

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	820 E Pine Avenue, Hermiston, OREGON 97838	Order ID	7717075	Property ID	31535400
Inspection Date	11/04/2021	Date of Report	11/04/2021		
Loan Number	46905	APN	131905		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Umatilla		

Tracking IDs					
Order Tracking ID	1103BPO	Tracking ID 1	BPF2		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Jurado Richard L & Dionisia J	Q4 construction, C4 condition. Ranch style home built in 1976, located on 0.23 acre city lot, 3 bed, 2 bath, 1,751 SQ FT, composition shingle roofing, vinyl siding, concrete perimeter foundation, 2 car attached garage, 1 gas fireplace, dishwasher, garbage disposal, covered patio, vinyl fencing, sprinkler system, FA heating & cooling, public services.
R. E. Taxes	\$399,577	
Assessed Value	\$185,880	
Zoning Classification	R1	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(Lockbox located on front door)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Attractive, well established neighborhood comprised of like homes built between mid 1970's to early 1990's. Close to schools, parks and downtown area. REO activity is low at this time and is not showing direct impact on resale values.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$139,000 High: \$673,500	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	820 E Pine Avenue	1125 Se 4th St	920 E Gladys Ave	180 Nw 13th St
City, State	Hermiston, OREGON	Hermiston, OR	Hermiston, OR	Hermiston, OR
Zip Code	97838	97838	97838	97838
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.48 ¹	0.37 ¹	1.90 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$270,000	\$317,000	\$310,000
List Price \$	--	\$270,000	\$289,000	\$310,000
Original List Date		10/29/2021	10/05/2021	11/01/2021
DOM · Cumulative DOM	-- · --	5 · 6	29 · 30	2 · 3
Age (# of years)	45	52	44	38
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	1,751	1,552	1,515	1,610
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	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	0.20 acres	0.25 acres	0.22 acres
Other	Cov Patio, Fence	Fence, fire pit, outbldg, patio, tl shed	Patio, sprinkler system, tool shed, fenced	Porch, fenced, sprinkler system, tool shed

* 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** Updated, Ranch style home, built in 1969, located on 0.20 acre city lot, 3 bed, 2 bath, 1,552 SQ FT, composition shingle roofing, vinyl siding, concrete perimeter foundation, 2 car attached garage, 1 gas fireplace, bi microwave, bi refrigerator, FS range, pantry, fenced, fire pit, outbuilding, patio, tool shed, FA heating, public services.
- Listing 2** Updated ranch style home, built in 1977, located on 0.25 acre city lot, 3 bed, 2 bath, 1,515 SQ FT, composition shingle roofing, vinyl siding, concrete slab foundation, converted garage, bi dishwasher, FS range, FS refrigerator, FA heating & cooling, public services.
- Listing 3** Updated ranch style home, built in 1983, located on 0.22 acre city lot, 3 bed, 2 bath, 1,610 SQ FT, composition shingle roofing, fiber cement siding, concrete perimeter foundation, 1 wood fireplace, 2 car attached garage, bi microwave, bi dishwasher, disposal, FS range, granite counter tops, kitchen island, pantry, laminate flooring, enclosed porch, fenced, sprinkler system, tool shed

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	820 E Pine Avenue	630 Se Pine Ct	58 Ne Alora Dr	875 E Highland Aave
City, State	Hermiston, OREGON	Hermiston, OR	Hermiston, OR	Hermiston, OR
Zip Code	97838	97838	97838	97838
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	1.56 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$290,000	\$299,900	\$334,900
List Price \$	--	\$285,000	\$299,900	\$319,900
Sale Price \$	--	\$285,000	\$310,000	\$315,000
Type of Financing	--	Fha	Conventional	Conventional
Date of Sale	--	02/25/2021	07/09/2021	09/15/2021
DOM · Cumulative DOM	-- · --	78 · 122	4 · 49	26 · 71
Age (# of years)	45	39	40	50
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	1,751	1,737	1,778	1,850
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2	3 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.22 acres	0.28 acres	0.27 acres
Other	Cov Patio, Fence	Cov Patio, Tool shed	Shop, cov patio, fenced	Fenced
Net Adjustment	--	-\$2,782	-\$14,324	+\$4,862
Adjusted Price	--	\$282,218	\$295,676	\$319,862

* 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** Age: -\$1,500 SQ FT: \$168 RM CT: -\$1,500 Lot Size: \$50 Ranch style home, built in 1982, located on 0.22 acre city lot, 3 bed, 2.5 bath, 1,737 SQ FT, cedar shake roofing, wood siding, concrete perimeter foundation, 1 wood fireplace, 2 car attached garage, FS range, FS refrigerator, laminate & vinyl flooring, covered patio, tool shed, FA heating & cooling, public services.
- Sold 2** Age: -\$1,250 SQ FT: -\$324 Lot Size: -\$250 Shop: -\$12,500 Ranch style home, built in 1981, located on 0.28 acre city lot, 3 bed, 2 bath, 1,778 SQ FT, composition shingle roofing, wood siding, 1 wood fireplace, 2 car attached garage, 1 car detached shop, granite counter tops, stainless steel appliances, fenced, heat pump, FA heating & cooling, public services.
- Sold 3** Age: \$1,250 SQ FT: -\$1,188 Carport: \$2,500 Lot Size: -\$200 Amenities: \$2,500 Ranch style home built in 1971, located on 0.27 acre city lot, 3 bed, 2 bath, 1,850 SQ FT, composition shingle roofing, lap siding, concrete perimeter foundation, 1 car attached carport, bi microwave, bi dishwasher, disposal, FS range, fenced, FA heating & Cooling, public services.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No listing history found in past 12 months in MLS or public records.			
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	\$285,000	\$285,000
Sales Price	\$285,000	\$285,000
30 Day Price	\$262,500	--
Comments Regarding Pricing Strategy		
The present market is strengthening prices with a higher level of activity, demands appears greater than supply and the increased interest in acquiring real estate. Most prices are indicative of a strengthening market across the board for new as well as older construction. Search parameters focused on age, square footage, proximity to subject neighborhood and amenities of subject		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The price is based on the subject being in average condition. Comps are similar in characteristics, located within 1.90 miles and the sold comps
Notes closed within the last 8 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Address Verification



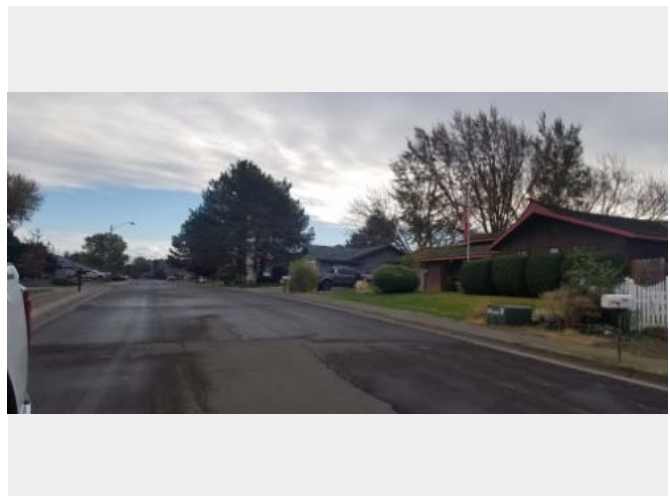
Address Verification



Side



Back



Street

Subject Photos



Street

Listing Photos

L1 1125 SE 4th St
Hermiston, OR 97838



Front

L2 920 E Gladys Ave
Hermiston, OR 97838



Front

L3 180 NW 13th St
Hermiston, OR 97838



Front

Sales Photos

S1 630 SE Pine Ct
Hermiston, OR 97838



Front

S2 58 NE Alora Dr
Hermiston, OR 97838



Front

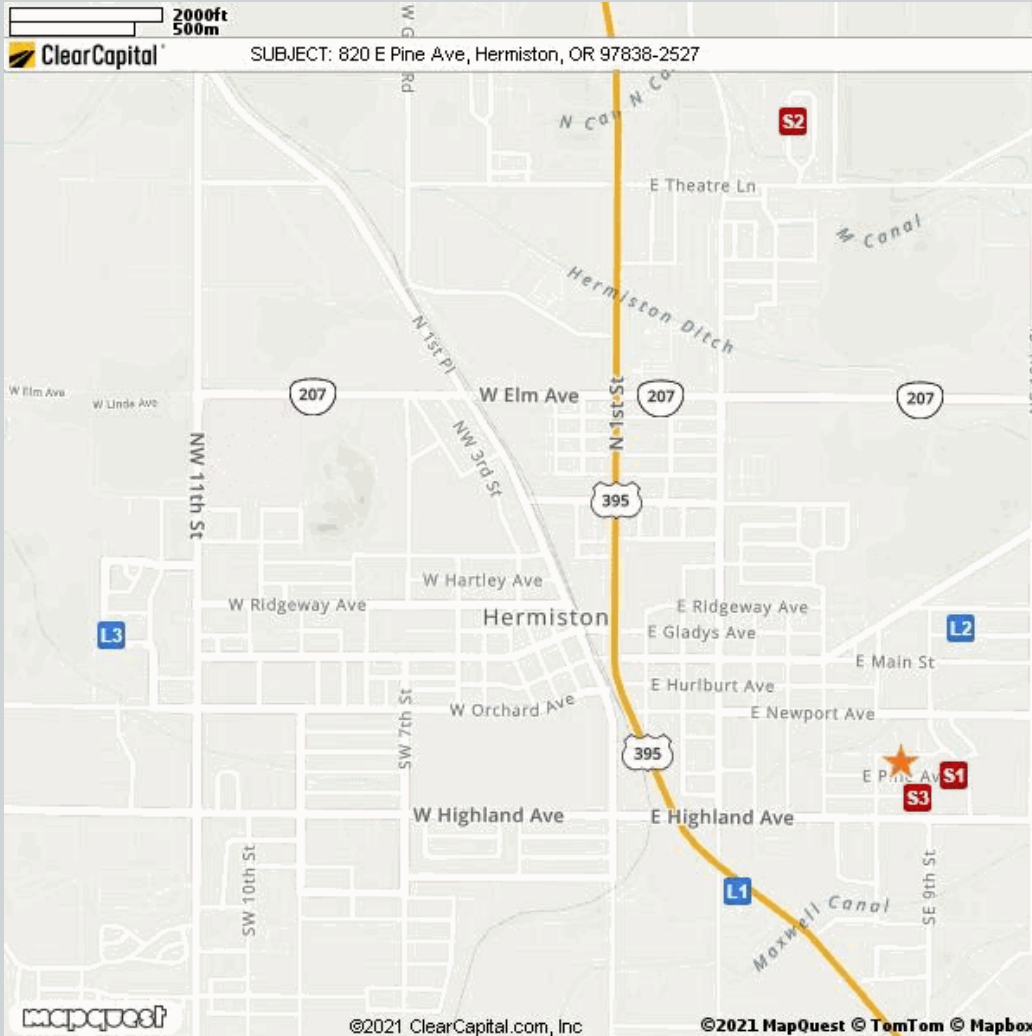
S3 875 E Highland Ave
Hermiston, OR 97838



Front

ClearMaps Addendum

Address ★ 820 E Pine Avenue, Hermiston, OREGON 97838
Loan Number 46905 **Suggested List** \$285,000 **Suggested Repaired** \$285,000 **Sale** \$285,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	820 E Pine Avenue, Hermiston, Oregon 97838	--	Parcel Match
L1 Listing 1	1125 Se 4th St, Hermiston, OR 97838	0.48 Miles ¹	Parcel Match
L2 Listing 2	920 E Gladys Ave, Hermiston, OR 97838	0.37 Miles ¹	Parcel Match
L3 Listing 3	180 Nw 13th St, Hermiston, OR 97838	1.90 Miles ¹	Parcel Match
S1 Sold 1	630 Se Pine Ct, Hermiston, OR 97838	0.15 Miles ¹	Parcel Match
S2 Sold 2	58 Ne Alora Dr, Hermiston, OR 97838	1.56 Miles ¹	Parcel Match
S3 Sold 3	875 E Highland Ave, Hermiston, OR 97838	0.09 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 personally inspect the property, select comparables, and determine a price for the subject, please do not accept

Report Instructions - cont.

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	Pamela Wilson	Company/Brokerage	Hermiston Realty
License No	201206680	Address	58 Filmore St Umatilla OR 97838
License Expiration	03/31/2023	License State	OR
Phone	5417017846	Email	pam.hermiston@gmail.com
Broker Distance to Subject	0.88 miles	Date Signed	11/04/2021

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.