

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	17505 Sw Viking Street, Beaverton, OR 97007	Order ID	8878138	Property ID	34500698
Inspection Date	08/14/2023	Date of Report	08/14/2023		
Loan Number	54839	APN	R1416444		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Washington		

Tracking IDs

Order Tracking ID	08.14.23 BPO Request	Tracking ID 1	08.14.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	WILLIAM O CHRISTENSEN	Condition Comments Home appears to be in average condition. Subjects landscaping has not been maintained.
R. E. Taxes	\$4,627	
Assessed Value	\$255,170	
Zoning Classification	Residential R-6	
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 Home is a 1987 2 story home located with easy access to major roadways, schools and commercial area.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$410000 High: \$1170000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	17505 Sw Viking Street	7375 Sw 167th Pl	7823 Sw 173rd Pl	7900 Sw 165th Ave
City, State	Beaverton, OR	Beaverton, OR	Beaverton, OR	Beaverton, OR
Zip Code	97007	97007	97007	97007
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.40 ¹	0.31 ¹	0.68 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$585,000	\$575,000	\$585,000
List Price \$	--	\$585,000	\$565,000	\$585,000
Original List Date		07/28/2023	07/20/2023	07/12/2023
DOM · Cumulative DOM	-- · --	17 · 17	13 · 25	7 · 33
Age (# of years)	36	39	27	43
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	2 Stories trad	2 Stories trad	2 Stories trad	2 Stories trad
# Units	1	1	1	1
Living Sq. Feet	1,944	1,834	1,724	1,960
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 3	3 · 2 · 1	3 · 3
Total Room #	7	8	7	7
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	0.11 acres	.22 acres	.15 acres	.18 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** Copper Mtn. neighborhood. Spacious 4 bedroom home with 3 full bathrooms, an oversized (extra deep) garage and a back yard that will delight gardeners and those that enjoy entertaining. Updates include: updated kitchen with newer appliances, updated bathrooms, new interior doors and millwork, energy efficient vinyl windows, updated HVAC system, fiber cement siding, new gutters, extensive decks and newer fencing. The open floor plan features plenty of natural light, spacious room sizes and nice flow from living room to dining room to enclosed balcony that overlooks a large back yard. The spacious kitchen includes an eating area. The lower level features and spacious family room, generous forth bedroom and full bathroom. The family room open to a large lower deck which in turn opens to the large back yard. The back yard is an oasis that features garden areas, a greenhouse and a flat grass play area. The property also has many fruit trees and blueberry bushes dotted throughout the landscape.
- Listing 2** Great home in Beaverton area, Minutes drive to nature parks and dog park. Natural lighting all around home with bay windows, good size yard with fence on all sides, Vaulted ceiling, Gas fire place, wood floor and carpet in bed rooms, Car garage, washer&dryer on main. Smart Garage door opener and smart irrigation system.
- Listing 3** Easy living in Cooper Mountain! This split-level gem boasts a well-designed floorplan that maximizes space and functionality with 3-bedrooms on the main & a large family room on the lower level, offering the ideal balance of comfort and space. Huge windows frame the living room allowing natural light to flow through the home. Easy access to the dining room, kitchen & deck makes for the perfect space to entertain. Nestled in a sunny yard on a quiet street, relax and unwind on the deck while enjoying the tranquility of your surroundings. On weekends, head downstairs to lounge and spread out in the daylight family room. From there, head straight to the backyard complete with a cherry tree and raised beds for plenty of summer bounty. This home is hot tub ready and just waiting for you to create a relaxing oasis right in your backyard. Rest easy with a new roof installed in 2020 and fresh interior & exterior paint in 2023 providing added peace of mind & a move-in ready home.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	17505 Sw Viking Street	7354 Sw 166th Ter	7415 Sw 167th Pl	17456 Sw Sarala St
City, State	Beaverton, OR	Beaverton, OR	Beaverton, OR	Beaverton, OR
Zip Code	97007	97007	97007	97007
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.48 ¹	0.40 ¹	0.35 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$700,000	\$550,000	\$575,000
List Price \$	--	\$566,000	\$550,000	\$575
Sale Price \$	--	\$556,000	\$550,000	\$560,000
Type of Financing	--	Conv	Fha	Conv
Date of Sale	--	02/17/2023	05/12/2023	04/12/2023
DOM · Cumulative DOM	-- · --	206 · 245	4 · 44	58 · 86
Age (# of years)	36	33	40	28
Condition	Average	Average	Average	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	2 Stories trad	2 Stories trad	2 Stories trad	2 Stories trad
# Units	1	1	1	1
Living Sq. Feet	1,944	2,074	1,836	1,833
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	7	7	8	8
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	0.11 acres	.14 acres	.15 acres	.09 acres
Other	--	--	--	--
Net Adjustment	--	-\$3,900	+\$3,240	-\$21,670
Adjusted Price	--	\$552,100	\$553,240	\$538,330

* Sold 2 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** Adjusted for sq ft Welcome to your new home! This 3-bed, 2.5-bath home has it all - vaulted ceilings, a large primary bedroom suite with a walk in closet and dual sinks in the primary bath, and a fenced yard with a large deck and patio. You'll love calling this place home!
- Sold 2** Adjusted for sq ft Cozy, charming 4 BR, 2-story home truly a must see! Located in quiet, cul-de-sac w/ long private driveway. Spacious living/dining room w/ large windows for natural sunlight. Kitchen boasts newer cabinets, SS appliances & wooden countertops. Laminate flooring thru home. Downstairs features bonus room, BR & bathroom, can be used as office, den or workout area. Spacious, private fenced backyard backs to green space. Conveniently located near Nike, Intel, various shopping and more!
- Sold 3** Adjusted 3330 for sq ft -25000 for condition. Newly remodeled, great floor-plan, this home offers 4 bedrooms, 2 1/2 bath, family room, bonus room that you can make it into a 5th bedroom or office, is ready for you to call it home, walk into a spacious and high ceiling living and dining room, kitchen has been totally remodeled, stainless steel appliances are included. The new upgrade includes roof, flooring and bathrooms remodel, large size yard great for entertaining.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			NO MLS history				
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	\$565,000	\$565,000
Sales Price	\$553,000	\$553,000
30 Day Price	\$540,000	--
Comments Regarding Pricing Strategy		
Home should sell for about 553k in as is condition.		

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

Listing Photos

L1 7375 SW 167TH PL
Beaverton, OR 97007



Front

L2 7823 SW 173RD PL
Beaverton, OR 97007



Front

L3 7900 SW 165TH AVE
Beaverton, OR 97007



Front

Sales Photos

S1 7354 SW 166TH TER
Beaverton, OR 97007



Front

S2 7415 SW 167TH PL
Beaverton, OR 97007



Front

S3 17456 SW SARALA ST
Beaverton, OR 97007



Front

ClearMaps Addendum

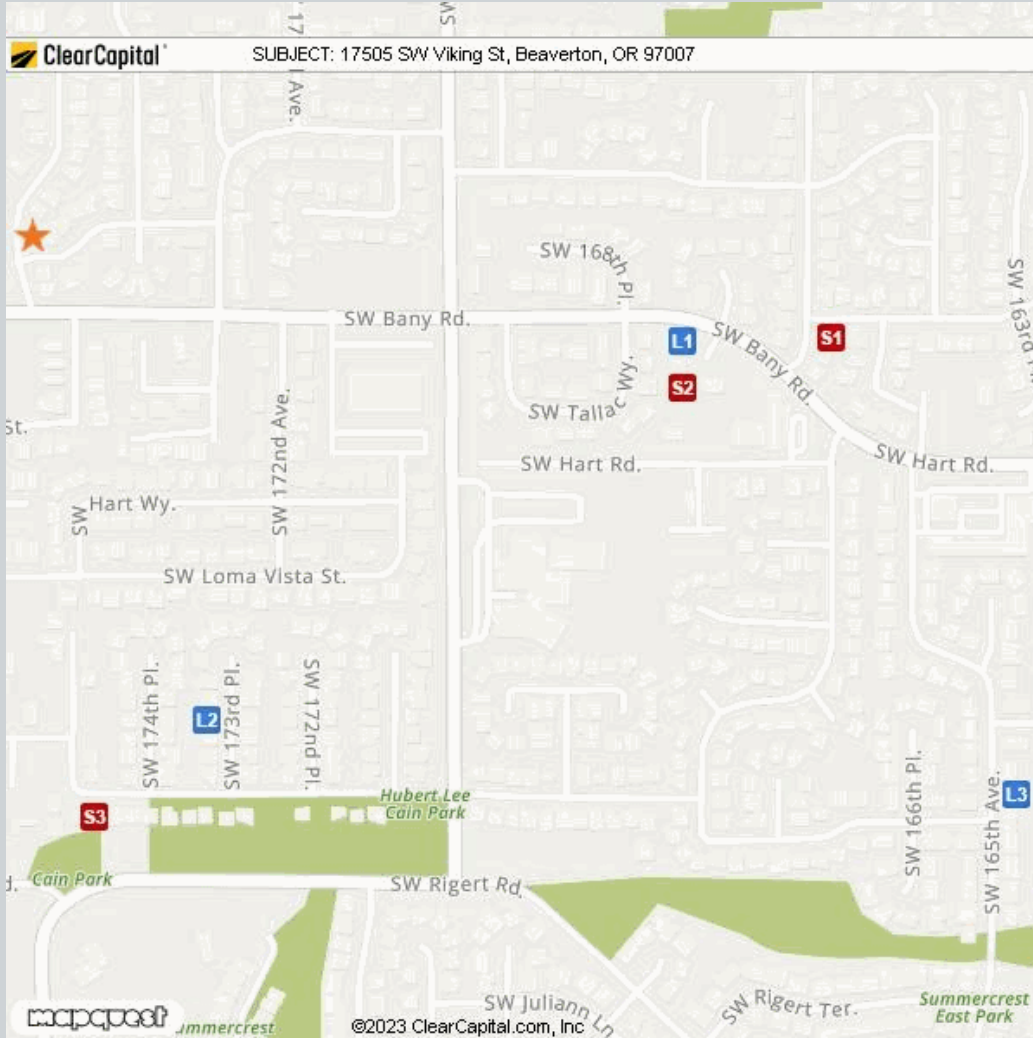
Address ★ 17505 Sw Viking Street, Beaverton, OR 97007

Loan Number 54839

Suggested List \$565,000

Suggested Repaired \$565,000

Sale \$553,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	17505 Sw Viking Street, Beaverton, OR 97007	--	Parcel Match
L1 Listing 1	7375 Sw 167th Pl, Beaverton, OR 97007	0.40 Miles ¹	Parcel Match
L2 Listing 2	7823 Sw 173rd Pl, Beaverton, OR 97007	0.31 Miles ¹	Parcel Match
L3 Listing 3	7900 Sw 165th Ave, Beaverton, OR 97007	0.68 Miles ¹	Parcel Match
S1 Sold 1	7354 Sw 166th Ter, Beaverton, OR 97007	0.48 Miles ¹	Parcel Match
S2 Sold 2	7415 Sw 167th Pl, Beaverton, OR 97007	0.40 Miles ¹	Parcel Match
S3 Sold 3	17456 Sw Sarala St, Beaverton, OR 97007	0.35 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	Darian Spittle	Company/Brokerage	Berkshire Hathaway Home Services
License No	200501126	Address	17121 SW Carlson ST Sherwood OR 97140
License Expiration	12/31/2024	License State	OR
Phone	5037306361	Email	dspittle@bhhsnw.com
Broker Distance to Subject	7.76 miles	Date Signed	08/14/2023

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.