

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 | 1435 17th Street, Salem, OR 97301 | Order ID | 7585870 | Property ID | 31064089 |
| Inspection Date | 09/14/2021 | Date of Report | 09/15/2021 | | |
| Loan Number | 46329 | APN | R88201 | | |
| Borrower Name | Breckenridge Property Fund 2016 LLC | County | Marion | | |

Tracking IDs

| | | | |
|--------------------------|---------|----------------------|---------|
| Order Tracking ID | 0914BPO | Tracking ID 1 | 0914BPO |
| Tracking ID 2 | -- | Tracking ID 3 | -- |

General Conditions

| | | | |
|---|----------------|---|--|
| Owner | RUTH E BENSON | Condition Comments | |
| R. E. Taxes | \$2,569 | <p>The subject appears maintained from the exterior. Roof, paint and siding are adequate. The subject sold on 9/13/2021 as a cash sale due to condition. Online photos of the subject show areas of the house unfinished. Since this is not an interior inspection and I do not know the quality to which the repairs will be made, the dollar amount of the repairs is just an approximate estimation.</p> | |
| Assessed Value | \$134,740 | | |
| Zoning Classification | Residential RS | | |
| Property Type | SFR | | |
| Occupancy | Vacant | | |
| Secure? | Yes | | |
| (Doors and windows closed at time of exterior inspection) | | | |
| Ownership Type | Fee Simple | | |
| Property Condition | Fair | | |
| Estimated Exterior Repair Cost | \$0 | | |
| Estimated Interior Repair Cost | \$40,000 | | |
| Total Estimated Repair | \$40,000 | | |
| HOA | No | | |
| Visible From Street | Visible | | |
| Road Type | Public | | |

Neighborhood & Market Data

| | | | |
|--|--------------------------------------|---|--|
| Location Type | Suburban | Neighborhood Comments | |
| Local Economy | Improving | <p>Neighborhood is a mile radius from subject just outside downtown core of the city. Most of the homes are adequately maintained, similar in size or larger than the subject, and were built mostly from 1920's -1950's. Access to shopping, parks, city services and major roads is good. All schools are within a mile distance.</p> | |
| Sales Prices in this Neighborhood | Low: \$199,500 High: \$480,000 | | |
| Market for this type of property | Increased 14 % in the past 6 months. | | |
| Normal Marketing Days | <90 | | |

Current Listings

| | Subject | Listing 1 * | Listing 2 | Listing 3 |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 1435 17th Street | 1380 Norway St Ne | 530 23rd St Ne | 1515 19th St Ne |
| City, State | Salem, OR | Salem, OR | Salem, OR | Salem, OR |
| Zip Code | 97301 | 97301 | 97301 | 97301 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.22 ¹ | 0.82 ¹ | 0.13 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$250,000 | \$250,000 | \$350,000 |
| List Price \$ | -- | \$250,000 | \$250,000 | \$350,000 |
| Original List Date | | 09/09/2021 | 09/03/2021 | 08/19/2021 |
| DOM · Cumulative DOM | -- · -- | 6 · 6 | 12 · 12 | 4 · 27 |
| Age (# of years) | 85 | 73 | 85 | 91 |
| Condition | Fair | Fair | Fair | Average |
| Sales Type | -- | Fair Market Value | Fair Market Value | Fair Market Value |
| Location | Adverse ; Busy Road | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| View | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| Style/Design | 3 Stories Traditional | 2 Stories Traditional | 3 Stories Traditional | 3 Stories Traditional |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,318 | 1,169 | 1,385 | 1,515 |
| Bdrm · Bths · ½ Bths | 2 · 1 | 2 · 1 | 3 · 2 | 3 · 2 |
| Total Room # | 6 | 6 | 6 | 7 |
| Garage (Style/Stalls) | Detached 2 Car(s) | Attached 1 Car | Detached 1 Car | Detached 2 Car(s) |
| Basement (Yes/No) | Yes | Yes | Yes | Yes |
| Basement (% Fin) | 0% | 0% | 70% | 0% |
| Basement Sq. Ft. | 540 | 384 | 810 | 780 |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.11 acres | .11 acres | .19 acres | .14 acres |
| Other | Deck, Fence | Deck, Fence | Fence | Patio, Fence |

* 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. The comp is 12 years newer but almost 150sf smaller above grade with a smaller unfinished basement. Listing states needs work. Great opportunity for investor or handyman. Condition will require a cash sale
- Listing 2** Superior. The comp is the same age, has a garage stall less but is over 50sf larger above grade with a larger 572sf finished and 238sf unfinished basement. Listing states projects started but need finishing in bathroom, interior walls and other things. Must be cash sale.
- Listing 3** Superior. The comp is 6 years older but almost 200sf larger above grade with an additional bath and a larger unfinished basement and is in superior condition. Listing states very good condition with updated main bath.

Recent Sales

| | Subject | Sold 1 * | Sold 2 | Sold 3 |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 1435 17th Street | 2670 Englewood Ave Ne | 795 17th St Ne | 960 Highland Ave Ne |
| City, State | Salem, OR | Salem, OR | Salem, OR | Salem, OR |
| Zip Code | 97301 | 97301 | 97301 | 97301 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.62 ¹ | 0.48 ¹ | 0.82 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$250,000 | \$300,000 | \$320,000 |
| List Price \$ | -- | \$250,000 | \$30,000 | \$320,000 |
| Sale Price \$ | -- | \$250,000 | \$320,000 | \$355,000 |
| Type of Financing | -- | Cash | Conventional | Conventional |
| Date of Sale | -- | 09/01/2021 | 08/24/2021 | 06/25/2021 |
| DOM · Cumulative DOM | -- · -- | 23 · 23 | 75 · 75 | 43 · 43 |
| Age (# of years) | 85 | 70 | 94 | 92 |
| Condition | Fair | Fair | Average | Average |
| Sales Type | -- | Fair Market Value | Fair Market Value | Fair Market Value |
| Location | Adverse ; Busy Road | Neutral ; Residential | Adverse ; Busy Road | Adverse ; Busy Road |
| View | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| Style/Design | 3 Stories Traditional | 2 Stories Traditional | 3 Stories Traditional | 3 Stories Traditional |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,318 | 1,060 | 1,182 | 1,501 |
| Bdrm · Bths · ½ Bths | 2 · 1 | 2 · 1 | 2 · 1 | 3 · 2 |
| Total Room # | 6 | 6 | 6 | 6 |
| Garage (Style/Stalls) | Detached 2 Car(s) | Attached 1 Car | Carport 1 Car | Detached 2 Car(s) |
| Basement (Yes/No) | Yes | Yes | Yes | Yes |
| Basement (% Fin) | 0% | 100% | 100% | 0% |
| Basement Sq. Ft. | 540 | 1,060 | 684 | 881 |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.11 acres | .20 acres | .09 acres | .11 acres |
| Other | Deck, Fence | Deck, Fence | Deck, Fence | Patio, Fence |
| Net Adjustment | -- | -\$13,100 | +\$8,360 | -\$26,175 |
| Adjusted Price | -- | \$236,900 | \$328,360 | \$328,825 |

* 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** Superior. The comp is over 250sf smaller above grade with a garage stall less but is 15 years newer with a larger, finished basement. Listing states fixer upper requiring a cash sale. Only comp sold last 6 months within a mile distance, 25% size and 25 years age of the subject with a basement in fair condition.
- Sold 2** Superior due to condition. The comp has a larger, finished basement but is 9 years older and over 100sf smaller above grade with a single carport instead of a 2 car garage and differences would offset for value is not for superior condition. Listing states very nice condition with newer kitchen counters. Listing states multiple offers and no seller concessions paid.
- Sold 3** Superior. The comp is 7 years older but over 150sf larger above grade with an additional bath and a larger unfinished basement and is in superior condition. Listing states good condition with no updates noted. Listing states multiple offers and \$6000 in seller concessions paid.

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|-------------------------|---|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | | Listing History Comments | | | |
| Listing Agency/Firm | | | | The subject sold as a cash sale in fair condition on 09/13/2021 for \$226,000. The listing is uploaded to the report. The listing states multiple offers and it was a cash sale and so no seller concessions were paid. | | | |
| 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 |
| 08/25/2021 | \$219,900 | -- | -- | Sold | 09/13/2021 | \$226,000 | MLS |

Marketing Strategy

| | | |
|--|--------------------|-----------------------|
| | As Is Price | Repaired Price |
| Suggested List Price | \$243,000 | \$319,000 |
| Sales Price | \$240,000 | \$315,000 |
| 30 Day Price | \$221,000 | -- |
| Comments Regarding Pricing Strategy | | |
| <p>There were 11 active comps with a basement within 25% size and 25 years age of the subject and a mile distance. Of those, 2 are in fair condition like the subject. There were no sales comps in the last 6 months in fair condition that would adjust similar or inferior to the subject. Due to the on-going rapid appreciation in the subject's market, going out further in date of sale would not give an accurate picture of the current market. Estimation of value is correct in my opinion based on the assumed condition of the subject and the repairs it needs. The market is up 16% so far in 2021, was up 9% in 2020, was up 8% in 2019, was up 14% in 2018 and was up 17% in 2017 according to current MLS statistics. Listings are down over 12% and sales are up over 11% in volume in 2020 from 2019 according to MLS statistics. Seller concessions are not prevalent. Area unemployment is 5.2% as of 7/2021.</p> | | |

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



Address Verification



Side



Side



Street

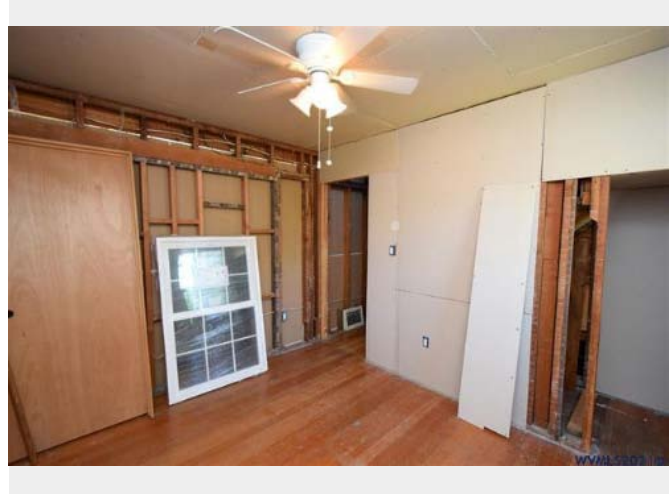


Street

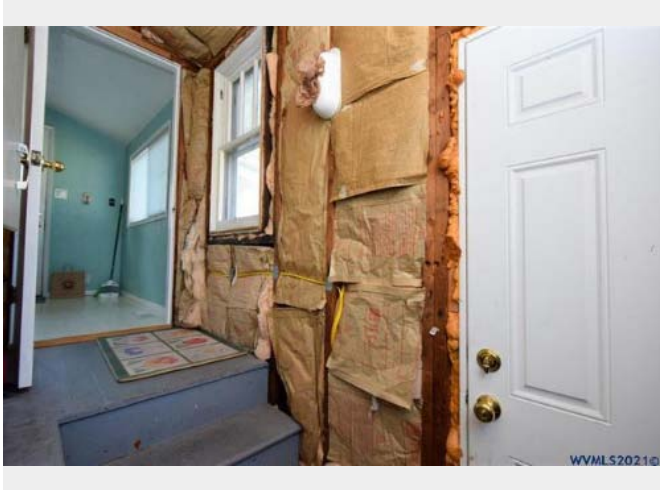
Subject Photos



Other



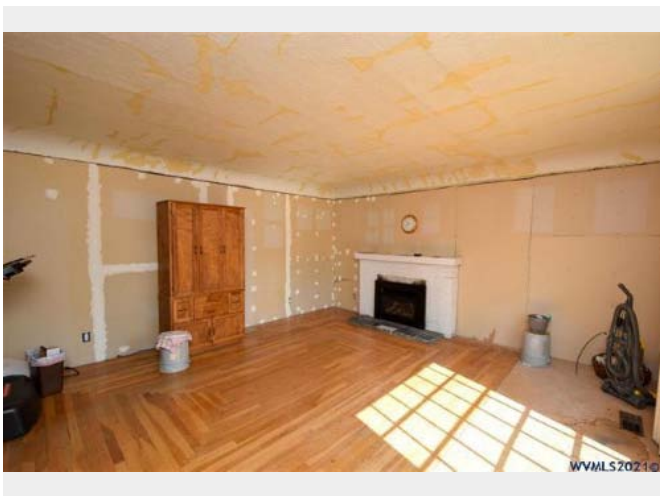
Other



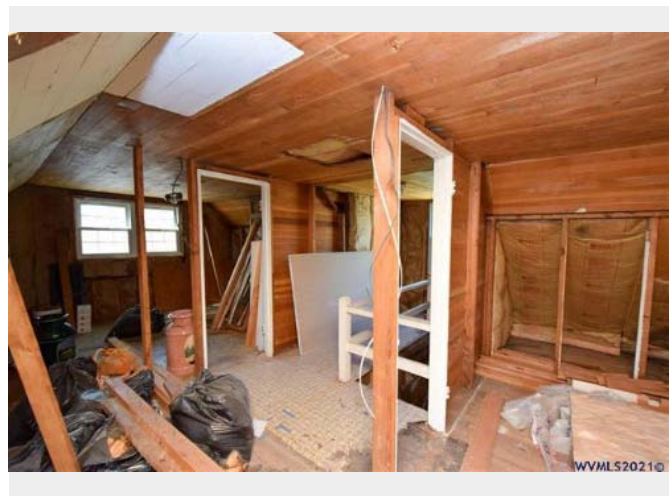
Other



Other

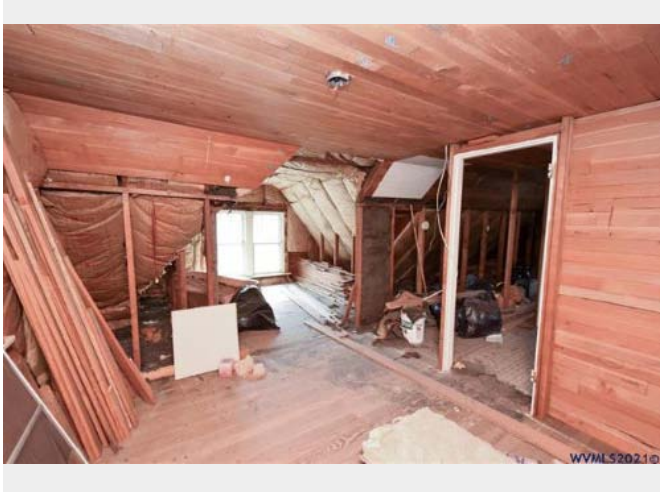


Other



Other

Subject Photos



Other



Other

Listing Photos

L1 1380 Norway St NE
Salem, OR 97301



Front

L2 530 23rd St NE
Salem, OR 97301



Front

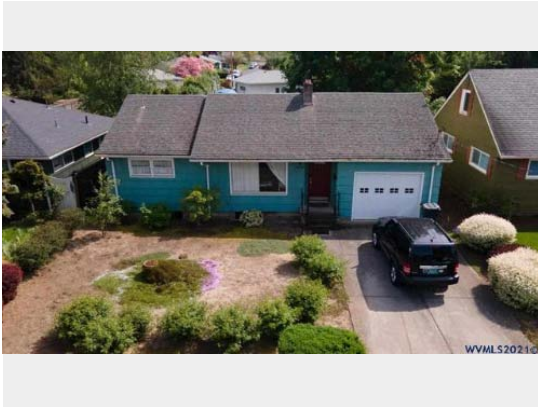
L3 1515 19th St NE
Salem, OR 97301



Front

Sales Photos

S1 2670 Englewood Ave NE
Salem, OR 97301



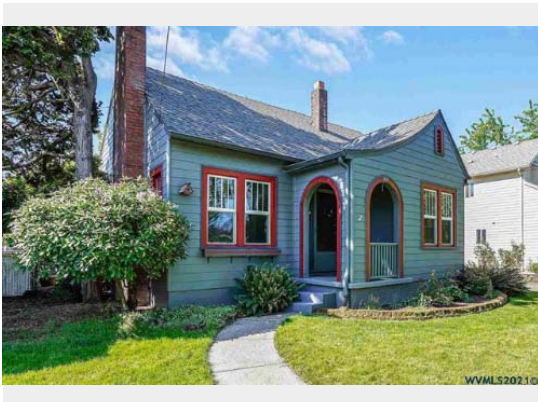
Front

S2 795 17th St NE
Salem, OR 97301



Front

S3 960 Highland Ave NE
Salem, OR 97301



Front

ClearMaps Addendum

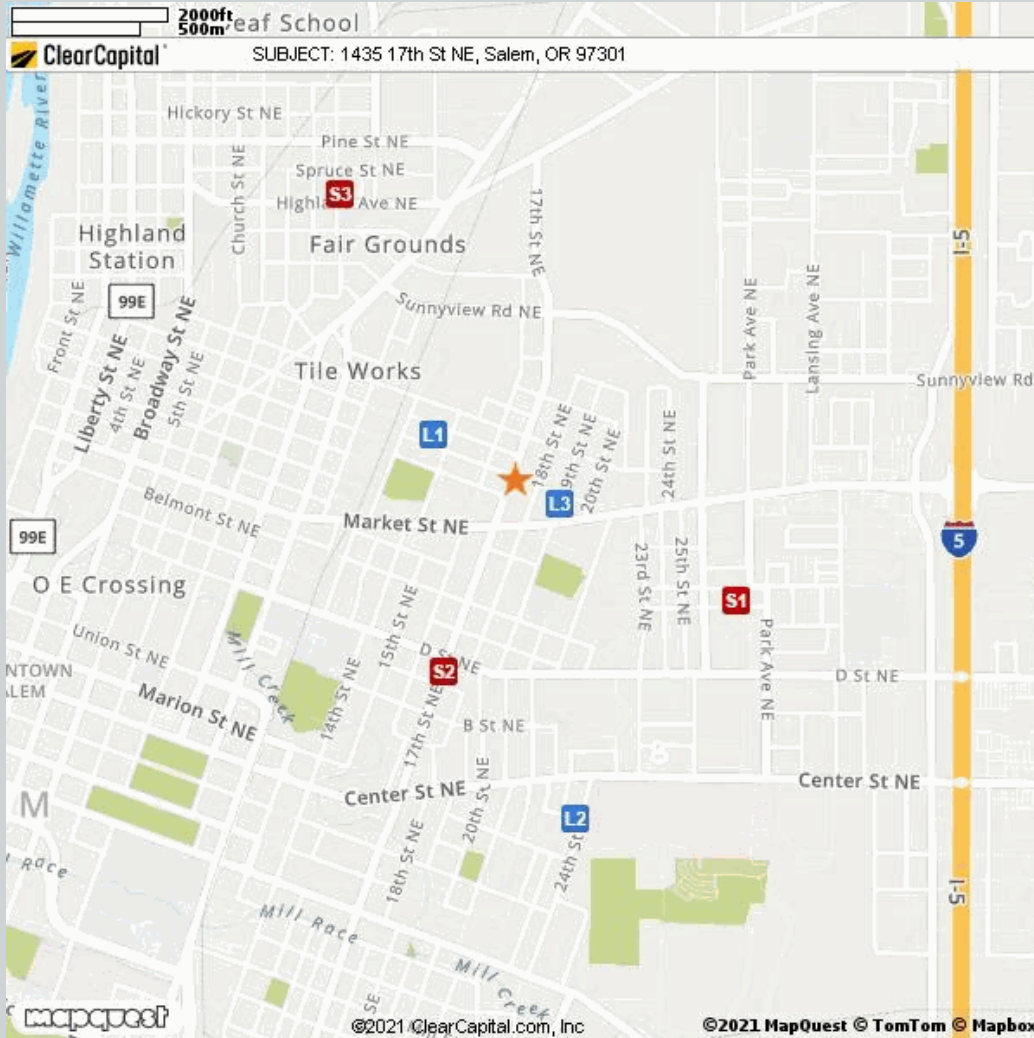
Address ★ 1435 17th Street, Salem, OR 97301

Loan Number 46329

Suggested List \$243,000

Suggested Repaired \$319,000

Sale \$240,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|--|-------------------------|------------------|
| ★ Subject | 1435 17th Street, Salem, OR 97301 | -- | Parcel Match |
| L1 Listing 1 | 1380 Norway St Ne, Salem, OR 97301 | 0.22 Miles ¹ | Parcel Match |
| L2 Listing 2 | 530 23rd St Ne, Salem, OR 97301 | 0.82 Miles ¹ | Parcel Match |
| L3 Listing 3 | 1515 19th St Ne, Salem, OR 97301 | 0.13 Miles ¹ | Parcel Match |
| S1 Sold 1 | 2670 Englewood Ave Ne, Salem, OR 97301 | 0.62 Miles ¹ | Parcel Match |
| S2 Sold 2 | 795 17th St Ne, Salem, OR 97301 | 0.48 Miles ¹ | Parcel Match |
| S3 Sold 3 | 960 Highland Ave Ne, Salem, OR 97301 | 0.82 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 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

| | | | |
|-----------------------------------|-------------|--------------------------|---|
| Broker Name | Rick Nasset | Company/Brokerage | NW Homes and Land LLC |
| License No | 200206015 | Address | 3857 Wolverine Dr NE C-36 SALEM OR 97305 |
| License Expiration | 09/30/2022 | License State | OR |
| Phone | 5034091799 | Email | bpooregon@gmail.com |
| Broker Distance to Subject | 1.54 miles | Date Signed | 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

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.