

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.

<b>Address</b>	15268 Penny Avenue, Sandy, OR 97055	<b>Order ID</b>	8262292	<b>Property ID</b>	32915815
<b>Inspection Date</b>	06/09/2022	<b>Date of Report</b>	06/09/2022		
<b>Loan Number</b>	50283	<b>APN</b>	05007631		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Clackamas		

Tracking IDs					
<b>Order Tracking ID</b>	06.09.22 BPO	<b>Tracking ID 1</b>	06.09.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Charles Baker and Elmer Dunham	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,596	Subject has average condition with no visible signs of any deterioration nor the need for any repairs. The neighborhood is average overall and the homes appear to be well maintained.	
<b>Assessed Value</b>	\$353,205		
<b>Zoning Classification</b>	SFR		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Rural	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Subject property is located in a very nice established neighborhood with very easy access to major highway and other services. The subject is located in an established neighborhood with homes in average to good condition. Subject is located in a conforming neighborhood with homes of similar style, age and lot size. Market gets improved for the past few months in this area and value has been increasing. Due to limited comp availability, it was necessary to exceed guidelines for distance to found similar comps in the subject neighborhood.	
<b>Sales Prices in this Neighborhood</b>	Low: \$400,000 High: \$460,000		
<b>Market for this type of property</b>	Increased 12 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	15268 Penny Avenue	19241 Oak Ave	37362 Indian Summer St	19259 Averill Pkwy
<b>City, State</b>	Sandy, OR	Sandy, OR	Sandy, OR	Sandy, OR
<b>Zip Code</b>	97055	97055	97055	97055
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	2.10 <sup>1</sup>	0.18 <sup>1</sup>	2.22 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$424,950	\$439,900	\$450,000
<b>List Price \$</b>	--	\$424,950	\$439,900	\$450,000
<b>Original List Date</b>		05/19/2022	05/19/2022	05/12/2022
<b>DOM · Cumulative DOM</b>	-- · --	20 · 21	20 · 21	27 · 28
<b>Age (# of years)</b>	18	17	23	20
<b>Condition</b>	Average	Average	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story ranch	2 Stories trad	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,492	1,441	1,514	1,376
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2 · 1	3 · 2	3 · 2
<b>Total Room #</b>	6	7	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.12 acres	0.13 acres	0.12 acres	0.10 acres
<b>Other</b>	none	none	none	none

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Sandy community at the end of a quite cul-de-sac, big open park/playground for kids and dogs walking distance up the street. 3 Parking spaces out front and a double car garage. Newer stainless appliances, laminate flooring, warm gas fireplace to enjoy. Upstairs Master bedroom with vaulted ceiling and large bathroom, Jack and Jill bathroom for bedrooms 2/3. Upper level laundry room. Home has newer roof, covered decks and porches.
- Listing 2** 3-bedroom Sandy Bluff home offers an open floor plan with vaulted ceilings, cozy gas fireplace, & surround sound in the living room as well as granite counter tops & stainless-steel appliances in the light filled kitchen. A nice little deck off the back slider is perfect for your family BBQs. Great location on quiet dead-end street just steps to bluff park, Sandy High School, Jonsrud viewpoint & downtown Sandy!
- Listing 3** This is a turnkey home close to 2 acre park and playground. The kitchen includes a built in micro-hood & eating bar that opens to the vaulted great room. The private upstairs primary suite has a walk-in closet and full bath. Fully fenced backyard with spacious patio. NEW CARPET/FRESH PAINT

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	15268 Penny Avenue	19080 Barrington Ave	38984 Jerger St	18291 Myra Ct
City, State	Sandy, OR	Sandy, OR	Sandy, OR	Sandy, OR
Zip Code	97055	97055	97055	97055
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.10 <sup>1</sup>	2.26 <sup>1</sup>	1.57 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$399,900	\$400,000	\$439,900
List Price \$	--	\$399,900	\$400,000	\$439,900
Sale Price \$	--	\$416,000	\$425,000	\$439,900
Type of Financing	--	Conv	Conv	Fha
Date of Sale	--	03/09/2022	01/07/2022	05/17/2022
DOM · Cumulative DOM	-- · --	2 · 47	7 · 37	12 · 33
Age (# of years)	18	20	19	24
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	1,492	1,437	1,316	1,552
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
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)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.10 acres	0.11 acres	0.12 acres
Other	none	none	none	none
Net Adjustment	--	+\$2,000	+\$2,000	-\$3,000
Adjusted Price	--	\$418,000	\$427,000	\$436,900

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Nice one level home on corner lot. Vaulted great room open to the kitchen and dining area. Vaulted kitchen with island and tile accents. Vaulted primary bedroom with bathroom and large walk-in closet. Laminate flooring in entry hall, great room, dining room and kitchen. New carpet in bedrooms. All appliances stay including the washer and dryer. Huge storage/play loft in garage. Fully fenced backyard w/covered patio and water feature. This comp to be adjusted for smaller lot size +2000
- Sold 2** A skylight in the vaulted Living Room plus a slider to back deck makes for lots of light in the open main room. Primary bedroom has fab walk-in closet w/shelves and full bath. Home has some ADA compliant features- ramp entries, 36" doors, laminate wood flooring, low counters in bathrooms. Fenced back and side yards. Nice neighborhood and no HOA! This comp to be adjusted for smaller sq ft then subject +2000
- Sold 3** Charming Single-Level Home in Sandy. Soaring ceilings & built-in nook area in entry. Great layout! Open living room with gas fireplace. Modern kitchen opens to dining room with slider & vaulted ceilings. Main suite features ample closet space. 2 generous spare bedrooms. Dedicated laundry room. Oversized garage. Incredible location. Fully fenced, spacious backyard features patio space, trees & large yard. This comp to be adjusted for more sq ft then subject -3000

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Subject currently not been listed on the market.				
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$439,000	\$439,000
<b>Sales Price</b>	\$425,000	\$425,000
<b>30 Day Price</b>	\$418,000	--
<b>Comments Regarding Pricing Strategy</b>		
Subject's final value represents a value with normal marketing times and based on the most similar and proximate comps in this report. Due to a lack of more similar recent comps in this market, it was necessary to exceed guidelines concerning the sales price range between the high and low. At the time inspection, there were no negative features that were noted that would have a negative impact on the subject property's value.		

### Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

### Subject Photos



Front



Address Verification



Side



Side



Street



## Listing Photos

**L1** 19241 Oak ave  
Sandy, OR 97055



Front

**L2** 37362 Indian Summer st  
Sandy, OR 97055



Front

**L3** 19259 Averill pkwy  
Sandy, OR 97055



Front

## Sales Photos

**S1** 19080 Barrington ave  
Sandy, OR 97055



Front

**S2** 38984 Jerger st  
Sandy, OR 97055



Front

**S3** 18291 Myra ct  
Sandy, OR 97055



Front

### ClearMaps Addendum

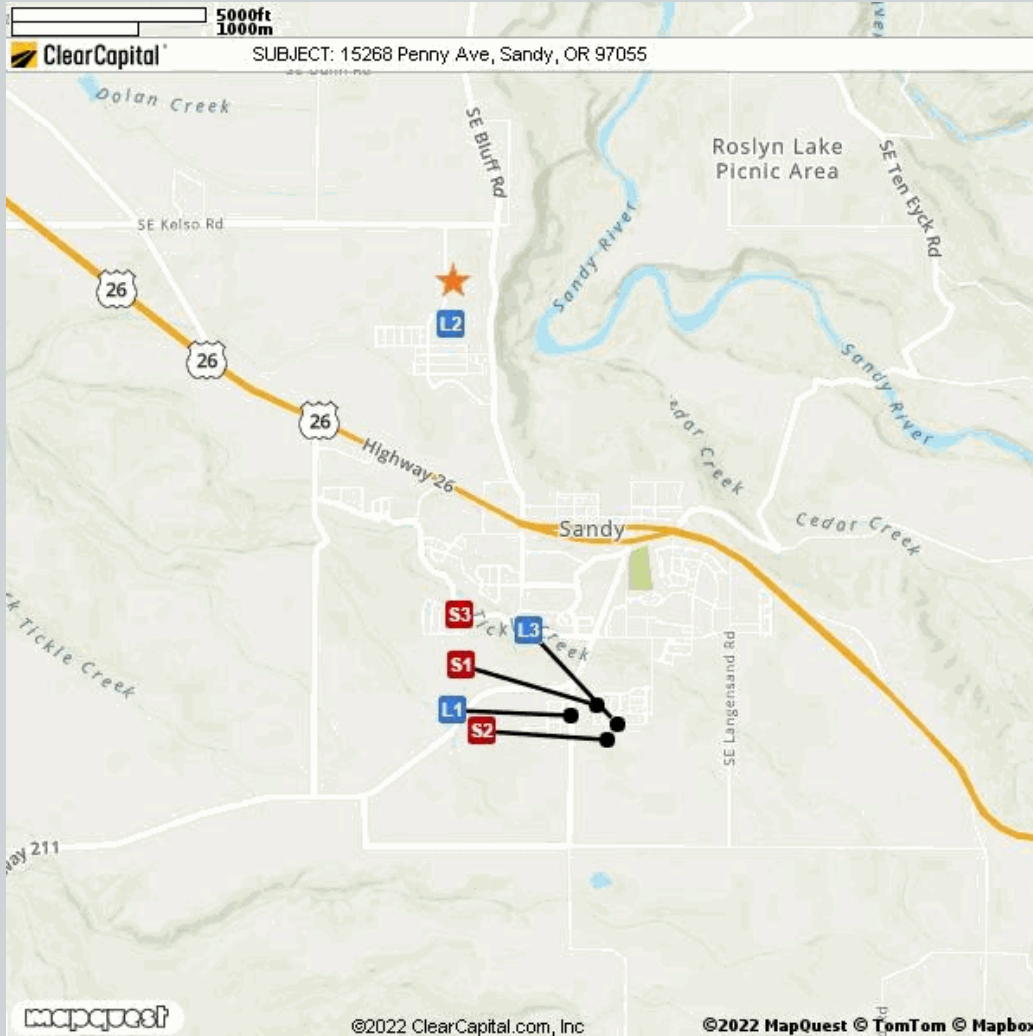
**Address** ★ 15268 Penny Avenue, Sandy, OR 97055

**Loan Number** 50283

**Suggested List** \$439,000

**Suggested Repaired** \$439,000

**Sale** \$425,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	15268 Penny Avenue, Sandy, OR 97055	--	Parcel Match
L1 Listing 1	19241 Oak Ave, Sandy, OR 97055	2.10 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	37362 Indian Summer St, Sandy, OR 97055	0.18 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	19259 Averill Pkwy, Sandy, OR 97055	2.22 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	19080 Barrington Ave, Sandy, OR 97055	2.10 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	38984 Jerger St, Sandy, OR 97055	2.26 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	18291 Myra Ct, Sandy, OR 97055	1.57 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Vladimir Matveyev	<b>Company/Brokerage</b>	MORE Realty
<b>License No</b>	200511158	<b>Address</b>	826 SW Florence Pl Gresham OR 97080
<b>License Expiration</b>	04/30/2024	<b>License State</b>	OR
<b>Phone</b>	5033536673	<b>Email</b>	realbroker2007@gmail.com
<b>Broker Distance to Subject</b>	9.54 miles	<b>Date Signed</b>	06/09/2022

*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.