

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	3079 Stoneridge Circle, Ammon, ID 83406	Order ID	5992689	Property ID	25628986
Inspection Date	11/15/2018	Date of Report	11/15/2018		
Loan Number	36545	APN	rpb3017007023b		
Borrower Name	Breckenridge Property Fund 2016 LLC				

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 11.13.18 (1)	Tracking ID 1	BotW New Fac-DriveBy BPO 11.13.18 (1)
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	
Occupancy	Vacant		Vinyl siding and brick front in good condition Composition shingle roof in good condition
Secure?	Yes (notice in window)		
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		

II. Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments	
Listing Agency/Firm			no past listing history available
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	Stable		South of town country setting .5 mi from schools, hospital and shopping Similar townhomes to subject 12 active listings within 10 miles LLP \$84K HLP \$250K avg LP \$168K avg dom 41 26 sold in the past 12 months Avg SP \$162,130 avg dom 15
Sales Prices in this Neighborhood	Low: \$148,000 High: \$175,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

IV. Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3079 Stoneridge Circle	3381 Judy St	3808 John Adams Parkway	3816 John Adams Parkway
City, State	Ammon, ID	Idaho Falls, ID	Ammon, ID	Ammon, ID
Zip Code	83406	83406	83406	83406
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.20 ²	1.66 ¹	1.66 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$177,950	\$179,900	\$179,900
List Price \$	--	\$177,950	\$179,900	\$179,900
Original List Date		05/01/2018	09/20/2018	09/20/2018
DOM · Cumulative DOM	-- · --	14 · 198	56 · 56	56 · 56
Age (# of years)	19	1	14	14
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story 1 story	1 Story 1 story	1 Story 1 story	1 Story 1 story
# Units	1	1	1	1
Living Sq. Feet	1,385	1,302	1,140	1,140
Bdrm · Bths · ½ Bths	2 · 2	3 · 2	2 · 2	2 · 2
Total Room #	4	5	4	4
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	Yes	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	1,290	--	--
Pool/Spa	--	--	--	--
Lot Size	.14 acres	.12 acres	.15 acres	.15 acres
Other	patio	patio	patio	patio

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

Listing 1 Vinyl and stone exterior Central air Adjustments for age -\$10K Sqft @ \$14 per sqft +\$1160 Bedroom count -\$3K

Listing 2 Vinyl and brick exterior Adj for no ac +\$2K Sqft +\$3,400 Age -\$5K

Listing 3 Vinyl and brick exterior Adj for no ac +\$2K Sqft +\$3,400 Age -\$5K

* 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.

V. Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3079 Stoneridge Circle	710 N Woodruff Ave	3085 E Hearthstone Circle	3734 E John Adams Parkway
City, State	Ammon, ID	Idaho Falls, ID	Ammon, ID	Ammon, ID
Zip Code	83406	83401	83406	83406
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.86 ¹	0.06 ¹	1.63 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$155,000	\$159,900	\$172,000
List Price \$	--	\$155,000	\$159,900	\$172,000
Sale Price \$	--	\$148,250	\$155,000	\$171,550
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	6/8/2018	4/9/2018	10/3/2018
DOM · Cumulative DOM	-- · --	6 · 56	3 · 18	5 · 43
Age (# of years)	19	18	19	14
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story 1 story	1 Story 1 story	1 Story 1 story	1 Story 1 story
# Units	1	1	1	1
Living Sq. Feet	1,385	1,244	1,385	1,260
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	4	4	4	4
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	Yes	No	No
Basement (% Fin)	0%	100%	0%	0%
Basement Sq. Ft.	%	1,244	--	--
Pool/Spa	--	--	--	--
Lot Size	.14 acres	.15 acres	.14 acres	.15 acres
Other	patio	patio	deck	cov deck
Net Adjustment	--	-\$3,950	+\$6,200	+\$750
Adjusted Price	--	\$144,300	\$161,200	\$172,300

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

Sold 1 Vinyl and brick exterior Inferior location to subject Adj for No ac +\$2K Sqft +\$2K Bsmt finish -\$8K Seller concessions -\$2,950

Sold 2 Vinyl and brick exterior Same unit as subject No adjustments made Appreciation for 6 months \$6,200 @ 8%

Sold 3 Vinyl and brick exterior Cair Gas fp Adj for Sqft +\$1,750 Fireplace -\$1K

* 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.

VI. Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$165,000	\$165,000
Sales Price	\$160,000	\$160,000
30 Day Price	\$159,000	--

Comments Regarding Pricing Strategy

Sold comp #2 is best comparable to subject Same subdivision, same sqft, same builder as subject Date of sale extended beyond 6 months due to limited sales available Unable to bracket Active comps with subject due to type of subject and limited market available Appreciation of 8% per year

VII. 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.

VIII. Property Images

Address 3079 Stoneridge Circle, Ammon, ID 83406
Loan Number 36545 **Suggested List** \$165,000

Suggested Repaired \$165,000

Sale \$160,000



Subject 3079 Stoneridge Cir

View Front



Subject 3079 Stoneridge Cir

View Address Verification

VIII. Property Images (continued)

Address 3079 Stoneridge Circle, Ammon, ID 83406
Loan Number 36545

Suggested List \$165,000

Suggested Repaired \$165,000

Sale \$160,000



Subject 3079 Stoneridge Cir

View Side



Subject 3079 Stoneridge Cir

View Side

VIII. Property Images (continued)

Address 3079 Stoneridge Circle, Ammon, ID 83406
Loan Number 36545 **Suggested List** \$165,000 **Suggested Repaired** \$165,000 **Sale** \$160,000



Subject 3079 Stoneridge Cir

View Street



Subject 3079 Stoneridge Cir

View Street

VIII. Property Images (continued)

Address 3079 Stoneridge Circle, Ammon, ID 83406
Loan Number 36545 **Suggested List** \$165,000

Suggested Repaired \$165,000

Sale \$160,000



Subject 3079 Stoneridge Cir

View Other

Comment "street sign"



Listing Comp 1 3381 Judy St

View Front

VIII. Property Images (continued)

Address 3079 Stoneridge Circle, Ammon, ID 83406
Loan Number 36545

Suggested List \$165,000

Suggested Repaired \$165,000

Sale \$160,000



Listing Comp 2 3808 John Adams Parkway

View Front



Listing Comp 3 3816 John Adams Parkway

View Front

VIII. Property Images (continued)

Address 3079 Stoneridge Circle, Ammon, ID 83406
Loan Number 36545 **Suggested List** \$165,000

Suggested Repaired \$165,000

Sale \$160,000



Sold Comp 1 710 N Woodruff Ave

View Front



Sold Comp 2 3085 E Hearthstone Circle

View Front

VIII. Property Images (continued)

Address 3079 Stoneridge Circle, Ammon, ID 83406
Loan Number 36545

Suggested List \$165,000

Suggested Repaired \$165,000

Sale \$160,000

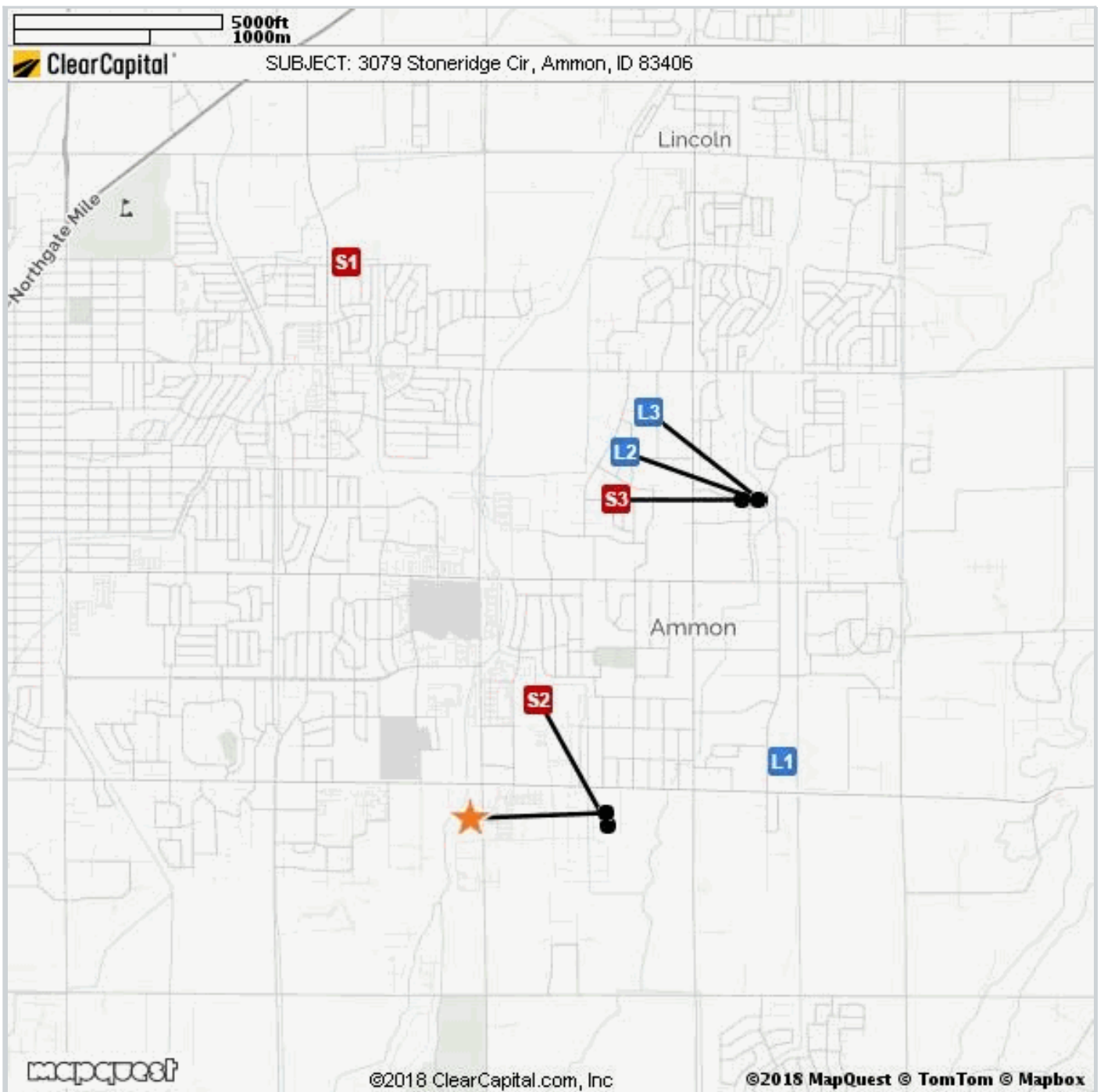


Sold Comp 3 3734 E John Adams Parkway

View Front

ClearMaps Addendum

Address ★ 3079 Stoneridge Circle, Ammon, ID 83406
 Loan Number 36545 Suggested List \$165,000 Suggested Repaired \$165,000 Sale \$160,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3079 Stoneridge Cir, Ammon, ID	--	Parcel Match
L1 Listing 1	3381 Judy St, Idaho Falls, ID	0.20 Miles ²	Unknown Street Address
L2 Listing 2	3808 John Adams Parkway, Idaho Falls, ID	1.66 Miles ¹	Parcel Match
L3 Listing 3	3816 John Adams Parkway, Idaho Falls, ID	1.66 Miles ¹	Parcel Match
S1 Sold 1	710 N Woodruff Ave, Idaho Falls, ID	2.86 Miles ¹	Parcel Match
S2 Sold 2	3085 E Hearthstone Circle, Idaho Falls, ID	0.06 Miles ¹	Parcel Match
S3 Sold 3	3734 E John Adams Parkway, Idaho Falls, ID	1.63 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	Wayne Harding	Company/Brokerage	C21 Greater Landco Realty
License No	AB14371		
License Expiration	09/30/2019	License State	ID
Phone	2085223300	Email	wharding@ida.net
Broker Distance to Subject	9.10 miles	Date Signed	11/15/2018

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.