

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	2300 Benson Road S Unit H1, Renton, WA 98055	Order ID	8134106	Property ID	32565939
Inspection Date	04/18/2022	Date of Report	04/18/2022		
Loan Number	49433	APN	9293600370		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	King		

Tracking IDs					
Order Tracking ID	04.18.22 BPO	Tracking ID 1	04.18.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	VANESSA A LUCAS	Condition Comments The subject appears to be in average condition with no signs of damage to the exterior. No signs that would require immediate repair. Home and landscaping seem to have been maintained as noted from doing an exterior drive by inspection. Subject conforms to the neighborhood in which it is located. No signs of any natural disaster damage.
R. E. Taxes	\$417	
Assessed Value	\$154,000	
Zoning Classification	Residential RM-F	
Property Type	Condo	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	SUHRCO 425-4550900	
Association Fees	\$445 / Month (Landscaping,Insurance,Other: WATER/SEWER)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Residential neighborhood with majority of presented constructions detached single family homes and condos. Homes different by style, condition, size, year built. Majority of the residential homes within subject neighborhood connected to the public water and sewer. Access, within 2 miles range to the schools, shopping, park.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$423,000 High: \$670,000	
Market for this type of property	Increased 6 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2300 Benson Road S Unit H1	5003 Lake Ave S #32-B	4915 Talbot Place S #C	17555 110th Lane Se #9
City, State	Renton, WA	Renton, WA	Renton, WA	Renton, WA
Zip Code	98055	98055	98055	98055
Datasource	Public Records	Public Records	Public Records	Public Records
Miles to Subj.	--	1.77 ¹	0.75 ¹	0.90 ²
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$485,000	\$499,950	\$579,950
List Price \$	--	\$485,000	\$499,950	\$579,950
Original List Date		04/13/2022	04/01/2022	03/25/2022
DOM · Cumulative DOM	-- · --	5 · 5	17 · 17	24 · 24
Age (# of years)	24	22	22	23
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Neutral ; Residential
Style/Design	2 Stories Condo	2 Stories Condo	2 Stories Condo	2 Stories Condo
# Units	1	1	1	1
Living Sq. Feet	1,554	1,322	1,394	1,610
Bdrm · Bths · ½ Bths	2 · 1	2 · 2 · 1	2 · 2 · 1	3 · 2 · 1
Total Room #	4	5	5	7
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car	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 acres	0 acres	0 acres	0 acres
Other	None	None	None	None

* Listing 2 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 Superior garage count and bathroom value. Inferior living square footage. Suitable style, location, bed count, appearance, year built, view value.

Listing 2 Superior bathroom value. Inferior living square footage. Suitable year built, garage count, style, appearance, location, amenities.

Listing 3 Superior condition, bedroom count, bathroom count, garage value and living square footage. Inferior view value.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2300 Benson Road S Unit H1	2300 Benson Rd S Apt B6	2300 Benson Rd S Unit D4	1100 Eagle Ridge Dr S Unit A
City, State	Renton, WA	Renton, WA	Renton, WA	Renton, WA
Zip Code	98055	98055	98055	98055
Datasource	Public Records	Public Records	Public Records	Public Records
Miles to Subj.	--	0.00 ¹	0.02 ¹	0.44 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$460,000	\$535,000	\$478,000
List Price \$	--	\$460,000	\$535,000	\$478,000
Sale Price \$	--	\$460,000	\$535,000	\$478,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	12/29/2021	12/14/2021	02/25/2022
DOM · Cumulative DOM	-- · --	32 · 32	27 · 27	43 · 43
Age (# of years)	24	24	24	23
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Neutral ; Residential
Style/Design	2 Stories Condo	2 Stories Condo	2 Stories Condo	2 Stories Condo
# Units	1	1	1	1
Living Sq. Feet	1,554	1,291	1,684	1,429
Bdrm · Bths · ½ Bths	2 · 1	2 · 2	3 · 2 · 1	3 · 2 · 1
Total Room #	4	4	7	7
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	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 acres	0 acres	0 acres	0 acres
Other	None	None	None	None
Net Adjustment	--	+\$9,150	-\$50,500	+\$7,250
Adjusted Price	--	\$469,150	\$484,500	\$485,250

* 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** Superior bathroom count -\$4000. Inferior living square footage \$13150. Suitable view, garage count, bed count, style, appearance. Sold located within subject project.
- Sold 2** Superior condition -\$30000, garage count -\$4000, bed count -\$4000, bath value -\$6000, living area -\$6500. Suitable appearance, year built, view. Sold from subject project.
- Sold 3** Suitable year built, style, location, appearance. Superior garage count -\$4000, bath value -\$6000, bed count -\$4000. Inferior view value \$15000, living area \$6250.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No sale or market activity is available within prior 60 months of the report.			
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	\$490,000	\$490,000
Sales Price	\$480,000	\$480,000
30 Day Price	\$460,000	--
Comments Regarding Pricing Strategy		
Sold 1,2 located within subject project. Subject bathroom count is atypical and inferior. Predominant bath count vary from 2 to 3. Adjustments made. No negative impact of this factor.		

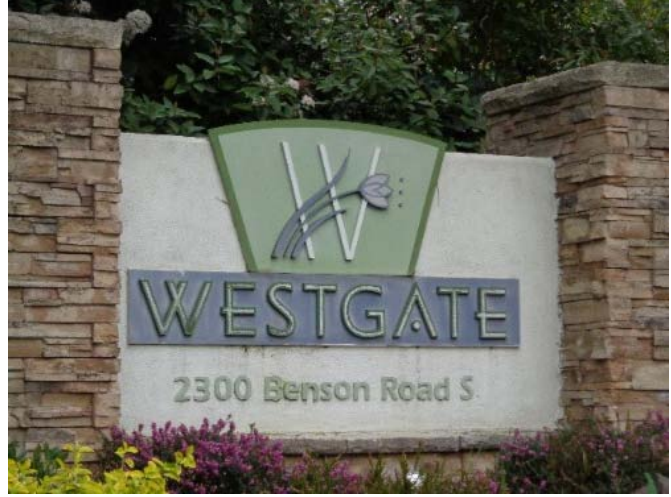
Clear Capital Quality Assurance Comments Addendum

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



Other

Listing Photos

L1 5003 Lake Ave S #32-B
Renton, WA 98055



Front

L2 4915 Talbot Place S #C
Renton, WA 98055



Front

L3 17555 110th Lane SE #9
Renton, WA 98055



Front

Sales Photos

S1 2300 Benson Rd S Apt B6
Renton, WA 98055



Front

S2 2300 Benson Rd S Unit D4
Renton, WA 98055



Front

S3 1100 Eagle Ridge Dr S UNIT A
Renton, WA 98055



Front

ClearMaps Addendum

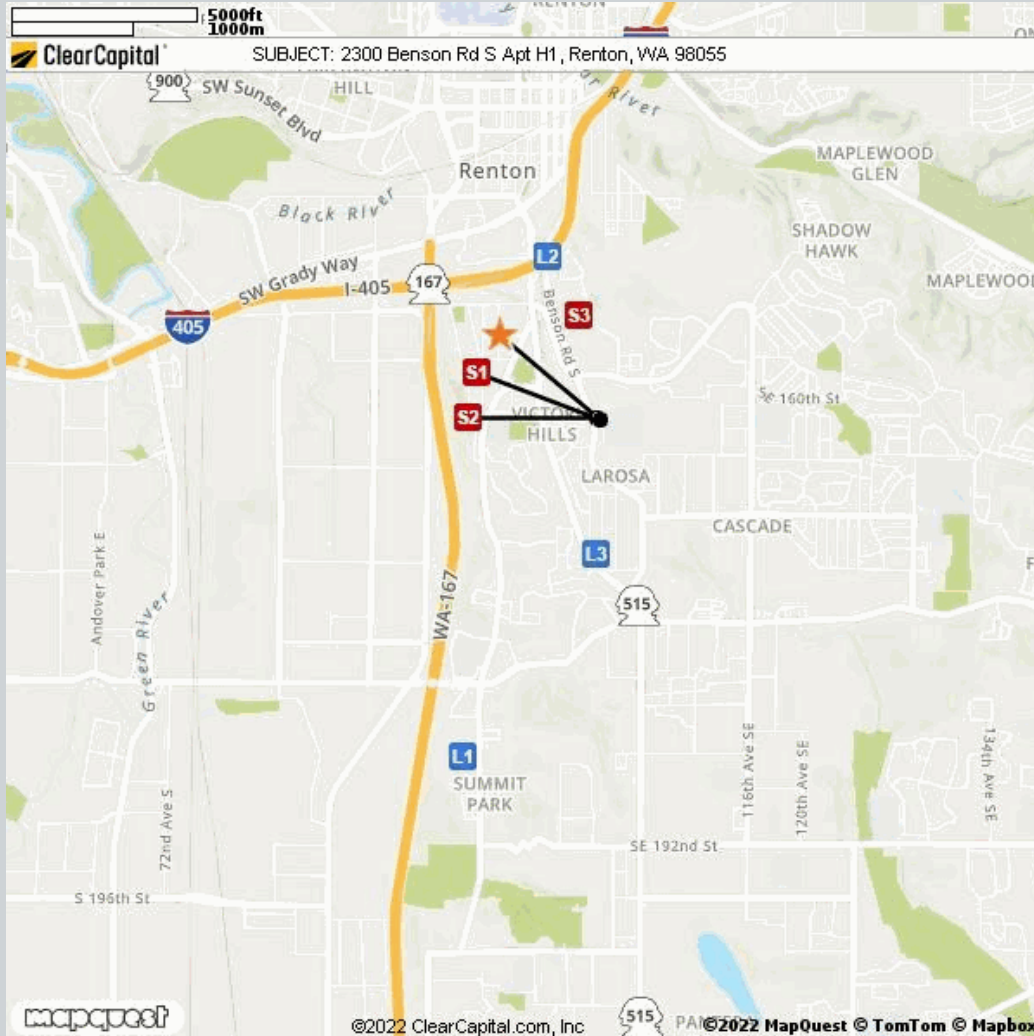
Address ★ 2300 Benson Road S Unit H1, Renton, WA 98055

Loan Number 49433

Suggested List \$490,000

Suggested Repaired \$490,000

Sale \$480,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2300 Benson Road S Unit H1, Renton, WA 98055	--	Parcel Match
L1	5003 Lake Ave S #32-B, Renton, WA 98055	1.77 Miles ¹	Parcel Match
L2	4915 Talbot Place S #C, Renton, WA 98055	0.75 Miles ¹	Street Centerline Match
L3	17555 110th Lane Se #9, Renton, WA 98055	0.90 Miles ²	Unknown Street Address
S1	2300 Benson Rd S Apt B6, Renton, WA 98055	0.00 Miles ¹	Parcel Match
S2	2300 Benson Rd S Unit D4, Renton, WA 98055	0.02 Miles ¹	Parcel Match
S3	1100 Eagle Ridge Dr S Unit A, Renton, WA 98055	0.44 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	Ivan Semenov	Company/Brokerage	AGENCYONE
License No	77386	Address	13500 Bel-Red Rd, #4 BELLEVUE WA 98005
License Expiration	09/24/2023	License State	WA
Phone	4252602963	Email	ivans5000@yahoo.com
Broker Distance to Subject	11.52 miles	Date Signed	04/18/2022

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:

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.