

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>	575 Barton Road, Eagle Point, OR 97524	<b>Order ID</b>	7925819	<b>Property ID</b>	32039986
<b>Inspection Date</b>	01/27/2022	<b>Date of Report</b>	01/29/2022		
<b>Loan Number</b>	47313	<b>APN</b>	10986847		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Jackson		

Tracking IDs					
<b>Order Tracking ID</b>	01.27.22_BPO	<b>Tracking ID 1</b>	01.27.22_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	ELAINE B PFAU	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,466	Subject looks to be in good condition with no apparent repairs needed.	
<b>Assessed Value</b>	\$175,610		
<b>Zoning Classification</b>	Residential R-1-8		
<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>			
<b>Estimated Interior Repair Cost</b>			
<b>Total Estimated Repair</b>			
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Slow	Neighborhood is newer and in good condition. Tract-type homes. Close to schools and shopping.	
<b>Sales Prices in this Neighborhood</b>	Low: \$275000 High: \$595000		
<b>Market for this type of property</b>	Decreased 2 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	575 Barton Road	17 Meadowfield Cir	889 Win Way	947 Ridgeview Dr
<b>City, State</b>	Eagle Point, OR	Eagle Point, OR	Eagle Point, OR	Eagle Point, OR
<b>Zip Code</b>	97524	97524	97524	97524
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.15 <sup>1</sup>	0.20 <sup>1</sup>	0.27 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$415,000	\$399,000	\$3,850,000
<b>List Price \$</b>	--	\$415,000	\$399,000	\$385,000
<b>Original List Date</b>		01/19/2022	11/04/2021	12/14/2021
<b>DOM · Cumulative DOM</b>	-- · --	9 · 10	85 · 86	45 · 46
<b>Age (# of years)</b>	13	17	18	19
<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 Traditional	1 Story Raised Ranch	1 Story Contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,586	1,726	1,643	1,488
<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>	0.18 acres	0.14 acres	0.14 acres	0.17 acres
<b>Other</b>	--	--	--	--

\* 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.

## Current Listings - Cont.

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

- Listing 1** Comparable is larger in GLA, smaller in lot size, older in year built, and similar in type of location. Listing agent remarks: This spacious, beautiful 3 bedroom, 2 bathroom, plus huge office/bonus room has so much to offer. With freshly painted cabinets and newly installed laminate flooring this home gives you the perfect updated feel. With the open floor plan and gas fire place you'll be right at home. Fully fenced back yard and a 2 car garage. Walking distance to local schools and a quiet cul-de-sac!!! This is a rare opportunity and a must see.
- Listing 2** Comparable is larger in GLA, smaller in lot size, older in year built, and similar in type of location. Listing agent remarks: DO NOT MISS!! Beautiful home in a great Eagle Point neighborhood; close to schools, parks, restaurants & more! This spacious home has 1,643 SqFt of living area, featuring 3 large bedrooms & 2 bathrooms. The kitchen has an abundance of cabinetry and countertop space, and is flooded with natural light from the glass sliding doors going out to the backyard. The large master bedroom features vaulted ceilings, a spacious double vanity bathroom, & access to the backyard through glass French doors. Warm up next to the fireplace in the living room, or enjoy a cup of coffee from your oversized back deck! The house is equipped with a solar system that was installed in 2018. Do not miss out on this home, come & tour this property today!
- Listing 3** Comparable is smaller in GLA, similar in lot size, older in year built, and similar in type of location. Listing agent remarks: Welcome to a wonderfully updated, comfortable home. Lovingly cared for by its present owners this home boasts several updates over the last two years that include new paint inside and out, all new flooring with waterproof vinyl plank in the main living areas and carpet in the bedrooms, painted cabinets, new lighting and ceiling fan, farmhouse kitchen sink, new dishwasher, new gas HVAC system & central air in 2021, and new landscaping. The nursery has a unique accent wall and even the garage door opener is new. Whew! The sellers have been busy beavers and now you get to enjoy the fruits of their labor. Out back is a well kept shed for storage and a nice garden area. Privacy trees have been planted along the back fence and will mature in the coming years. Located within walking distance to schools, there's much to love about this affordable home.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	575 Barton Road	663 Sheffield Dr	471 Sienna Hills Dr	1097 Highlands Dr
City, State	Eagle Point, OR	Eagle Point, OR	Eagle Point, OR	Eagle Point, OR
Zip Code	97524	97524	97524	97524
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 <sup>1</sup>	0.24 <sup>1</sup>	0.24 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$410,000	\$429,000	\$420,000
List Price \$	--	\$410,000	\$429,000	\$420,000
Sale Price \$	--	\$400,000	\$425,000	\$420,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	11/16/2021	10/15/2021	10/15/2021
DOM · Cumulative DOM	-- · --	46 · 46	58 · 58	60 · 60
Age (# of years)	13	12	13	17
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 Other
# Units	1	1	1	1
Living Sq. Feet	1,586	1,658	1,515	1,716
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	0.18 acres	0.18 acres	0.19 acres	0.21 acres
Other	--	--	--	--
Net Adjustment	--	-\$5,040	+\$4,470	-\$10,600
Adjusted Price	--	\$394,960	\$429,470	\$409,400

\* 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.

## Recent Sales - Cont.

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

- Sold 1** Adjusted -5040 for GLA. Comparable is larger in GLA, similar in lot size, similar in year built, and similar in type of location. Listing agent remarks:
- Sold 2** Adjusted 4970 for GLA and -500 for lot size. Comparable is similar in GLA, similar in lot size, similar in year built, and similar in type of location. Listing agent remarks: Here's your opportunity to own a beautiful, well-maintained home in Eagle Point with mountain and pasture views from a well-manicured, mature landscaped front yard. Kitchen offers granite countertops, tiled backsplash, large island, lots of cabinet space and stainless-steel appliances. Open concept living with laminate flooring throughout. Living room offers travertine tiled gas fireplace, vaulted ceilings with fan and wall mounted TV with security system hooked up. Master suite offers carpet, wall mounted TV, Casablanca ceiling fan, dual vanities, sliding glass door opening to the backyard patio and walk-in closet. Backyard offers automatic timed inground sprinkler system, covered patio for privacy with moveable sunshades, low maintenance landscaping and RV parking with hook-ups. LED lighting throughout including exterior lights. New exterior paint. New garage door with track and springs. Nest thermostat installed. Middle bedroom offers window nook bench. This home is a must see!
- Sold 3** Adjusted -9100 for GLA, and -1500 for lot size. Comparable is larger in GLA, larger in lot size, older in year built, and similar in type of location. Listing agent remarks: Wonderful opportunity to own this single-level Eagle Point home located in a quiet-centrally located neighborhood. Home offers 1716 sqft, 3 bedrooms, 2 bath on a large .21 of an acre. Beautiful mature landscaping, backyard is HUGE bring your landscape ideas and make it your own. Perfect location to enjoy the Eagle Point 4th of July fireworks! Plenty of parking with the oversized 2-car garage with RV parking. This home is a must see! Call for a tour today.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Last MLS entry was a sale in 2016.				
<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

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$400,000	\$400,000
<b>Sales Price</b>	\$395,000	\$395,000
<b>30 Day Price</b>	\$385,000	--
<b>Comments Regarding Pricing Strategy</b>		
I recommend an as is pricing strategy. We are in an aggressive sellers market with limited listings.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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.
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## Subject Photos



Front



Address Verification



Side



Side

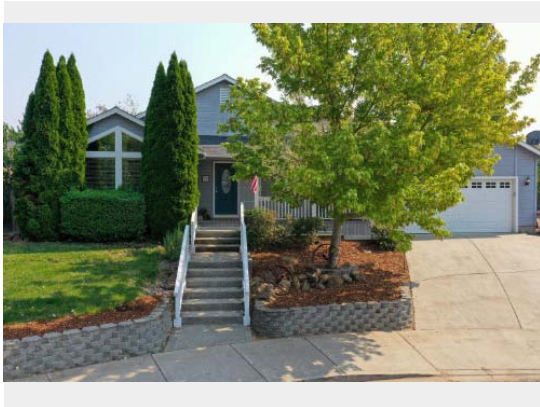


Side



## Listing Photos

**L1** 17 Meadowfield Cir  
Eagle Point, OR 97524



Front

**L2** 889 Win Way  
Eagle Point, OR 97524



Front

**L3** 947 Ridgeview Dr  
Eagle Point, OR 97524



Front



## Sales Photos

**S1** 663 Sheffield Dr  
Eagle Point, OR 97524



Front

**S2** 471 Sienna Hills Dr  
Eagle Point, OR 97524



Front

**S3** 1097 Highlands Dr  
Eagle Point, OR 97524



Front

### ClearMaps Addendum

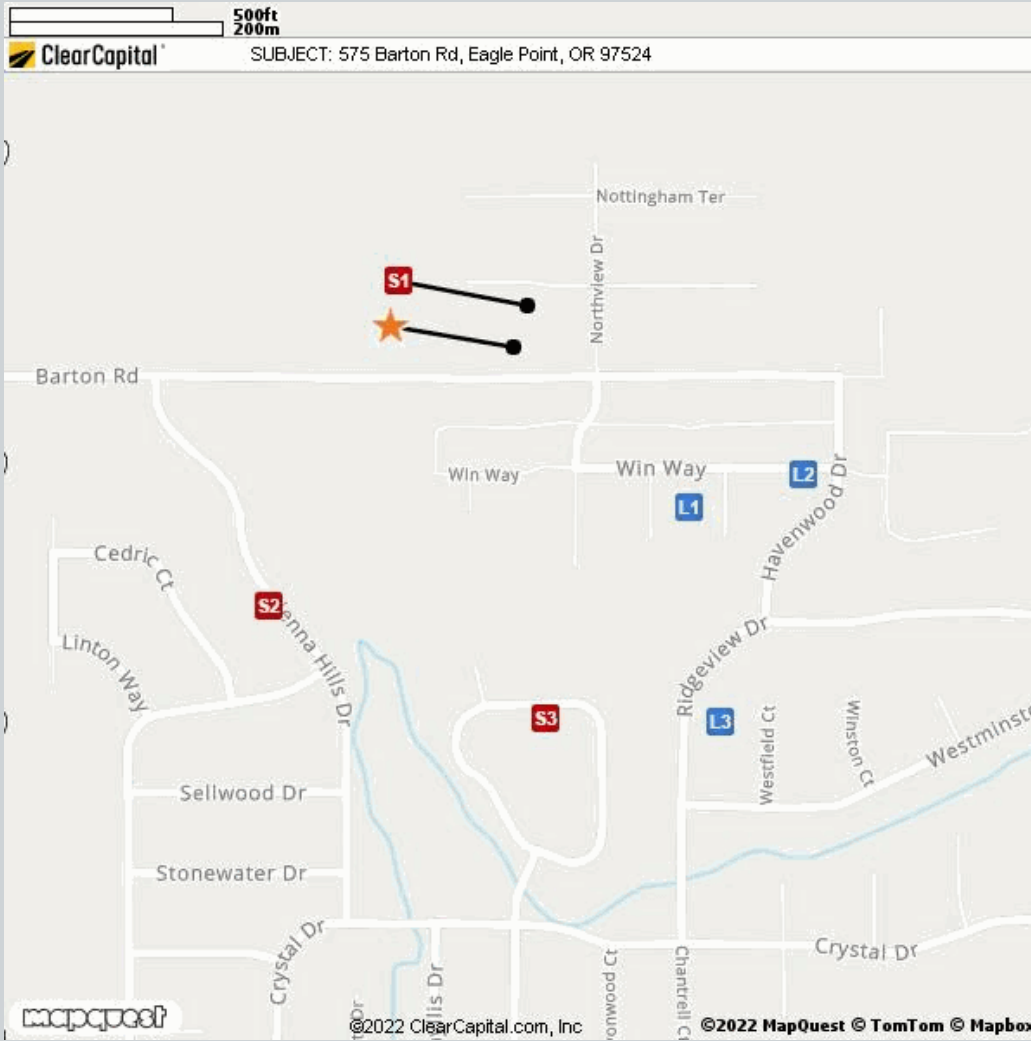
**Address** ★ 575 Barton Road, Eagle Point, OR 97524

**Loan Number** 47313

**Suggested List** \$400,000

**Suggested Repaired** \$400,000

**Sale** \$395,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	575 Barton Road, Eagle Point, OR 97524	--	Parcel Match
L1 Listing 1	17 Meadowfield Cir, Eagle Point, OR 97524	0.15 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	889 Win Way, Eagle Point, OR 97524	0.20 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	947 Ridgeview Dr, Eagle Point, OR 97524	0.27 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	663 Sheffield Dr, Eagle Point, OR 97524	0.03 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	471 Sienna Hills Dr, Eagle Point, OR 97524	0.24 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1097 Highlands Dr, Eagle Point, OR 97524	0.24 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.

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 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.

## Report Instructions - cont.

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>	Daniel Willis	<b>Company/Brokerage</b>	Daniel R Willis Real Estate
<b>License No</b>	200405110	<b>Address</b>	558 Charlotte Ann Rd Medford OR 97501
<b>License Expiration</b>	09/30/2023	<b>License State</b>	OR
<b>Phone</b>	5416015313	<b>Email</b>	danielraywillis@gmail.com
<b>Broker Distance to Subject</b>	12.48 miles	<b>Date Signed</b>	01/28/2022

*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.**