

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	79372 Stewart Creek Road, Clatskanie, OR 97016	Order ID	8144419	Property ID	32590082
Inspection Date	04/22/2022	Date of Report	04/24/2022		
Loan Number	49520	APN	0510084360100100000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Columbia		

Tracking IDs					
Order Tracking ID	04.21.22 BPO	Tracking ID 1	04.21.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	RICHARD M BROOKS	Condition Comments
R. E. Taxes	\$4,308	home is not fully visible from the road, no access to private drive way
Assessed Value	\$360,530	
Zoning Classification	Residential CO:FA-80	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(closed entry way to private drive way)	
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	Partially Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Rural	Neighborhood Comments
Local Economy	Stable	rural neighborhood, well maintained properties
Sales Prices in this Neighborhood	Low: \$760,000 High: \$780,000	
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	79372 Stewart Creek Road	80184 Alston Mayger Rd Clatskanie, Or	79353 Stewart Creek Rd Clatskanie, Or 97016	25624 Old Rainier Rd Rainier, Or 97048
City, State	Clatskanie, OR	Clatskanie, OR	Clatskanie, OR	Rainier, OR
Zip Code	97016	97016	97016	97048
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.96 ¹	0.12 ¹	4.73 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$760,000	\$775,000	\$780,000
List Price \$	--	\$747,500	\$775,000	\$780,000
Original List Date		02/04/2022	12/22/2021	04/21/2022
DOM · Cumulative DOM	-- · --	77 · 79	121 · 123	1 · 3
Age (# of years)	44	35	44	112
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Other	Neutral ; Other	Neutral ; Other	Neutral ; Other
View	Neutral ; Mountain	Neutral ; Other	Neutral ; Other	Neutral ; Other
Style/Design	2 Stories Split Level	2 Stories ranch	2 Stories day light ranch	1 Story ranch
# Units	2	2	1	2
Living Sq. Feet	2,540	2,592	3,752	2,145
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	4 · 3	3 · 2
Total Room #	10	9	10	8
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 2 Car(s)	Carport 1 Car	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	18%	0%	0%	0%
Basement Sq. Ft.	960	--	--	--
Pool/Spa	--	--	--	--
Lot Size	4.81 acres	8.64 acres	7.13 acres	12.47 acres
Other	--	--	--	--

* 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 Rural area 1.96 miles away, similar square footage a little more updated than subject

Listing 2 Rural area .12 miles away, close to subject more land so but average like the other

Listing 3 rural area further out and has more land

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	79372 Stewart Creek Road	105 Mcadams Rd E Longview, Wa 98632	79552 Quincy Mayger Rd Clatskanie, Or 97016	76521 Delena Mayger Rd Rainier, Or 97048
City, State	Clatskanie, OR	Longview, WA	Clatskanie, OR	Rainier, OR
Zip Code	97016	98632	97016	97048
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	4.53 ¹	2.07 ¹	2.87 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$599,900	\$500,000	\$560,000
List Price \$	--	\$565,000	\$510,000	\$539,900
Sale Price \$	--	\$565,000	\$510,000	\$511,000
Type of Financing	--	Conventional	Va	Conventional
Date of Sale	--	02/11/2022	11/04/2021	12/02/2021
DOM · Cumulative DOM	-- · --	70 · 49	32 · 62	90 · 36
Age (# of years)	44	110	47	75
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Other	Neutral ; Other	Neutral ; Other	Neutral ; Other
View	Neutral ; Mountain	Neutral ; Other	Neutral ; Other	Neutral ; Other
Style/Design	2 Stories Split Level	2 Stories farm house	Other trilevel	1 Story ranch
# Units	2	2	2	2
Living Sq. Feet	2,540	1,920	2,112	1,780
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 1	3 · 2 · 1	3 · 1
Total Room #	10	9	10	8
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	None	Carport 3 Car(s)
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	18%	0%	0%	0%
Basement Sq. Ft.	960	--	--	--
Pool/Spa	--	--	--	--
Lot Size	4.81 acres	5.54 acres	2.8 acres	4.63 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$565,000	\$510,000	\$511,000

* Sold 3 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 similar comp not a lot of options with land

Sold 2 similar to subject just less acres

Sold 3 further out but closest to subject property

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				last listed in 2018 Spacious home with shop & barn. Nice updates and cozy fireplaces. Large family room downstairs perfect for extra living. Long distance Views to the northwest. Additional outbuildings,Septic is pumped and passed deq inspection, well gpm's are strong, passed potability. Home is ready for new buyer.			
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

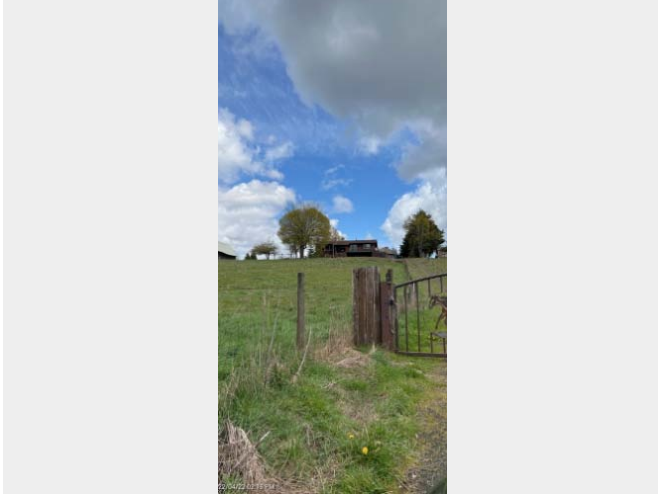
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$528,666	\$528,666
Sales Price	\$510,000	\$510,000
30 Day Price	\$475,000	--
Comments Regarding Pricing Strategy		
30 day price would be a quick way to find a buyer		

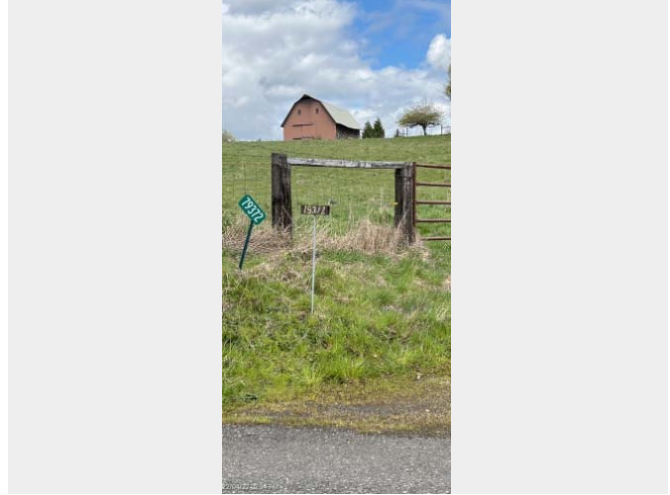
Clear Capital Quality Assurance Comments Addendum

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



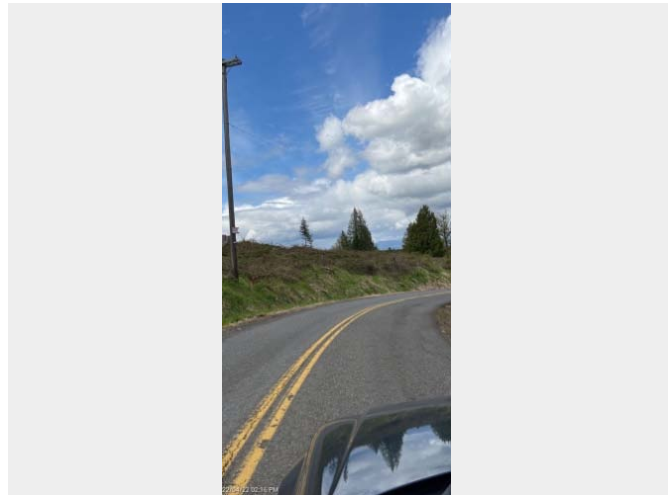
Front



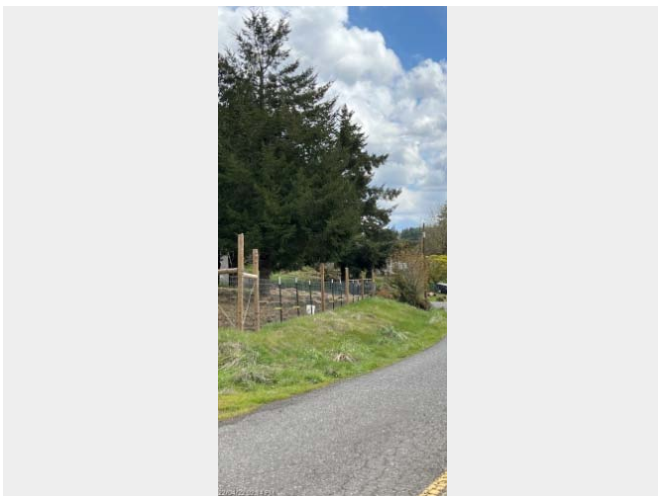
Address Verification



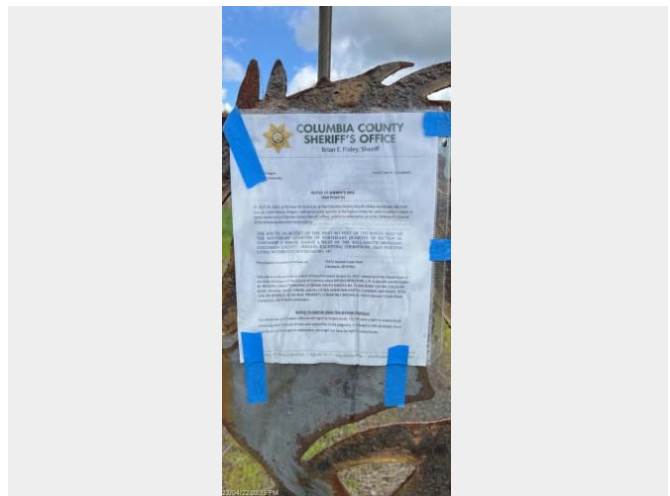
Street



Street



Street



Other

Listing Photos

L1 80184 ALSTON MAYGER RD Clatskanie, OR
Clatskanie, OR 97016



Front

L2 79353 STEWART CREEK RD Clatskanie, OR
97016
Clatskanie, OR 97016



Front

L3 25624 OLD RAINIER RD Rainier, OR 97048
Rainier, OR 97048



Front

Sales Photos

S1 105 McAdams RD E Longview, WA 98632
Longview, WA 98632



Front

S2 79552 QUINCY MAYGER RD Clatskanie, OR
97016
Clatskanie, OR 97016



Front

S3 76521 DELENA MAYGER RD Rainier, OR 97048
Rainier, OR 97048



Front

ClearMaps Addendum

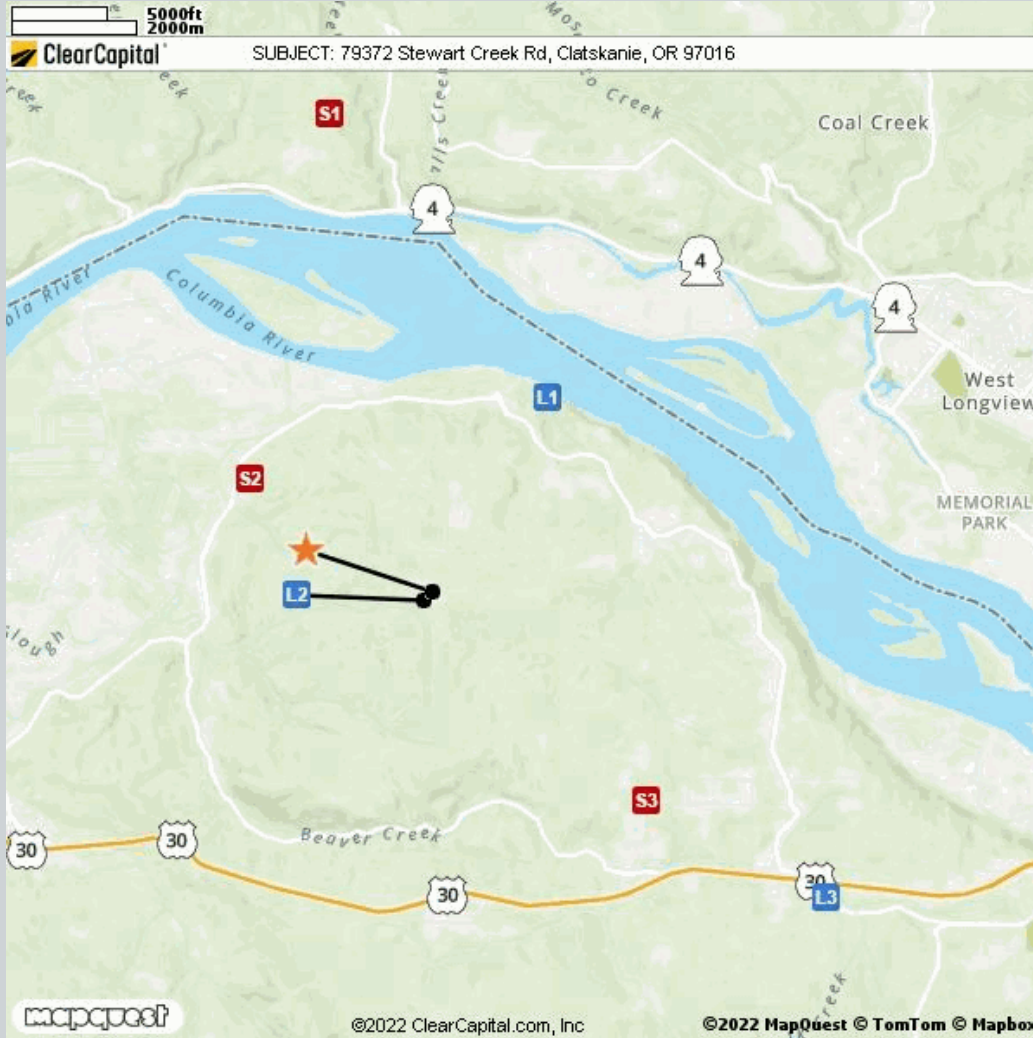
Address ★ 79372 Stewart Creek Road, Clatskanie, OR 97016

Loan Number 49520

Suggested List \$528,666

Suggested Repaired \$528,666

Sale \$510,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	79372 Stewart Creek Road, Clatskanie, OR 97016	--	Parcel Match
L1 Listing 1	80184 Alston Mayger Rd Clatskanie, Or, Clatskanie, OR 97016	1.96 Miles ¹	Parcel Match
L2 Listing 2	79353 Stewart Creek Rd Clatskanie, Or 97016, Clatskanie, OR 97016	0.12 Miles ¹	Parcel Match
L3 Listing 3	25624 Old Rainier Rd Rainier, Or 97048, Rainier, OR 97048	4.73 Miles ¹	Parcel Match
S1 Sold 1	105 Mcadams Rd E Longview, Wa 98632, Longview, WA 98632	4.53 Miles ¹	Parcel Match
S2 Sold 2	79552 Quincy Mayger Rd Clatskanie, Or 97016, Clatskanie, OR 97016	2.07 Miles ¹	Parcel Match
S3 Sold 3	76521 Delena Mayger Rd Rainier, Or 97048, Rainier, OR 97048	2.87 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	Cesar Gomez	Company/Brokerage	Cesar Gomez Real Estate
License No	201239462	Address	6725 SW Wilson Ave Beaverton OR 97008
License Expiration	07/31/2023	License State	OR
Phone	9716789876	Email	cesargomezrealestate@gmail.com
Broker Distance to Subject	48.25 miles	Date Signed	04/24/2022

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.