

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	1796 Marble Valley Basin Road, Addy, WA 99101	Order ID	7915390	Property ID	32019575
Inspection Date	01/27/2022	Date of Report	01/27/2022		
Loan Number	47857	APN	2143500		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Stevens		

Tracking IDs					
Order Tracking ID	01.24.22_BPO	Tracking ID 1	01.24.22_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

		Condition Comments
Owner	DICK T BARKER	subject is not visible from street. It is assumed to be in average condition
R. E. Taxes	\$1,414	
Assessed Value	\$148,700	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Not Visible	
Road Type	Public	

Neighborhood & Market Data

		Neighborhood Comments
Location Type	Rural	neighborhood is considered extreme rural. There is low to moderate REO activity, 1 boarded up home and its not close to amenities.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$203000 High: \$543000	
Market for this type of property	Increased 8 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1796 Marble Valley Basin Road	116 N Ehorn Ln	2312 Burnt Valley Rd	1088 Cannon Way
City, State	Addy, WA	Chewelah, WA	Chewelah, WA	Colville, WA
Zip Code	99101	99109	99109	99114
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	10.76 ¹	9.70 ¹	1.96 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$369,900	\$549,900	\$299,500
List Price \$	--	\$369,900	\$539,900	\$299,500
Original List Date		01/03/2022	11/05/2021	12/15/2021
DOM · Cumulative DOM	-- · --	24 · 24	62 · 83	6 · 43
Age (# of years)	43	105	70	15
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Woods	Beneficial ; Woods	Beneficial ; Woods	Beneficial ; Woods
Style/Design	1 Story ranch	2 Stories traditional	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,025	1,350	1,785	931
Bdrm · Bths · ½ Bths	5 · 2	3 · 1	2 · 2	1 · 1
Total Room #	9	6	6	4
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	0%	100%	100%
Basement Sq. Ft.	800	350	1,785	931
Pool/Spa	--	--	--	--
Lot Size	7.00 acres	1 acres	2.76 acres	9.83 acres
Other	--	--	--	--

* Listing 3 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 list 1 is similar to subject in GLA, it has a smaller basement, less bedrooms and bathrooms, and the same size garage.

Listing 2 list 2 is least similar to subject in GLA, it has less bedrooms and bathrooms, its older than subject and has a larger basement.

Listing 3 list 3 is most similar to subject in proximity, GLA and basement square feet. It has less bedrooms and bathrooms and a smaller garage.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1796 Marble Valley Basin Road	1786 Wild Rose Way	2580 Crosscut Way	2063 Marble Valley Basin Rd
City, State	Addy, WA	Addy, WA	Addy, WA	Addy, WA
Zip Code	99101	99101	99101	99101
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	3.76 ¹	7.81 ¹	2.60 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$375,000	\$425,000	\$395,000
List Price \$	--	\$375,000	\$425,000	\$395,000
Sale Price \$	--	\$391,837	\$432,000	\$400,000
Type of Financing	--	Cash	Conv	Fha
Date of Sale	--	10/29/2021	08/20/2021	12/10/2021
DOM · Cumulative DOM	-- · --	5 · 23	6 · 57	6 · 57
Age (# of years)	43	82	40	35
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Woods	Beneficial ; Woods	Beneficial ; Woods	Beneficial ; Woods
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	2 Stories split
# Units	1	1	1	1
Living Sq. Feet	1,025	891	1,007	1,195
Bdrm · Bths · ½ Bths	5 · 2	3 · 1 · 1	4 · 2	4 · 1 · 1
Total Room #	9	7	8	8
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 4 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	800	891	1,000	1,195
Pool/Spa	--	--	--	--
Lot Size	7.00 acres	10.70 acres	21.95 acres	8.29 acres
Other	--	--	--	--
Net Adjustment	--	+\$2,110	-\$72,750	-\$22,500
Adjusted Price	--	\$393,947	\$359,250	\$377,500

* 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.

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

Sold 1 adjustments - age 11700, GLA 10050, bedrooms 20000, bathroom 2500, garage -20000, basement square feet -3640, acreage -18500

Sold 2 adjustments - bedrooms 10000, basement square feet -8000, acreage -74750

Sold 3 adjustments - GLA -12750, bedrooms 10000, bathroom 2500, basement square feet -15800, acreage -6450

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			no listing or sales history on Spokane MLS				
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	\$360,000	\$360,000
Sales Price	\$360,000	\$360,000
30 Day Price	\$360,000	--
Comments Regarding Pricing Strategy		
subject not visible from street, it is assumed to be in average condition. Subject would likely sell in todays market in less than 90 days.		

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.
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Subject Photos



Front



Address Verification



Side



Street



Street



Other

Listing Photos

L1 116 N Ehorn Ln
Chewelah, WA 99109



Front

L2 2312 Burnt Valley Rd
Chewelah, WA 99109



Front

L3 1088 Cannon Way
Colville, WA 99114



Front

Sales Photos

S1 1786 Wild Rose Way
Addy, WA 99101



Front

S2 2580 Crosscut Way
Addy, WA 99101



Front

S3 2063 Marble Valley Basin Rd
Addy, WA 99101



Front

ClearMaps Addendum

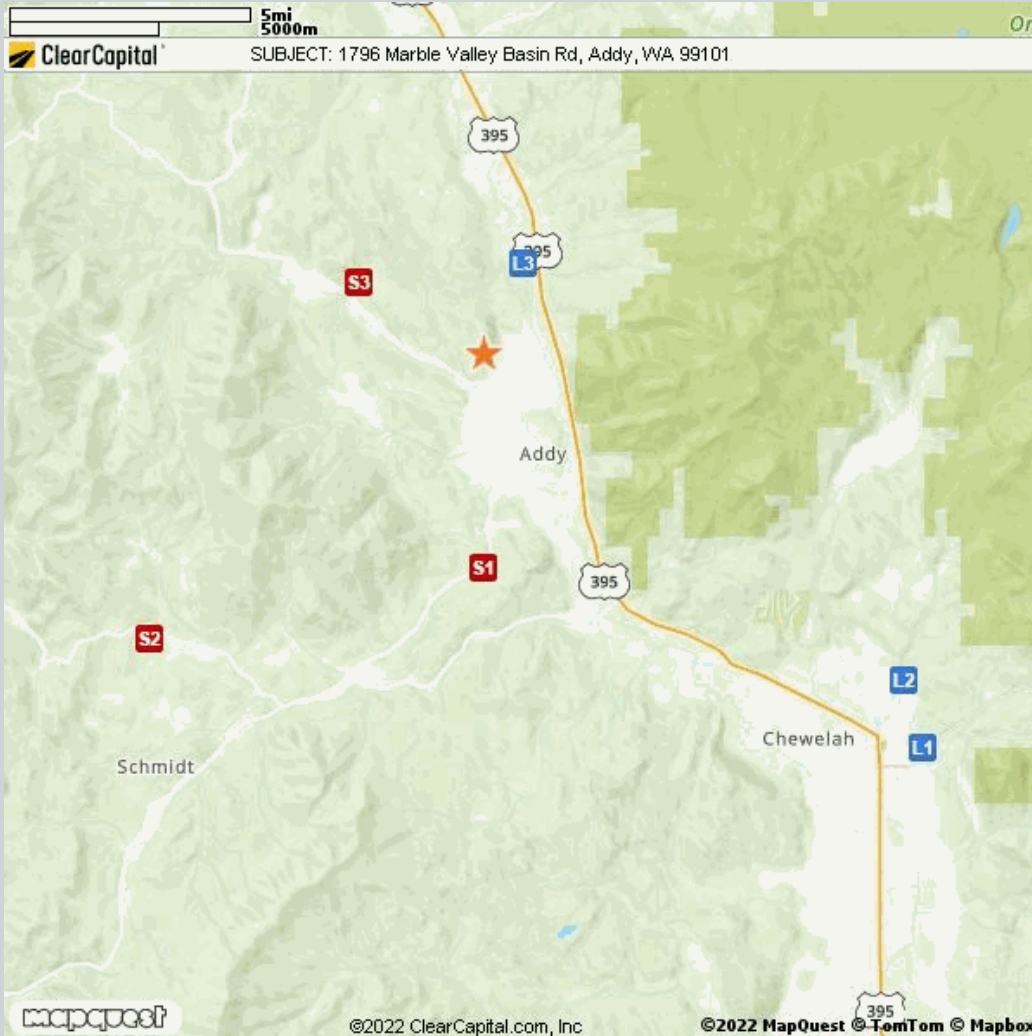
Address ★ 1796 Marble Valley Basin Road, Addy, WA 99101

Loan Number 47857

Suggested List \$360,000

Suggested Repaired \$360,000

Sale \$360,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1796 Marble Valley Basin Road, Addy, WA 99101	--	Parcel Match
L1 Listing 1	116 N Ehorn Ln, Chewelah, WA 99109	10.76 Miles ¹	Parcel Match
L2 Listing 2	2312 Burnt Valley Rd, Chewelah, WA 99109	9.70 Miles ¹	Parcel Match
L3 Listing 3	1088 Cannon Way, Colville, WA 99114	1.96 Miles ¹	Parcel Match
S1 Sold 1	1786 Wild Rose Way, Addy, WA 99101	3.76 Miles ¹	Parcel Match
S2 Sold 2	2580 Crosscut Way, Addy, WA 99101	7.81 Miles ¹	Parcel Match
S3 Sold 3	2063 Marble Valley Basin Rd, Addy, WA 99101	2.60 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.

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

Broker Name	Ashley Meyers	Company/Brokerage	Synergy Properties, LLC
License No	135397	Address	706 W Garland Ave Spokane WA 99205
License Expiration	06/20/2022	License State	WA
Phone	5093425995	Email	ashley@509s.com
Broker Distance to Subject	51.97 miles	Date Signed	01/27/2022

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

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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