

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.

<b>Address</b>	4120 W Peninsula Drive, Moses Lake, WA 98837	<b>Order ID</b>	7580242	<b>Property ID</b>	31041448
<b>Inspection Date</b>	09/14/2021	<b>Date of Report</b>	09/15/2021		
<b>Loan Number</b>	46306	<b>APN</b>	312274000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Grant		

Tracking IDs					
<b>Order Tracking ID</b>	0913BPO	<b>Tracking ID 1</b>	0913BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	Micheal Barlleaux	<b>Condition Comments</b> Subject home is a 3 bedroom 2 bath 1880 square foot home built in 2004 with a fenced yard patio and porch. Subject home appears to be in good condition with no apparent repairs required at the time of inspection.
<b>R. E. Taxes</b>	\$2,634	
<b>Assessed Value</b>	\$213,430	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Rural	<b>Neighborhood Comments</b> Moses lake is a smaller community of 30,000 residents with few listings and sales therefor the sales used in this report are the best available. There are a mixture of site built homes and manufactured homes on their own lots. The search for comparables was expanded out 12 months as there are few listings and sales available
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$100,000 High: \$550,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	4120 W Peninsula Drive	404 E Linden Ave	4502 W Peninsula Dr	1514 S Eastlake Dr
<b>City, State</b>	Moses Lake, WA	Moses Lake, WA	Moses Lake, WA	Moses Lake, WA
<b>Zip Code</b>	98837	98837	98837	98837
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	2.52 <sup>1</sup>	0.26 <sup>1</sup>	2.55 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$330,000	\$365,000	\$425,000
<b>List Price \$</b>	--	\$330,000	\$365,000	\$425,000
<b>Original List Date</b>		08/23/2021	08/06/2021	09/08/2021
<b>DOM · Cumulative DOM</b>	-- · --	1 · 23	6 · 40	7 · 7
<b>Age (# of years)</b>	17	11	6	13
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,820	1,729	1,754	1,757
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.23 acres	0.17 acres	0.18 acres	0.22 acres
<b>Other</b>	patio fenced porch	fenced patio sprinklers	patio sprinklers	deck patio fenced sprinklers

\* Listing 3 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Listing 1** similar square footage overall condition slightly inferior lot size with fenced yard patio and underground sprinklers

**Listing 2** similar overall condition and square footage slightly inferior lot size with patio underground sprinklers no fence

**Listing 3** similar square footage overall condition and lot size with deck patio fence and underground sprinkler

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4120 W Peninsula Drive	2104 W Peninsula Dr	2013 S Allen Ave	1624 E Truman Dr
City, State	Moses Lake, WA	Moses Lake, WA	Moses Lake, WA	Moses Lake, WA
Zip Code	98837	98837	98837	98837
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.64 <sup>1</sup>	2.49 <sup>1</sup>	4.10 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$310,000	\$315,000	\$313,000
List Price \$	--	\$310,000	\$315,000	\$313,000
Sale Price \$	--	\$320,000	\$315,000	\$313,000
Type of Financing	--	Fha	Conventional	Conventional
Date of Sale	--	07/30/2021	08/03/2021	06/18/2021
DOM · Cumulative DOM	-- · --	6 · 35	2 · 28	1 · 45
Age (# of years)	17	23	15	11
Condition	Good	Good	Good	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 Contemporary	1 Story Contemporary	1 Story contemporary	1 Story contemporary
# Units	1	1	1	1
Living Sq. Feet	1,820	1,800	1,707	1,786
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.35 acres	0.17 acres	0.15 acres
Other	patio fenced porch	fenced patio sprinklers	fenced patio sprinklers	fence patio sprinklers
Net Adjustment	--	-\$5,000	+\$5,000	+\$5,000
Adjusted Price	--	\$315,000	\$320,000	\$318,000

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

#### Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

**Sold 1** slightly superior lot size similar square footage and overall condition with a fenced patio and underground sprinklers

**Sold 2** Slightly inferior square footage and lot size similar overall condition with fenced patio and underground sprinklers

**Sold 3** slightly inferior lot size similar overall condition and square footage with fence patio and underground spirnklers

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			none at the time of inspection				
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$315,000	\$315,000
<b>Sales Price</b>	\$315,000	\$315,000
<b>30 Day Price</b>	\$315,000	--
<b>Comments Regarding Pricing Strategy</b>		
Moses lake is a smaller community of 30,000 residents with few listings and sales therefor the sales used in this report are the best available. There are a mixture of site built homes and manufactured homes on their own lots. The search for comparables was expanded out 12 months as there are few listings and sales available		

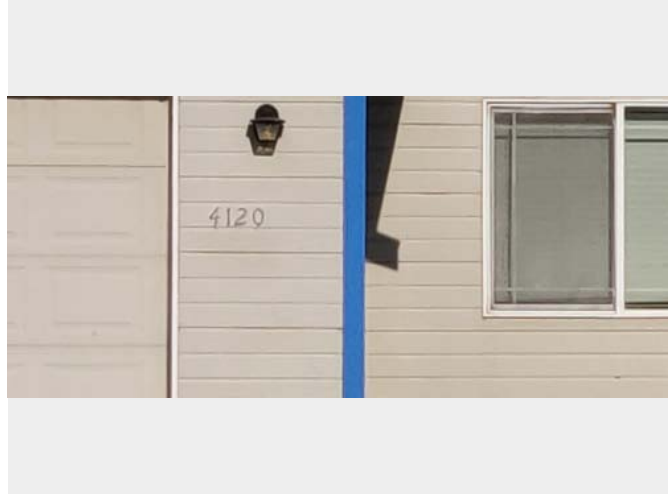
## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	The price is based on the subject being in good condition. Comps are similar in characteristics, located within 4.10 miles and the sold comps closed within the last 3 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.
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## Subject Photos



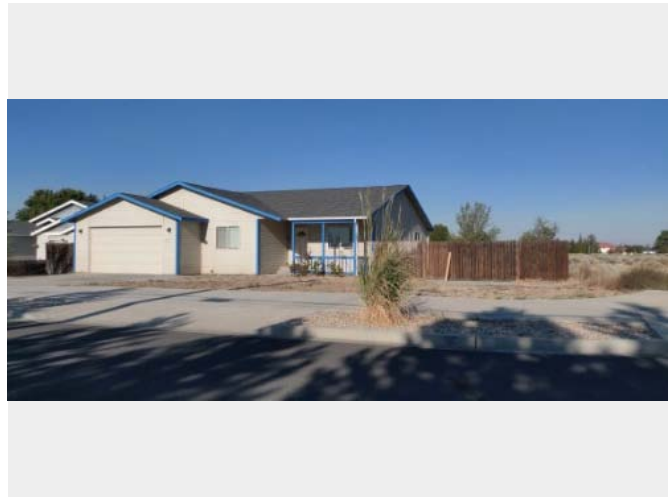
Front



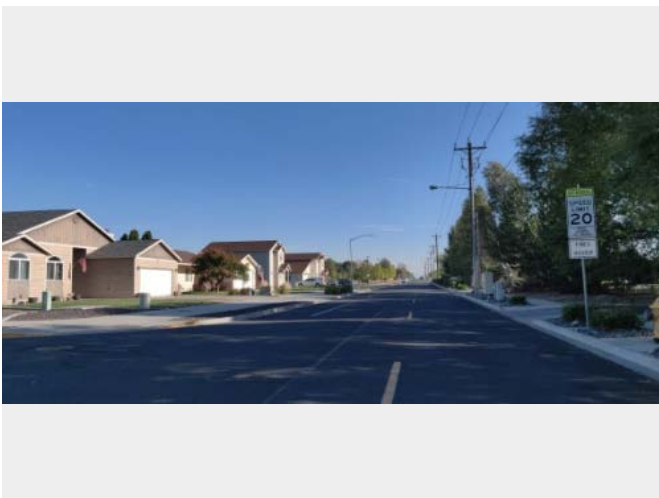
Address Verification



Side



Side



Street

## Listing Photos

**L1** 404 E Linden Ave  
Moses Lake, WA 98837



Front

**L2** 4502 W Peninsula Dr  
Moses Lake, WA 98837



Front

**L3** 1514 S Eastlake Dr  
Moses Lake, WA 98837



Front

## Sales Photos

**S1** 2104 W Peninsula Dr  
Moses Lake, WA 98837



Front

**S2** 2013 S Allen Ave  
Moses Lake, WA 98837



Front

**S3** 1624 E Truman Dr  
Moses Lake, WA 98837



Front



### ClearMaps Addendum

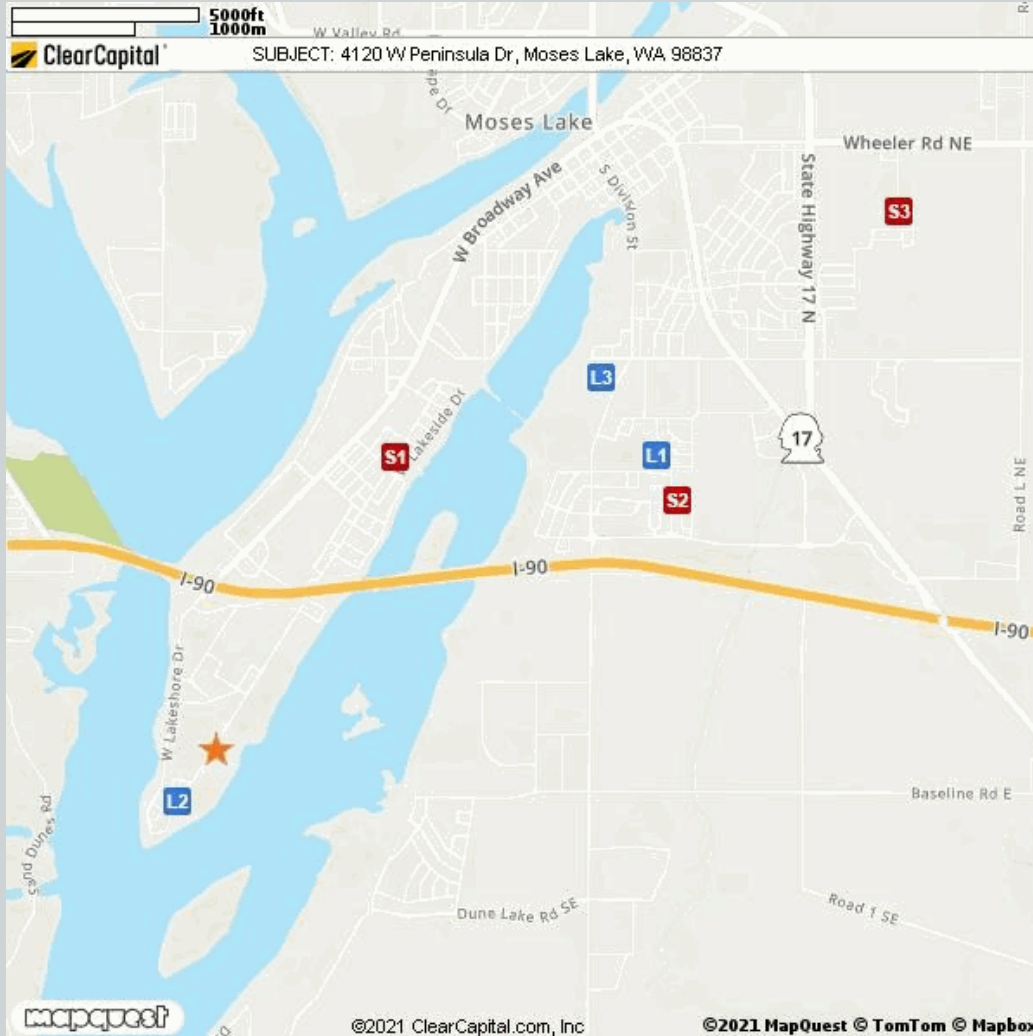
**Address** ★ 4120 W Peninsula Drive, Moses Lake, WA 98837

**Loan Number** 46306

**Suggested List** \$315,000

**Suggested Repaired** \$315,000

**Sale** \$315,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4120 W Peninsula Drive, Moses Lake, WA 98837	--	Parcel Match
L1 Listing 1	404 E Linden Ave, Moses Lake, WA 98837	2.52 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	4502 W Peninsula Dr, Moses Lake, WA 98837	0.26 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1514 S Eastlake Dr, Moses Lake, WA 98837	2.55 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2104 W Peninsula Dr, Moses Lake, WA 98837	1.64 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2013 S Allen Ave, Moses Lake, WA 98837	2.49 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1624 E Truman Dr, Moses Lake, WA 98837	4.10 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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 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

## Report Instructions - cont.

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.

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

<b>Broker Name</b>	Linda Williams	<b>Company/Brokerage</b>	EstateLy, Inc
<b>License No</b>	23882	<b>Address</b>	106 W Knolls Vista Dr Moses Lake WA 98837
<b>License Expiration</b>	10/12/2021	<b>License State</b>	WA
<b>Phone</b>	5097500125	<b>Email</b>	ljwilliams346@yahoo.com
<b>Broker Distance to Subject</b>	3.79 miles	<b>Date Signed</b>	09/15/2021

*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:**

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