

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	165 Idylwood Drive Se, Salem, OREGON 97302	Order ID	8201545	Property ID	32736212
Inspection Date	05/15/2022	Date of Report	05/16/2022		
Loan Number	49923	APN	R87152		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Marion		

Tracking IDs					
Order Tracking ID	05.13.22 BPO	Tracking ID 1	05.13.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	RICHARD DAVENPORT	Condition Comments Although subject appears to have deferred maintenance via wear and tear to exterior paint on siding and trim work, it is still considered to be in average condition with only cosmetic issues sited. However, it is advised to conduct a full home inspection to determine if there are any structural concerns that could not be ascertained at time of curbside observations.
R. E. Taxes	\$3,414	
Assessed Value	\$173,630	
Zoning Classification	Residential RS	
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 Subject is located in established neighborhood comprised of mid-century style ranchers built of the era in close geographic proximity to amenities.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$326158 High: \$485000	
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	165 Idylwood Drive Se	953 Mader St Se	1450 Corina Dr Se	4845 Coloma Dr Se
City, State	Salem, OREGON	Salem, OR	Salem, OR	Salem, OR
Zip Code	97302	97302	97302	97302
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.24 ¹	1.61 ¹	0.49 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$389,900	\$360,000	\$384,900
List Price \$	--	\$389,900	\$360,000	\$384,900
Original List Date		04/22/2022	04/22/2022	04/07/2022
DOM · Cumulative DOM	-- · --	5 · 24	24 · 24	39 · 39
Age (# of years)	64	58	68	65
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	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,710	1,582	1,372	1,372
Bdrm · Bths · ½ Bths	3 · 2	4 · 2 · 1	2 · 1	3 · 1 · 1
Total Room #	6	7	5	6
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	0.20 acres	.24 acres	.17 acres	.26 acres
Other	N, A	N, A	N, A	N, A

* Listing 3 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 List comp one is considered superior due to having more room count on larger parcel of land than subject property has featured.

Listing 2 List comp two is inferior due to having less land, room count, GLA and year built; utilized due to lack of more comparable listing inventory.

Listing 3 List comp three is considered superior due to having more land, amenities and larger garage than subject property has featured. Most heavily weighed list comp due to proximity.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	165 Idylwood Drive Se	4704 Fir Dell Dr Se	940 Morningside St Se	409 Idylwood Dr Se
City, State	Salem, OREGON	Salem, OR	Salem, OR	Salem, OR
Zip Code	97302	97302	97302	97302
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.42 ¹	1.36 ¹	0.38 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$395,000	\$399,900	\$325,000
List Price \$	--	\$300,000	\$389,900	\$325,000
Sale Price \$	--	\$321,000	\$365,000	\$300,000
Type of Financing	--	Cash	Conv	Seller
Date of Sale	--	02/16/2022	02/24/2022	04/29/2022
DOM · Cumulative DOM	-- · --	20 · 20	42 · 42	80 · 80
Age (# of years)	64	65	74	64
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	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,710	1,811	1,580	1,518
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 1 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.20 acres	.24 acres	.20 acres	.27 acres
Other	N, A	N, A	N, A	N, A
Net Adjustment	--	-\$13,815	-\$14,155	+\$6,230
Adjusted Price	--	\$307,185	\$350,845	\$306,230

* 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** Sold comp one is considered superior with year built (+250) having more GLA (-6565) on larger lot (-5k) and larger garage (-2500). Most heavily weighed due to proximity and lot size.
- Sold 2** Sold comp two is considered superior due to being in better condition with more upgrades (-20K) as per listing remarks: "Updated and fun large kitchen with tons of counter space opens up to the dining room and flows right into the big back room that's perfect for evenings in or entertaining family or friends. Quaint cute front room with view of the huge beautiful front yard." without garage (+2500) and less GLA (+8450) and year built (+2500).
- Sold 3** Sold comp three is considered inferior to subject property due to having less bed to bath ratio (+2500) and GLA (+12480) on larger lot (-8750).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Last listed under WVMLS#764743 prior to terminating on 12/03/2020.			
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	\$308,800	\$308,800
Sales Price	\$308,000	\$308,000
30 Day Price	\$298,800	--
Comments Regarding Pricing Strategy		
Comparative Market Analysis adjusted as follows: GLA (+/-65) pr sq ft, year built (+/-250) per year and lot size (+/-1250).		

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



Side



Side



Street



Street



Other

Listing Photos

L1 953 Mader St SE
Salem, OR 97302



Front

L2 1450 Corina Dr SE
Salem, OR 97302



Front

L3 4845 Coloma Dr SE
Salem, OR 97302



Front

Sales Photos

S1 4704 Fir Dell Dr SE
Salem, OR 97302



Front

S2 940 MORNINGSIDE St SE
Salem, OR 97302



Front

S3 409 Idylwood Dr SE
Salem, OR 97302



Front

ClearMaps Addendum

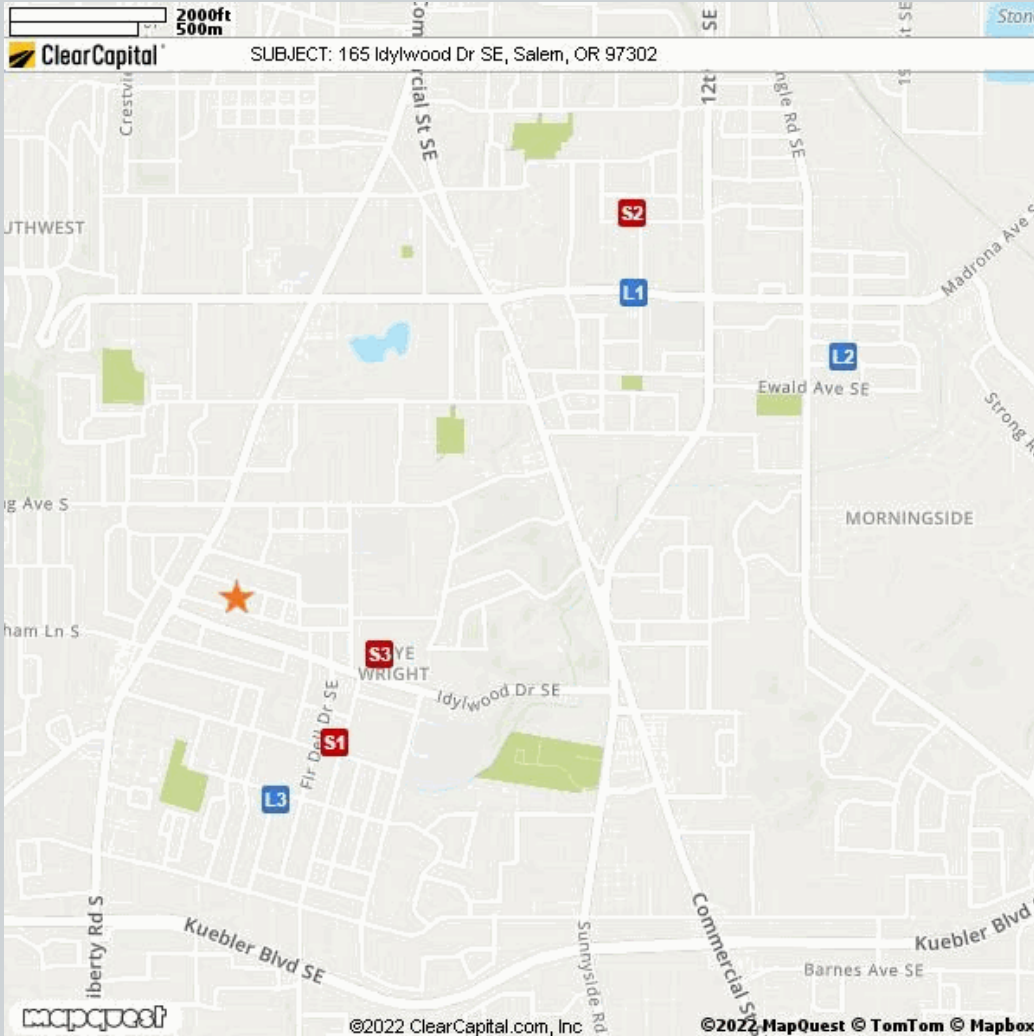
Address ★ 165 Idylwood Drive Se, Salem, OREGON 97302

Loan Number 49923

Suggested List \$308,800

Suggested Repaired \$308,800

Sale \$308,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	165 Idylwood Drive Se, Salem, Oregon 97302	--	Parcel Match
L1 Listing 1	953 Mader St Se, Salem, OR 97302	1.24 Miles ¹	Parcel Match
L2 Listing 2	1450 Corina Dr Se, Salem, OR 97302	1.61 Miles ¹	Parcel Match
L3 Listing 3	4845 Coloma Dr Se, Salem, OR 97302	0.49 Miles ¹	Parcel Match
S1 Sold 1	4704 Fir Dell Dr Se, Salem, OR 97302	0.42 Miles ¹	Parcel Match
S2 Sold 2	940 Morningside St Se, Salem, OR 97302	1.36 Miles ¹	Parcel Match
S3 Sold 3	409 Idylwood Dr Se, Salem, OR 97302	0.38 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.

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

Broker Name	Laura Greggs	Company/Brokerage	Windermere
License No	910600046	Address	155 McNary Estates Dr N Keizer OR 97303
License Expiration	03/31/2023	License State	OR
Phone	5038813738	Email	lauragreggs2@gmail.com
Broker Distance to Subject	9.47 miles	Date Signed	05/16/2022

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.