

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>	12422 Se 288th Place, Auburn, WA 98092	<b>Order ID</b>	8423550	<b>Property ID</b>	33283505
<b>Inspection Date</b>	09/13/2022	<b>Date of Report</b>	09/14/2022		
<b>Loan Number</b>	51183	<b>APN</b>	042105-9045		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	King		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	09.12.22 BPO	<b>Tracking ID 1</b>	09.12.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	Gregorio Salgado & Vanessa	The subject shows some deferred maintenance and some cosmetic landscape work would enhance appeal and shorten marketing time. No significant damage was noted and the subject is in average condition for the neighborhood.
<b>R. E. Taxes</b>	\$5,053	
<b>Assessed Value</b>	\$380,000	
<b>Zoning Classification</b>	residential	
<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		Neighborhood Comments
<b>Location Type</b>	Suburban	The subject neighborhood is predominantly detached SFR built prior to 1980. The extended neighborhood includes one new construction subdivision and the area also includes both a high school and college campus. The area is free of abandoned or badly damaged houses and the subject is an appropriate addition to the neighborhood
<b>Local Economy</b>	Excellent	
<b>Sales Prices in this Neighborhood</b>	Low: \$520,000 High: \$849,000	
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	12422 Se 288th Place	12319 Se 277th Place	27608 125th Ave Se	26727 134th Ave Se
City, State	Auburn, WA	Kent, WA	Kent, WA	Kent, WA
Zip Code	98092	98030	98030	98042
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.65 <sup>1</sup>	0.73 <sup>1</sup>	1.39 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$525,000	\$562,000	\$585,000
List Price \$	--	\$525,000	\$562,000	\$525,000
Original List Date		09/10/2022	08/10/2022	08/11/2022
DOM · Cumulative DOM	-- · --	4 · 4	21 · 35	21 · 34
Age (# of years)	61	44	46	58
Condition	Average	Average	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	1 Story rambler	1 Story rambler	1 Story rambler	1 Story rambler
# Units	1	1	1	1
Living Sq. Feet	1,270	1,320	1,360	1,060
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	3 · 1	3 · 1 · 1
Total Room #	4	5	4	5
Garage (Style/Stalls)	Carport 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	0.34 acres	0.17 acres	0.18 acres	0.65 acres
Other	none	none	none	none

\* Listing 1 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.

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

**Listing 1** Equal for condition and location. Inferior for lot size. Superior for GLA and one full bath. Superior for two car garage. Overall superior to the subject.

**Listing 2** Superior for age and condition and GLA. superior for two car garage. Inferior for lot size. Equal for location and bed and bathrooms. Overall superior to the subject.

**Listing 3** Equal for age and location. Superior for one 1/2 bath and lot size. Superior for two car garage. Inferior for GLA. Overall similar to the subject.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	12422 Se 288th Place	12458 Se 288 Place	12459 Se 288th Place	27235 122nd Ave Se
<b>City, State</b>	Auburn, WA	Auburn, WA	Auburn, WA	Kent, WA
<b>Zip Code</b>	98092	98092	98092	98030
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.07 <sup>1</sup>	0.07 <sup>1</sup>	0.96 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$565,000	\$525,000	\$500,000
<b>List Price \$</b>	--	\$565,000	\$525,000	\$500,000
<b>Sale Price \$</b>	--	\$580,000	\$535,000	\$506,000
<b>Type of Financing</b>	--	Fha	Conv	Cash
<b>Date of Sale</b>	--	08/25/2022	03/11/2022	05/26/2022
<b>DOM · Cumulative DOM</b>	-- · --	4 · 34	2 · 43	6 · 37
<b>Age (# of years)</b>	61	62	63	62
<b>Condition</b>	Average	Average	Average	Average
<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 rambler	1 Story rambler	1 Story rambler	1 Story rambler
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,270	1,460	1,510	1,200
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 2	3 · 1	3 · 1
<b>Total Room #</b>	4	5	4	4
<b>Garage (Style/Stalls)</b>	Carport 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)	None
<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>	0.34 acres	0.34 acres	0.68 acres	0.23 acres
<b>Other</b>	none	--	--	--
<b>Net Adjustment</b>	--	-\$40,000	-\$39,000	\$0
<b>Adjusted Price</b>	--	\$540,000	\$496,000	\$506,000

\* Sold 3 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** Equal for age and condition. Superior for appeal \$-10,000 and one full bathroom \$-5,000 and two car garage \$-10,000 and GLA \$-15,000. Net adjustments \$-40,000
- Sold 2** Equal for age and condition and location. Superior for GLA \$-19,000 and lot size \$-15,000 and two car garage \$-10,000. Dated closing adjustment \$+5,000 Net adjustments \$-39,000
- Sold 3** Equal for condition and appeal. Equal for bed and bathrooms. Equal for location. Equal for GLA and no garage. Net adjustments \$0

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				last listed on 3/14/2018 for \$340,000 and sold on 5/7/2018 for \$344,000			
<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>	\$515,000	\$515,000
<b>Sales Price</b>	\$506,000	\$506,000
<b>30 Day Price</b>	\$506,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The typical marketing time for average or better houses in the subject neighborhood is less than 30 days. As a result, no 30 day quick sale discount is warranted. The subject would benefit from some cosmetic landscape work but no damage was noted and no repairs are required. Based on the most similar sold comp for age and condition, I used sold comp 3 as guidance for the estimated sales price for the subject.</p>		

## 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



Side



Street



Street



Other

## Listing Photos

**L1** 12319 SE 277th Place  
Kent, WA 98030



Front

**L2** 27608 125th Ave SE  
Kent, WA 98030



Front

**L3** 26727 134th Ave SE  
Kent, WA 98042



Front



## Sales Photos

**S1** 12458 SE 288 Place  
Auburn, WA 98092



Front

**S2** 12459 SE 288th Place  
Auburn, WA 98092



Front

**S3** 27235 122nd Ave SE  
Kent, WA 98030



Front

## ClearMaps Addendum

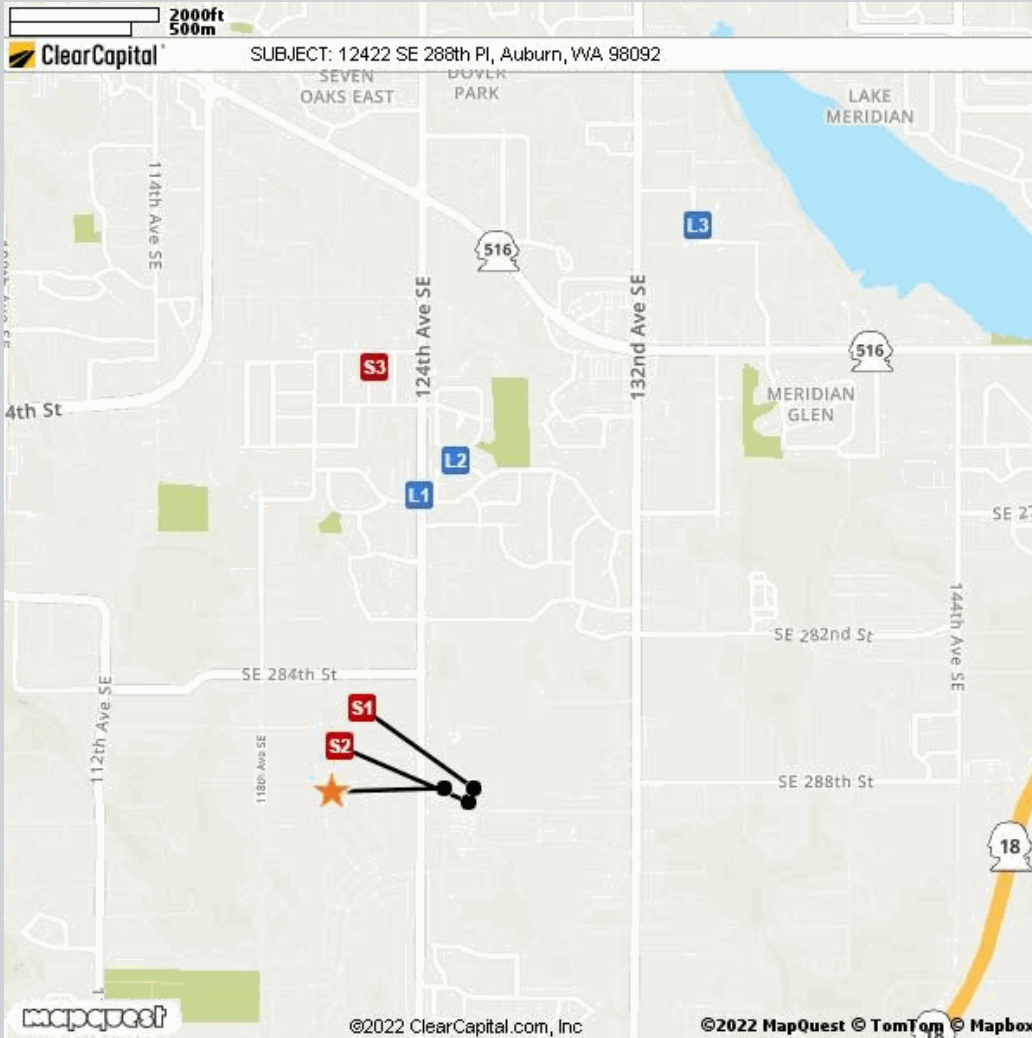
**Address** ★ 12422 Se 288th Place, Auburn, WA 98092

**Loan Number** 51183

**Suggested List** \$515,000

**Suggested Repaired** \$515,000

**Sale** \$506,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	12422 Se 288th Place, Auburn, WA 98092	--	Parcel Match
L1 Listing 1	12319 Se 277th Place, Kent, WA 98030	0.65 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	27608 125th Ave Se, Kent, WA 98030	0.73 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	26727 134th Ave Se, Kent, WA 98042	1.39 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	12458 Se 288 Place, Auburn, WA 98092	0.07 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	12459 Se 288th Place, Auburn, WA 98092	0.07 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	27235 122nd Ave Se, Kent, WA 98030	0.96 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>	Brian Runnels	<b>Company/Brokerage</b>	Elite REO Services
<b>License No</b>	50187	<b>Address</b>	16611 15th ave sw Seattle WA 98166
<b>License Expiration</b>	06/18/2023	<b>License State</b>	WA
<b>Phone</b>	4257854129	<b>Email</b>	brian.runnels@elitereo.com
<b>Broker Distance to Subject</b>	11.34 miles	<b>Date Signed</b>	09/14/2022

*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.**

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