

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	831 18th Avenue E, Jerome, ID 83338	Order ID	5986195	Property ID	25613113
Inspection Date	11/06/2018	Date of Report	11/06/2018		
Loan Number	36486	APN	RPJ14930120030		
Borrower Name	Breckenridge Property Fund 2016 LLC				

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 11.06.18	Tracking ID 1	BotW New Fac-DriveBy BPO 11.06.18
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	
Occupancy	Occupied		several pick ups and a trailer in front of the property which made veiwing more difficult. There is debris around the subject and the landscaping is average in condition. the property, appears to be in average condition.
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	Partially Visible		

II. Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments	
Listing Agency/Firm			no listing or sales history noted in the last 36 months according to local MLS
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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III. Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Improving		Similar homes in the area. Most of the homes in the area appear to be in a well maintained condition and most are similar in size and vntage as the subject.
Sales Prices in this Neighborhood	Low: \$115,000 High: \$160,000		
Market for this type of property	Increased 2 % in the past 6 months.		
Normal Marketing Days	<90		

IV. Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	831 18th Avenue E	600 N Davis	521 W Ave. D	363 Glacier Dive
City, State	Jerome, ID	Jerome, ID	Jerome, ID	Jerome, ID
Zip Code	83338	83338	83338	83338
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.83 ¹	1.78 ¹	0.57 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$139,000	\$133,000	\$140,000
List Price \$	--	\$139,000	\$133,000	\$140,000
Original List Date		09/06/2018	06/12/2018	10/29/2018
DOM · Cumulative DOM	-- · --	61 · 61	147 · 147	8 · 8
Age (# of years)	43	40	147	45
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,008	1,016	1,318	1,547
Bdrm · Bths · ½ Bths	3 · 1	3 · 1 · 1	4 · 1	4 · 2
Total Room #	6	6	7	7
Garage (Style/Stalls)	Attached 1 Car	None	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.20 acres	.21 acres	.14 acres	.22 acres
Other	partial fenced	partial fenced	partial fenced	fenced

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

- Listing 1** large trees surround this well maintained home with an attached garage and nicely landscaped lot on a quiet street close to schools,parks and shopping.
- Listing 2** little smaller lot, more square footage and located in a similar area with a nicely landscaped lot with large trees and schools, shopping close by.
- Listing 3** more square footage than the subject, located in the same area, style. Has a fully fenced back yard and similar size lot. close to schools, park and shopping.

* Listing 1 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.

V. Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	831 18th Avenue E	1815 Davis St.	739 17th Ave. E	724 19th Ave. E
City, State	Jerome, ID	Jerome, ID	Jerome, ID	Jerome, ID
Zip Code	83338	83338	83338	83338
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.37 ¹	0.15 ¹	0.19 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$129,900	\$130,000	\$129,900
List Price \$	--	\$129,900	\$130,000	\$129,900
Sale Price \$	--	\$129,900	\$130,000	\$129,900
Type of Financing	--	Fha	Conventional	Conventional
Date of Sale	--	7/10/2018	6/8/2018	9/24/2018
DOM · Cumulative DOM	-- · --	2 · 47	40 · 72	19 · 47
Age (# of years)	43	43	44	42
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,008	1,040	1,008	1,050
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1	3 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.20 acres	.23 acres	.21 acres	.20 acres
Other	partial fenced	partial fenced	partial fenced	partial fenced
Net Adjustment	--	+\$0	+\$0	+\$0
Adjusted Price	--	\$129,900	\$130,000	\$129,900

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 well maintained home with schools, park and shopping close by. Located in the same area as the subject and is partially fenced with auto sprinkler system.

Sold 2 home has been well maintained and is nicely landscaped. spacious back yard, fenced and has auto sprinkler. located in the same area as the subject.

Sold 3 located in the same area as the subject, has a fenced backyard and close to schools, park and shopping. attached garage and nicely landscaped.

* 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.

VI. Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$133,000	\$133,000
Sales Price	\$130,000	\$130,000
30 Day Price	\$129,900	--

Comments Regarding Pricing Strategy

all the comparable properties were located in a similar area, style as subject. more weight given to sold properties. Entry level housing in the area.

VII. Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The price is based on the subject being in average condition. Comps are similar in characteristics, located within 1.78 miles and the sold comps closed within the last 5 months. The market is reported as having increased 2% in the last 6 months. The price conclusion is deemed supported.

VIII. Property Images

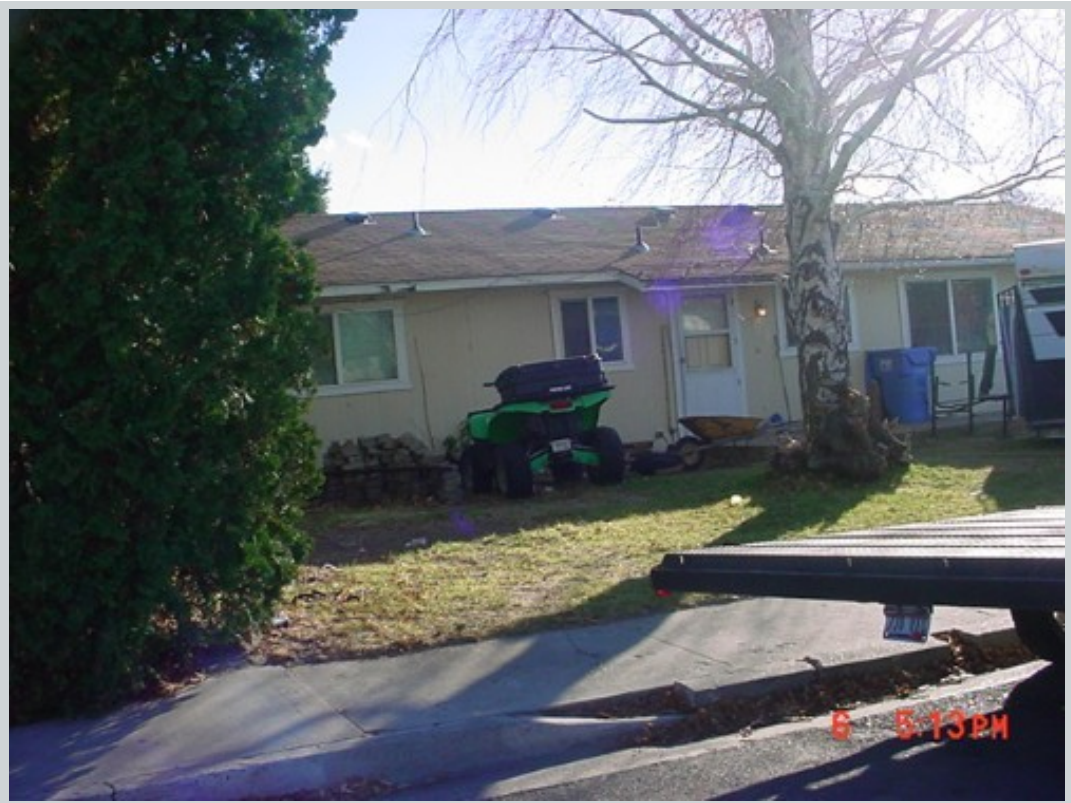
Address 831 18th Avenue E, Jerome, ID 83338

Loan Number 36486

Suggested List \$133,000

Suggested Repaired \$133,000

Sale \$130,000



Subject 831 18th Ave E

View Front



Subject 831 18th Ave E

View Address Verification

VIII. Property Images (continued)

Address 831 18th Avenue E, Jerome, ID 83338
Loan Number 36486 **Suggested List** \$133,000

Suggested Repaired \$133,000

Sale \$130,000



Subject 831 18th Ave E

View Side



Subject 831 18th Ave E

View Street

VIII. Property Images (continued)

Address 831 18th Avenue E, Jerome, ID 83338

Loan Number 36486

Suggested List \$133,000

Suggested Repaired \$133,000

Sale \$130,000



Listing Comp 1 600 N Davis

View Front



Listing Comp 2 521 W Ave. D

View Front

VIII. Property Images (continued)

Address 831 18th Avenue E, Jerome, ID 83338

Loan Number 36486

Suggested List \$133,000

Suggested Repaired \$133,000

Sale \$130,000



Listing Comp 3 363 Glacier Dive

View Front



Sold Comp 1 1815 Davis St.

View Front

VIII. Property Images (continued)

Address 831 18th Avenue E, Jerome, ID 83338

Loan Number 36486

Suggested List \$133,000

Suggested Repaired \$133,000

Sale \$130,000



Sold Comp 2 739 17th Ave. E


View Front

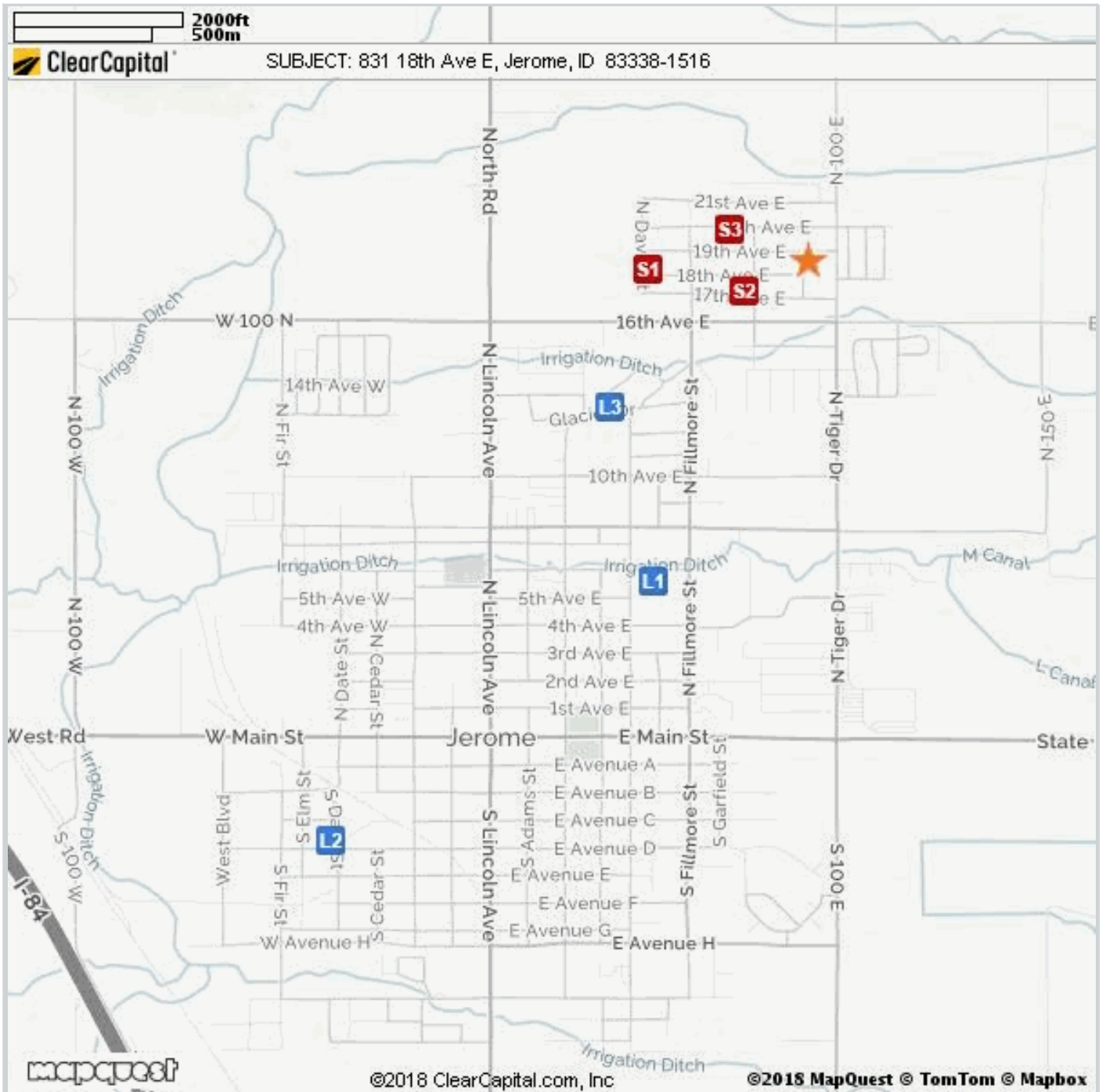









Sold Comp 3 724 19th Ave. E

View Front

ClearMaps Addendum

Address  831 18th Avenue E, Jerome, ID 83338
 Loan Number 36486 Suggested List \$133,000 Suggested Repaired \$133,000 Sale \$130,000



Comparable	Address	Miles to Subject	Mapping Accuracy
 Subject	831 18th Ave E, Jerome, ID	--	Parcel Match
 Listing 1	600 N Davis , Jerome, ID	0.83 Miles ¹	Parcel Match
 Listing 2	521 W Ave. D, Jerome, ID	1.78 Miles ¹	Parcel Match
 Listing 3	363 Glacier Dive , Jerome, ID	0.57 Miles ¹	Parcel Match
 Sold 1	1815 Davis St. , Jerome, ID	0.37 Miles ¹	Parcel Match
 Sold 2	739 17th Ave. E , Jerome, ID	0.15 Miles ¹	Parcel Match
 Sold 3	724 19th Ave. E , Jerome, ID	0.19 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.

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.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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.

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	Donna Bach	Company/Brokerage	Coldwell Banker Canyonside
License No	AB300		
License Expiration	05/31/2019	License State	ID
Phone	2084204504	Email	dbach@cableone.net
Broker Distance to Subject	10.11 miles	Date Signed	11/06/2018

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 Valuation Report.

Disclaimer

Unless the broker is licensed under the Idaho Real Estate Appraisers Act, Chapter 41, Title 54, Idaho Code, this report is not intended to meet the uniform standard of professional appraisal practice. It is not intended to be an appraisal of the market value of the property, and if an appraisal is desired, the services of a licensed or certified 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.