

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	1037 Robbins Court, Lebanon, OR 97355	Order ID	8166383	Property ID	32659047
Inspection Date	05/04/2022	Date of Report	05/05/2022		
Loan Number	49309	APN	942784		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Linn		

Tracking IDs					
Order Tracking ID	05.02.22 BPO	Tracking ID 1	05.02.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Gleason, Patrick Ray and Christina Marie	Condition Comments	
R. E. Taxes	\$443,966	<p>The subject is a 2 story single family residence with a 2 car attached garage that appears to be maintained with no issues or concerns observed. Exterior appeal for the subject is average for the neighborhood.</p>	
Assessed Value	\$211,650		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
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	<p>The subject is located in a neighborhood of single family residences that are approximately the same size and age as the subject. Neighboring properties appear maintained and have mature and cared for landscaping. Close to schools, shopping and services</p>	
Sales Prices in this Neighborhood	Low: \$350,000 High: \$425,000		
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	1037 Robbins Court	2216 Eagles Dr	544 Walker Rd	2426 Robbins Wy
City, State	Lebanon, OR	Lebanon, OR	Lebanon, OR	Lebanon, OR
Zip Code	97355	97355	97355	97355
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	1.31 ¹	0.19 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$410,000	\$404,000	\$439,900
List Price \$	--	\$410,000	\$414,000	\$439,900
Original List Date		04/25/2022	03/25/2022	04/29/2022
DOM · Cumulative DOM	-- · --	8 · 10	39 · 41	4 · 6
Age (# of years)	5	19	0	5
Condition	Good	Good	Excellent	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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,627	1,638	1,760	1,500
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	7	7	7	7
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	0.13 acres	0.12 acres	0.18 acres	0.12 acres
Other	MLS#	MLS#791081	MLS#788842	MLS#791814

* 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.

Current Listings - Cont.

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

- Listing 1** PRIVACY & SECLUSION! This wonderful home is situated in a prime area in a cul-de-sac surrounded by trees. Enjoy early mornings on the cvrd front porch. Beautifully maintained two story home with 3 beds, 2.5 baths, a nice kitchen w/ a breakfast bar, central AC, carpet, vinyl, & tile flooring throughout the home. Relax in the spacious great room w/a fireplace. Fully fenced yard with a patio to enjoy the landscaped backyard. Conveniently located close to schools, parks & shopping. Come home today!
- Listing 2** New Construction! Super nice floor plan in this lovely 2 story home w/covered front porch. Big, bright kitchen boasts lots of cabinets, closet pantry & gas range. Quartz & marble counters. Sliding door from living rm opens to protected patio out back. 3 beds, 2.5 baths plus a spacious office/family room off the entry. . Master suite, Double sinks, walk-in closet, soaking tub, separate tile shower. Back yard & division between new homes to be fenced. Garage doors on order. Listing agent related to Seller.
- Listing 3** Pride of ownership could be seen throughout this beautifully maintained home in highly desirable neighborhood w/Canal Frontage & near Santiam River & Cheadle Lake Recreation Area. This home has 3 bed/2.5 baths, vaulted ceilings, granite countertops in Kitchen & Baths, Large Master suite w/custom French Doors leading out to large deck overlooking backyard & canal. Exterior features include a landscaped front yard w/underground sprinkler, stamped concrete, Trex deck & water features for peace & tranquility.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1037 Robbins Court	2470 Kokanee Wy	2474 Kokanee Wy	398 W Joy St
City, State	Lebanon, OR	Lebanon, OR	Lebanon, OR	Lebanon, OR
Zip Code	97355	97355	97355	97355
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.21 ¹	1.50 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$399,999	\$394,900	\$425,000
List Price \$	--	\$389,000	\$394,900	\$425,000
Sale Price \$	--	\$389,000	\$399,500	\$425,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	12/08/2021	02/10/2022	04/29/2022
DOM · Cumulative DOM	-- · --	69 · 69	51 · 51	51 · 51
Age (# of years)	5	6	6	6
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	2 Stories Traditional	1.5 Stories Traditional	2 Stories Traditional	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,627	1,582	1,533	1,758
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2 · 1	4 · 2
Total Room #	7	7	7	8
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	0.13 acres	0.12 acres	0.16 acres	0.04 acres
Other	MLS#	MLS#784302	MLS#786146	MLS#789563
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$389,000	\$399,500	\$425,000

* 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** Beautiful like new 3 Bedroom 2 bath home with open concept floor plan, Large bonus room upstairs perfect for a playroom, den or office. Vaulted ceilings, master on main level with large walk in closet. Granite countertops, SS appliances. Fenced back yard with large patio and gazebo for entertaining. Great location close to Riverview elementary school, the Santiam river with walking paths, and town. OPEN HOUSE Friday 10/15 from 5-7pm
- Sold 2** Back on the market, no fault of property! Remarkable home that has it all! 3/2.5, 1533 sqft with open concept and designer finishes throughout. Vinyl plank floors, light & bright kitchen with white cabinets & quartz countertops. New carpet w/ upgraded pad. Central AC. Beautiful yard with lights & sprinklers. No maintenance turf in backyard is great for pets. Plenty of room for RV or extra parking. Great view of Cheadle Lake, walking paths nearby.
- Sold 3** Gorgeous Home ,LOOK! 4 bedrooms,2 full baths one level on a corner lot. Desirable subdivision. Open Island Kitchen, gas stove/oven, under cabinet lighting. easy care Cortec flooring. Very open floor plan! Gas fireplace, Large Main Suite with private full bathroom and large private closet. Beautiful private backyard with custom built to last shed. Gazebo area with paver patio and fire pit for your out door enjoyment! easy access to parks and shopping.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Subject was listed 05/06/2021 with a list price of \$345,000 and went under contract on 05/19/2021. Sale was closed on 07/23/2021 with sales price of \$369,500			
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
05/06/2021	\$345,000	--	--	Sold	07/23/2021	\$369,500	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$403,000	\$403,000
Sales Price	\$403,000	\$403,000
30 Day Price	\$395,000	--
Comments Regarding Pricing Strategy		
Under current market conditions a recommendation to list the subject for sale at mid range of all comps would be made for the subject to be under contract and a sale closed in average marketing time for area and property type.		

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



Front



Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 2216 Eagles Dr
Lebanon, OR 97355



Front

L2 544 Walker Rd
Lebanon, OR 97355



Front

L3 2426 Robbins Wy
Lebanon, OR 97355



Front

Sales Photos

S1 2470 Kokanee Wy
Lebanon, OR 97355



Front

S2 2474 Kokanee Wy
Lebanon, OR 97355



Front

S3 398 W Joy St
Lebanon, OR 97355



Front

ClearMaps Addendum

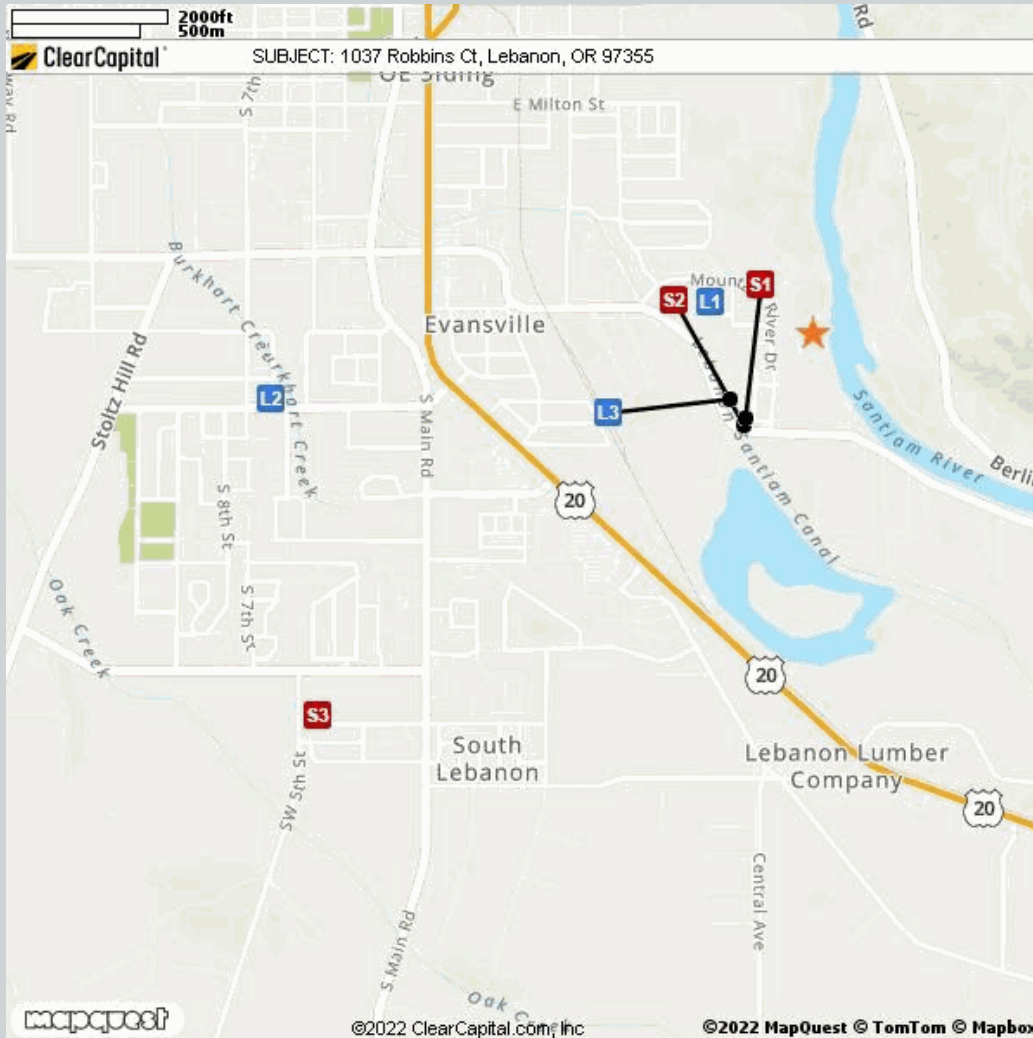
Address ★ 1037 Robbins Court, Lebanon, OR 97355

Loan Number 49309

Suggested List \$403,000

Suggested Repaired \$403,000

Sale \$403,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1037 Robbins Court, Lebanon, OR 97355	--	Parcel Match
L1 Listing 1	2216 Eagles Dr, Lebanon, OR 97355	0.25 Miles ¹	Parcel Match
L2 Listing 2	544 Walker Rd, Lebanon, OR 97355	1.31 Miles ¹	Street Centerline Match
L3 Listing 3	2426 Robbins Wy, Lebanon, OR 97355	0.19 Miles ¹	Parcel Match
S1 Sold 1	2470 Kokanee Wy, Lebanon, OR 97355	0.19 Miles ¹	Parcel Match
S2 Sold 2	2474 Kokanee Wy, Lebanon, OR 97355	0.21 Miles ¹	Parcel Match
S3 Sold 3	398 W Joy St, Lebanon, OR 97355	1.50 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.

Report Instructions - cont.

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.

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	Shirley Garcia	Company/Brokerage	Renegade Realty
License No	960700003	Address	5420 SUNNYSIDE RD SE SALEM OR 97306
License Expiration	07/31/2022	License State	OR
Phone	5035081491	Email	sjg.pbln@gmail.com
Broker Distance to Subject	25.49 miles	Date Signed	05/04/2022

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.