

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	748 Ne Church Avenue, Roseburg, OREGON 97470	Order ID	8884380	Property ID	34512248
Inspection Date	08/21/2023	Date of Report	08/21/2023		
Loan Number	54892	APN	R48009		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Douglas		

Tracking IDs					
Order Tracking ID	08.17.23 BPO Request	Tracking ID 1	08.17.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	AARON J WEBBER JR	Condition Comments Front of subject property was fully visible from the road. Per the previous listing from 2019, roof, interior/exterior paint, exterior sidings laminate floors, kitchen cabinets, stainless steel appliances, gutters and drainage, light fixtures, ceiling fan, wall-to-wall carpet in the bedrooms. Exterior currently is in average condition. Minimal exterior debris.
R. E. Taxes	\$2,210	
Assessed Value	\$146,299	
Zoning Classification	Residential	
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	Rural	Neighborhood Comments Neighborhood is located on the east side of Roseburg. This neighborhood is mostly residential, however has some mixed use, such as commercial. Within walking distance, you can find a local middle school, grocery stores, markets and other activities.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$113565 High: \$412550	
Market for this type of property	Decreased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	748 Ne Church Avenue	1267 Nw Ellan St	1851 Nw Dogwood St	3050 Ne Newport St
City, State	Roseburg, OREGON	Roseburg, OR	Roseburg, OR	Roseburg, OR
Zip Code	97470	97470	97471	97470
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.60 ¹	0.97 ¹	1.32 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$309,000	\$375,000	\$344,900
List Price \$	--	\$279,900	\$355,000	\$329,900
Original List Date		07/28/2023	07/12/2023	07/13/2020
DOM · Cumulative DOM	-- · --	24 · 24	40 · 40	4 · 1134
Age (# of years)	67	74	69	46
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story Ranch	1 Story Other	1 Story Ranch/Rambler	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,559	1,444	1,715	1,732
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	3 · 2
Total Room #	7	6	7	6
Garage (Style/Stalls)	None	Carport 1 Car	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	0.22 acres	0.15 acres	0.24 acres	0.21 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.

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

Listing 1 Listing is inferior due to the room count, year built, and square footage.

Listing 2 Comparable property is most similar to the subject property in room count, year built, and condition.

Listing 3 Listing #3 is superior to the subject home in condition and year built. Home is inferior in square footage and room count. This comparable property was used for the location and distance to the subject property.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	748 Ne Church Avenue	828 Ne Church Ave	1749 Ne Sunset St	1015 Ne Klamath Ave
City, State	Roseburg, OREGON	Roseburg, OR	Roseburg, OR	Roseburg, OR
Zip Code	97470	97470	97470	97470
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.05 ¹	0.21 ¹	0.75 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$295,000	\$319,900	\$335,000
List Price \$	--	\$295,000	\$299,900	\$299,900
Sale Price \$	--	\$305,000	\$297,450	\$311,000
Type of Financing	--	Fha	Conventional	Fha
Date of Sale	--	07/10/2023	10/18/2022	02/10/2023
DOM · Cumulative DOM	-- · --	88 · 88	60 · 60	121 · 121
Age (# of years)	67	70	74	76
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story Ranch	1 Story Other	2 Stories Traditional	2 Stories Craftsman
# Units	1	1	1	1
Living Sq. Feet	1,559	1,034	1,384	1,430
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	4 · 2
Total Room #	7	6	7	7
Garage (Style/Stalls)	None	None	Detached 1 Car	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.22 acres	0.29 acres	0.22 acres	0.11 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$305,000	\$297,450	\$311,000

* 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 Sold comparable #1 is inferior in room count, year built, and square footage. Comparable was used as it is located on the same block of the subject property.

Sold 2 Sold comparable #2 in superior in condition, inferior in year built, and square footage.

Sold 3 Sold Comparable #3 is most similar to the subject property in square footage and room count. Comparable was used for the room county and GLA.

Subject Sales & Listing History

Current Listing Status Not Currently Listed

Listing History Comments

Subject property has previously sold in 2019. Prior to that sale, the home was sold in 2004 and 2005.

Listing Agency/Firm

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
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Marketing Strategy

As Is Price

Repaired Price

Suggested List Price	\$305,000	\$305,000
Sales Price	\$300,000	\$300,000
30 Day Price	\$285,000	--

Comments Regarding Pricing Strategy

Property would likely sell for \$300,000 in the current condition, considering the square footage and room count. Market strategy is based heavily off the sold comparable properties.

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



Front



Front

Listing Photos

L1 1267 NW Ellan St
Roseburg, OR 97470



Front

L2 1851 NW Dogwood St
Roseburg, OR 97471



Front

L3 3050 NE Newport St
Roseburg, OR 97470



Front

Sales Photos

S1 828 NE Church Ave
Roseburg, OR 97470



Front

S2 1749 NE Sunset St
Roseburg, OR 97470



Front

S3 1015 NE Klamath Ave
Roseburg, OR 97470



Front

ClearMaps Addendum

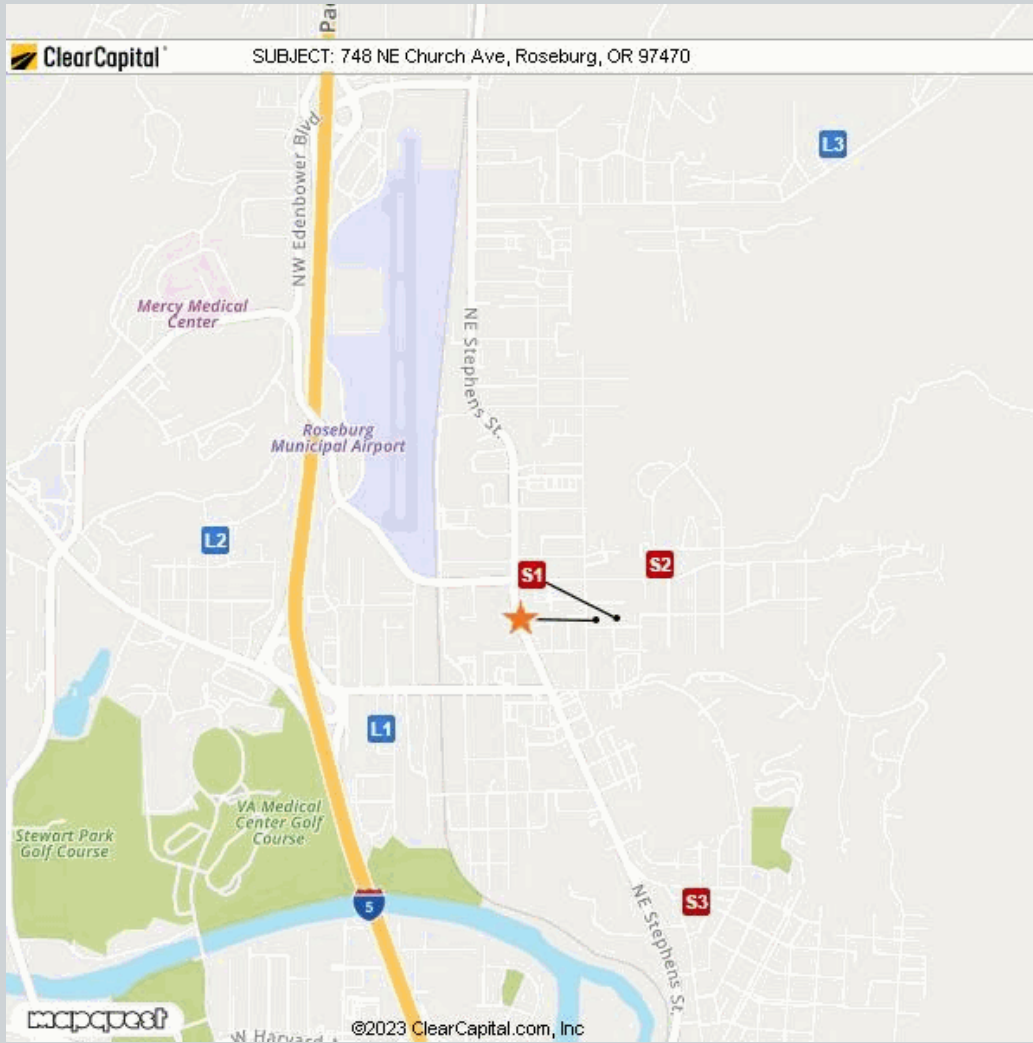
Address ★ 748 Ne Church Avenue, Roseburg, OREGON 97470

Loan Number 54892

Suggested List \$305,000

Suggested Repaired \$305,000

Sale \$300,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	748 Ne Church Avenue, Roseburg, Oregon 97470	--	Parcel Match
L1 Listing 1	1267 Nw Ellan St, Roseburg, OR 97470	0.60 Miles ¹	Parcel Match
L2 Listing 2	1851 Nw Dogwood St, Roseburg, OR 97471	0.97 Miles ¹	Parcel Match
L3 Listing 3	3050 Ne Newport St, Roseburg, OR 97470	1.32 Miles ¹	Parcel Match
S1 Sold 1	828 Ne Church Ave, Roseburg, OR 97470	0.05 Miles ¹	Parcel Match
S2 Sold 2	1749 Ne Sunset St, Roseburg, OR 97470	0.21 Miles ¹	Parcel Match
S3 Sold 3	1015 Ne Klamath Ave, Roseburg, OR 97470	0.75 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	Tiffanie McDonald	Company/Brokerage	Keller Williams Realty Southern Oregon
License No	201219360	Address	2658 NE Stephens St Roseburg OR 97470
License Expiration	09/30/2024	License State	OR
Phone	5416801075	Email	TiffanieMcDonald@kw.com
Broker Distance to Subject	0.93 miles	Date Signed	08/21/2023

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.