

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>	6916 Laird Road, Spokane, WA 99224	<b>Order ID</b>	7915390	<b>Property ID</b>	32019579
<b>Inspection Date</b>	01/25/2022	<b>Date of Report</b>	01/25/2022		
<b>Loan Number</b>	47858	<b>APN</b>	240930134		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Spokane		

### Tracking IDs

<b>Order Tracking ID</b>	01.24.22_BPO	<b>Tracking ID 1</b>	01.24.22_BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	PEARL J LANGE	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,439	Subject property appears to be in average condition at time of inspection.	
<b>Assessed Value</b>	\$195,520		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	Manuf. Home		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<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>	
<b>Local Economy</b>	Stable	Rural neighborhood in average condition. Market is strong in the area with limited inventory and increasing prices.	
<b>Sales Prices in this Neighborhood</b>	Low: \$290000 High: \$904000		
<b>Market for this type of property</b>	Increased 11 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	6916 Laird Road	13707 S Short Rd	6502 S Grove Rd	10510 W Richland Rd Lot 130
<b>City, State</b>	Spokane, WA	Cheney, WA	Spokane, WA	Cheney, WA
<b>Zip Code</b>	99224	99004	99224	99004
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	4.12 <sup>1</sup>	1.09 <sup>1</sup>	2.27 <sup>1</sup>
<b>Property Type</b>	Manuf. Home	Manufactured	Manufactured	Manufactured
<b>Original List Price \$</b>	\$	\$429,900	\$340,000	\$260,000
<b>List Price \$</b>	--	\$429,900	\$340,000	\$260,000
<b>Original List Date</b>		12/15/2021	06/12/2021	12/14/2021
<b>DOM · Cumulative DOM</b>	-- · --	41 · 41	138 · 227	42 · 42
<b>Age (# of years)</b>	14	6	24	4
<b>Condition</b>	Average	Average	Average	Average
<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 Mobile Home	1 Story Mobile Home	1 Story Mobile Home	1 Story Mobile Home
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,404	1,026	2,400	1,365
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 2	3 · 3	3 · 2
<b>Total Room #</b>	8	8	8	8
<b>Garage (Style/Stalls)</b>	Detached 2 Car(s)	Detached 2 Car(s)	Detached 4 Car(s)	Carport 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>	4.77 acres	4.14 acres	0.67 acres	0.11 acres
<b>Other</b>	None	None	None	None

\* 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** Has 2 bedrooms, 2 bathrooms, central air conditioning. propane heating and a generator that sits off the west side of the home. The home is on a well & septic system.

**Listing 2** This home is in a great central location and has a 30x40 shop. The yard is fully fenced and includes automatic sprinklers. Meticulously maintained home with recently updated appliances, gas fireplace, new central AC, new 50 year roof, two porches

**Listing 3** Open concept floor plan w/ Split Bdrm Design. 13x20 Living Rm is open to the Dining Rm & Kitchen. The Island Kitchen features an eating bar, all appliances, tons of Storage & a New Dishwasher.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	6916 Laird Road	7511 S Plymouth Rd	13908 S Short Rd	9228 S Cheney Spokane Rd
<b>City, State</b>	Spokane, WA	Spokane, WA	Cheney, WA	Spokane, WA
<b>Zip Code</b>	99224	99224	99004	99224
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	2.00 <sup>1</sup>	4.13 <sup>1</sup>	1.31 <sup>1</sup>
<b>Property Type</b>	Manuf. Home	Manufactured	Manufactured	Manufactured
<b>Original List Price \$</b>	--	\$199,000	\$275,000	\$350,000
<b>List Price \$</b>	--	\$199,000	\$275,000	\$350,000
<b>Sale Price \$</b>	--	\$216,000	\$287,100	\$350,000
<b>Type of Financing</b>	--	Cash	Cash	Conv
<b>Date of Sale</b>	--	11/22/2021	01/25/2021	11/30/2021
<b>DOM · Cumulative DOM</b>	-- · --	24 · 24	17 · 17	60 · 60
<b>Age (# of years)</b>	14	49	25	27
<b>Condition</b>	Average	Average	Average	Average
<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 Mobile Home	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,404	1,636	1,404	1,548
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	4 · 2	3 · 2
<b>Total Room #</b>	8	8	8	8
<b>Garage (Style/Stalls)</b>	Detached 2 Car(s)	None	Carport 2 Car(s)	Detached 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>	4.77 acres	7.93 acres	4.81 acres	1.43 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	\$0	\$0	\$0
<b>Adjusted Price</b>	--	\$216,000	\$287,100	\$350,000

\* Sold 2 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** Just under 8 acres of private scenic property with sweeping views. Easy access to downtown Spokane, Spokane Airport and the interstate - no CCR's and perfect for animals, build a shop, or build your dream home!
- Sold 2** 4 bedroom 2 bathroom home sits back on a private drive just shy of 5 acres. Enjoy the territorial views and fruit trees! Fenced backyard, Chicken coop and irrigation in all flower beds and orchard. New 40 year roof put on July 2020. Brand new well pump. All kitchen appliances stay including the freezer, washer and dryer in laundry room.
- Sold 3** A fresh coat of paint inside and out, new appliances and new flooring, new well pump as well as many other updates. This home's large primary bedroom has an en-suite bathroom with a garden tub and is separated from the other bedrooms giving you privacy.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			No sale information available.				
<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>	\$285,000	\$285,000
<b>Sales Price</b>	\$285,000	\$285,000
<b>30 Day Price</b>	\$265,000	--
<b>Comments Regarding Pricing Strategy</b>		
Market is very strong in the area with declining inventory and increasing prices.		

## 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



Street

## Listing Photos

**L1** 13707 S Short Rd  
Cheney, WA 99004



Front

**L2** 6502 S Grove Rd  
Spokane, WA 99224



Front

**L3** 10510 W Richland Rd Lot 130  
Cheney, WA 99004



Front

## Sales Photos

**S1** 7511 S Plymouth Rd  
Spokane, WA 99224



Front

**S2** 13908 S Short Rd  
Cheney, WA 99004



Front

**S3** 9228 S Cheney Spokane Rd  
Spokane, WA 99224



Front



## ClearMaps Addendum

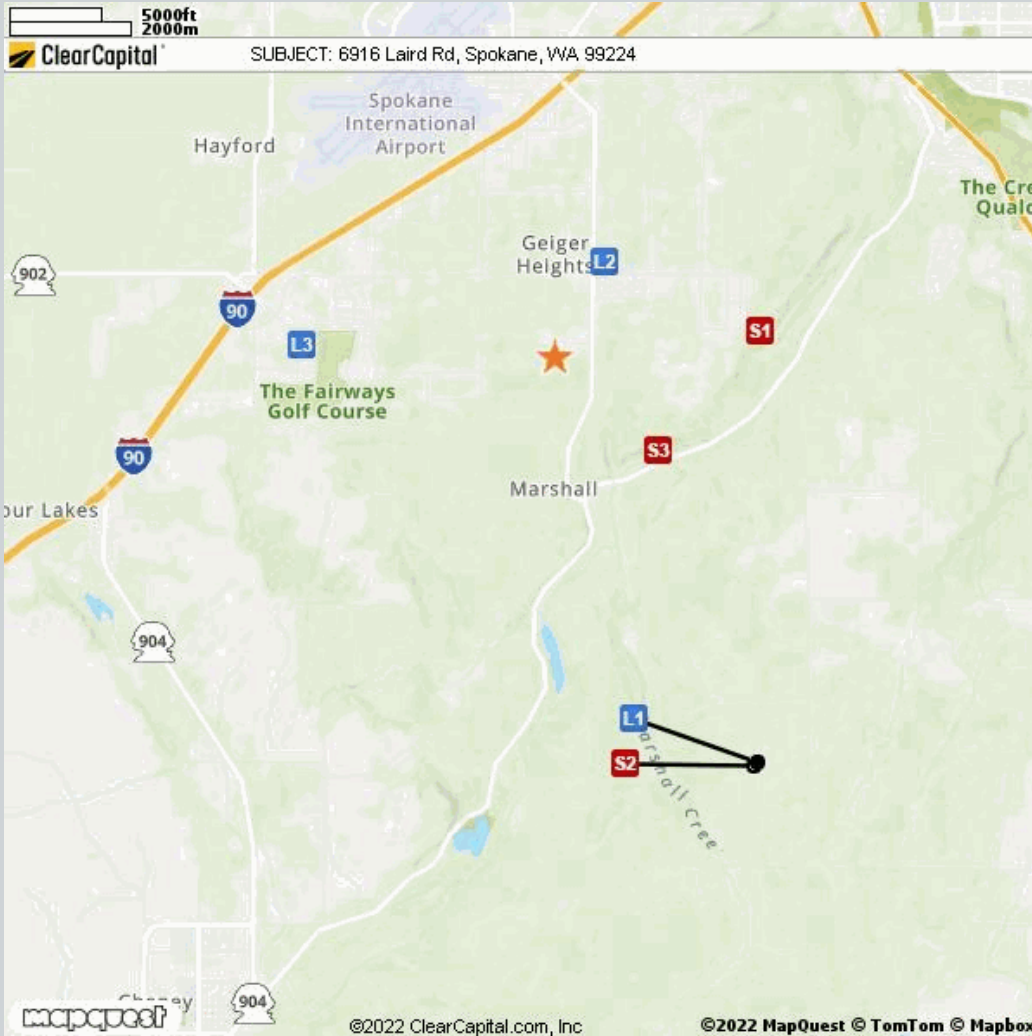
**Address** ★ 6916 Laird Road, Spokane, WA 99224

**Loan Number** 47858

**Suggested List** \$285,000

**Suggested Repaired** \$285,000

**Sale** \$285,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6916 Laird Road, Spokane, WA 99224	--	Parcel Match
L1 Listing 1	13707 S Short Rd, Cheney, WA 99004	4.12 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	6502 S Grove Rd, Spokane, WA 99224	1.09 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	10510 W Richland Rd Lot 130, Cheney, WA 99004	2.27 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	7511 S Plymouth Rd, Spokane, WA 99224	2.00 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	13908 S Short Rd, Cheney, WA 99004	4.13 Miles <sup>1</sup>	Street Centerline Match
S3 Sold 3	9228 S Cheney Spokane Rd, Spokane, WA 99224	1.31 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>	Jerald Jones	<b>Company/Brokerage</b>	Kelly Right Real Estate of Spokane
<b>License No</b>	73253	<b>Address</b>	7716 N Whitehouse Dr. Spokane WA 99208
<b>License Expiration</b>	02/07/2023	<b>License State</b>	WA
<b>Phone</b>	5097016408	<b>Email</b>	jjones2772@hotmail.com
<b>Broker Distance to Subject</b>	11.07 miles	<b>Date Signed</b>	01/25/2022

*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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