

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	3814 Sw Pendleton Street, Portland, OR 97221	Order ID	8076188	Property ID	32428588
Inspection Date	03/24/2022	Date of Report	03/24/2022		
Loan Number	48276	APN	R146925		
Borrower Name	Breckenridge Property Fund 2016, LLC	County	Multnomah		

Tracking IDs					
Order Tracking ID	03.24.22_BPOa	Tracking ID 1	48276		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	BRECKENRIDGE PROPFUND 2016 LL	Condition Comments
R. E. Taxes	\$9,516	Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.
Assessed Value	\$392,760	
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	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments
Local Economy	Stable	The subject is located in a suburban neighborhood with stable property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.
Sales Prices in this Neighborhood	Low: \$444,000 High: \$786,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	3814 Sw Pendleton Street	2648 Sw Hamilton Ct	4606 Sw Martha St	5724 Sw 48th Ave
City, State	Portland, OR	Portland, OR	Portland, OR	Portland, OR
Zip Code	97221	97239	97221	97221
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.86 ¹	0.51 ¹	0.51 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$599,950	\$568,001	\$659,950
List Price \$	--	\$599,950	\$568,001	\$659,950
Original List Date		03/03/2022	03/18/2022	02/25/2022
DOM · Cumulative DOM	-- · --	21 · 21	6 · 6	24 · 27
Age (# of years)	30	73	28	73
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	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,362	2,111	1,866	2,447
Bdrm · Bths · ½ Bths	3 · 1 · 1	4 · 2	3 · 2 · 1	4 · 2
Total Room #	6	7	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	70%	100%	100%	100%
Basement Sq. Ft.	504	1,055	933	1,223
Pool/Spa	--	--	--	--
Lot Size	0.240 acres	0.23 acres	0.1 acres	0.21 acres
Other	None	None	None	None

* 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 The property is similar in condition and superior in bath count to the subject. Active1 => Bed= \$-5000, Bath= \$-3000, Half Bath= \$1000, GLA= \$12550, Age= \$1290, Garage= \$2000, Total= \$8840, Net Adjusted Value= \$608790

Listing 2 The property is similar in condition and bed count to the subject. Active2 => Bath= \$-3000, GLA= \$24800, Garage= \$2000, Lot= \$420, Total= \$24220, Net Adjusted Value= \$592221

Listing 3 The property is similar in condition and GLA to the subject. Active3 => Bed= \$-5000, Bath= \$-3000, Half Bath= \$1000, GLA= \$-4250, Age= \$1290, Total= \$-9960, Net Adjusted Value= \$649990

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3814 Sw Pendleton Street	3924 Sw Kanan Dr	3106 Sw Doschdale Dr	5104 Sw 42nd Ave
City, State	Portland, OR	Portland, OR	Portland, OR	Portland, OR
Zip Code	97221	97221	97239	97221
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 ¹	0.44 ¹	0.45 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$625,000	\$525,000	\$674,900
List Price \$	--	\$625,000	\$525,000	\$654,900
Sale Price \$	--	\$640,000	\$555,000	\$655,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	10/26/2021	09/22/2021	05/14/2021
DOM · Cumulative DOM	-- · --	19 · 19	54 · 56	44 · 44
Age (# of years)	30	46	62	48
Condition	Average	Good	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	2 Stories Colonial	Split Split	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,362	1,948	2,582	2,295
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 2	3 · 2 · 1	3 · 1 · 1
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)	Yes	Yes	Yes	Yes
Basement (% Fin)	70%	100%	100%	100%
Basement Sq. Ft.	504	974	1,291	1,147
Pool/Spa	--	--	--	--
Lot Size	0.240 acres	0.21 acres	0.18 acres	0.34 acres
Other	None	None	None	None
Net Adjustment	--	+\$15,180	-\$12,040	+\$4,590
Adjusted Price	--	\$655,180	\$542,960	\$659,590

* 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.

Recent Sales - Cont.

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

- Sold 1** The property is similar in bed count and superior in condition to the subject. Sold1 => Condition= \$-5000, Bath= \$-3000, Half Bath= \$1000, GLA= \$20700, sold date= \$1000, Age= \$480, Total= \$15180, Net Adjusted Value= \$655180
- Sold 2** The property is similar in condition and bed count to the subject. Sold2 => Bath= \$-3000, GLA= \$-11000, Age= \$960, sold date= \$1000, Total= \$-12040, Net Adjusted Value= \$542960
- Sold 3** The property is similar in condition and GLA to the subject. Sold3 => GLA= \$3350, Age= \$540, Lot= \$-300, sold date= \$1000, Total= \$4590, Net Adjusted Value= \$6598590

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			None Noted				
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
02/02/2022	\$524,999	--	--	Pending/Contract	02/18/2022	\$524,999	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$610,000	\$610,000
Sales Price	\$590,000	\$590,000
30 Day Price	\$580,000	--
Comments Regarding Pricing Strategy		
<p>The subject property is a SFR home which is located in Portland. To locate comparables it was necessary to exceed condition, age, bed/bath count, lot size, style and GLA. Used sales over 3 months old due to the lack of more recent sales from the subject's immediate area. The value and marketability will not be affected with the subject being located near park, school, highway, worship place and commercial buildings. Comparables used in this report are from same location and neighborhood. In delivering final valuation, most weight has been placed on CS2 and LC1, as they are most similar to subject condition and overall structure. Subject attributes are from Tax record.</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



Street

Listing Photos

L1 2648 SW HAMILTON CT
Portland, OR 97239



Front

L2 4606 SW MARTHA ST
Portland, OR 97221



Front

L3 5724 SW 48TH AVE
Portland, OR 97221



Front

Sales Photos

S1 3924 SW KANAN DR
Portland, OR 97221



Front

S2 3106 SW DOSCHDALE DR
Portland, OR 97239



Front

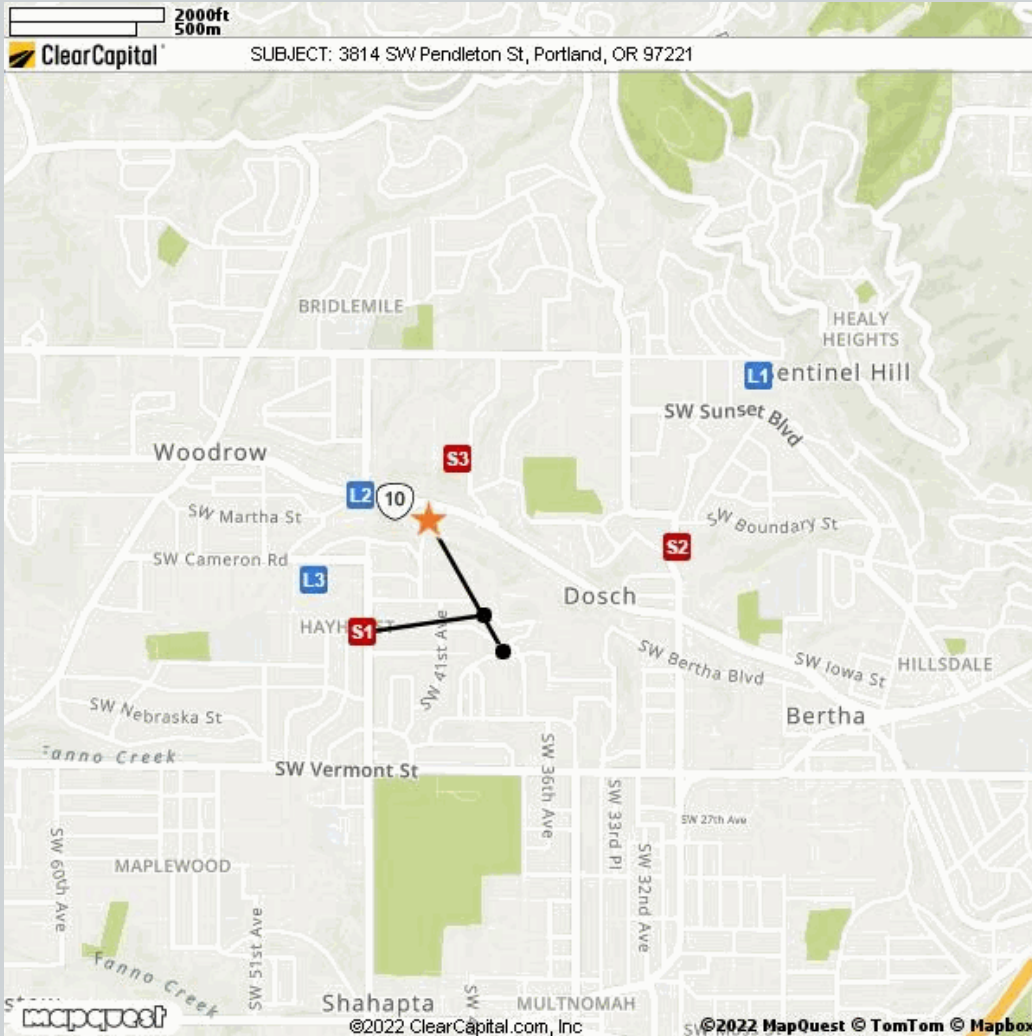
S3 5104 SW 42ND AVE
Portland, OR 97221



Front

ClearMaps Addendum

Address ★ 3814 Sw Pendleton Street, Portland, OR 97221
Loan Number 48276 **Suggested List** \$610,000 **Suggested Repaired** \$610,000 **Sale** \$590,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3814 Sw Pendleton Street, Portland, OR 97221	--	Parcel Match
L1 Listing 1	2648 Sw Hamilton Ct, Portland, OR 97239	0.86 Miles ¹	Parcel Match
L2 Listing 2	4606 Sw Martha St, Portland, OR 97221	0.51 Miles ¹	Parcel Match
L3 Listing 3	5724 Sw 48th Ave, Portland, OR 97221	0.51 Miles ¹	Parcel Match
S1 Sold 1	3924 Sw Kanan Dr, Portland, OR 97221	0.10 Miles ¹	Parcel Match
S2 Sold 2	3106 Sw Doschdale Dr, Portland, OR 97239	0.44 Miles ¹	Parcel Match
S3 Sold 3	5104 Sw 42nd Ave, Portland, OR 97221	0.45 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	Eric Young	Company/Brokerage	MORE Realty LLC
License No	201219799	Address	3055 NW Yeon Ave #736 Portland OR 97210
License Expiration	10/31/2022	License State	OR
Phone	9713571806	Email	eyoungrealestate1@gmail.com
Broker Distance to Subject	4.43 miles	Date Signed	03/24/2022

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.