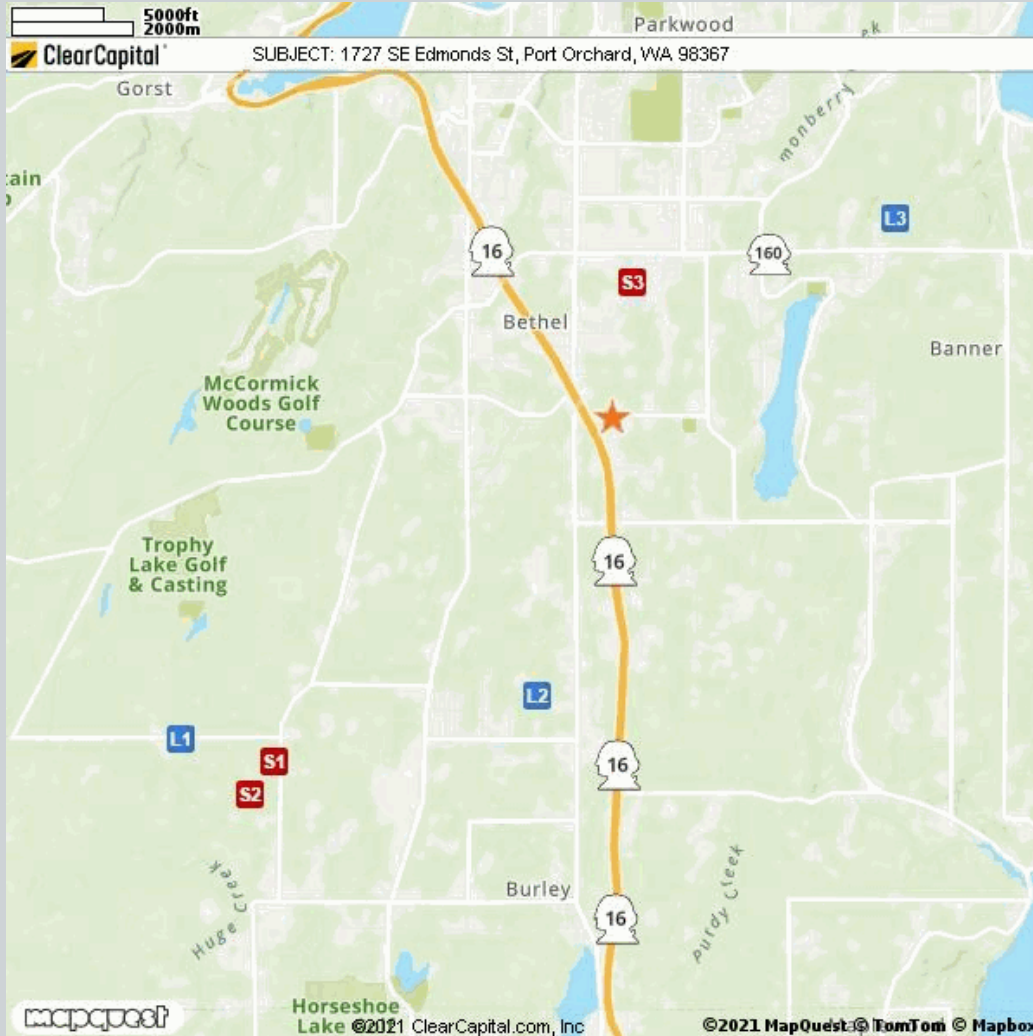
Address ★ 1727 Se Edmonds Street, Port Orchard, WA 98367

Loan Number 44875

Suggested List \$290,000

Suggested Repaired \$340,000

Sale \$290,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1727 Se Edmonds Street, Port Orchard, WA 98367	--	Parcel Match
L1 Listing 1	4667 Julian Rd Sw, Port Orchard, WA 98367	4.89 Miles ¹	Parcel Match
L2 Listing 2	11601 Triviere Trail Se, Port Orchard, WA 98367	2.58 Miles ¹	Parcel Match
L3 Listing 3	4519 Mayvolt Rd Se, Port Orchard, WA 98366	3.31 Miles ¹	Parcel Match
S1 Sold 1	12520 Lindi Ln Sw, Port Orchard, WA 98367	4.37 Miles ¹	Parcel Match
S2 Sold 2	3421 Sw Christmas Tree Ln, Port Orchard, WA 98367	4.75 Miles ¹	Parcel Match
S3 Sold 3	2159 Hastings Ln Se, Port Orchard, WA 98367	1.35 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	Ron Bishop	Company/Brokerage	John L. Scott Real Estate, Inc.
License No	8952	Address	1954 Lund Ave. Port Orchard WA 98366
License Expiration	11/10/2021	License State	WA
Phone	3608955232	Email	ronhbishop@gmail.com
Broker Distance to Subject	2.73 miles	Date Signed	05/18/2021

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.