

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	2159 Alta Vista Circle, Twin Falls, ID 83301	Order ID	6004716	Property ID	25693631
Inspection Date	11/28/2018	Date of Report	11/29/2018		
Loan Number	36608	APN	RPT0081002009A		
Borrower Name	Breckenridge Property Fund 2016 LLC				

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 11.27.18	Tracking ID 1	BotW New Fac-DriveBy BPO 11.27.18
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	
Occupancy	Occupied		Subject has no front lawn appears to be mostly dirt Fencing may need some paint or stain Trim needs paint roof has a spot with missing shingles
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$6,500		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$6,500		
HOA	No		
Visible From Street	Visible		

II. Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments	
Listing Agency/Firm			No evidence of subject listing or sold in Intermountain 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	Suburban	Neighborhood Comments	
Local Economy	Improving		Dated design of houses on subject street Near by houses near same year built and style of subject
Sales Prices in this Neighborhood	Low: \$175,000 High: \$333,000		
Market for this type of property	Increased 2.5 % in the past 6 months.		
Normal Marketing Days	<90		

IV. Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2159 Alta Vista Circle	2092 Sherry Drive	2130 Sherry Drive	2150 Sherry Lane
City, State	Twin Falls, ID	Twin Falls, ID	Twin Falls, ID	Twin Falls, ID
Zip Code	83301	83301	83301	83301
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.14 ¹	0.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$219,900	\$219,900	\$204,900
List Price \$	--	\$219,900	\$219,900	\$204,900
Original List Date		10/22/2018	11/15/2018	11/16/2018
DOM · Cumulative DOM	-- · --	28 · 38	3 · 14	12 · 13
Age (# of years)	50	51	53	53
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story basement	1 Story basment	1 Story Basement	1 Story Basement
# Units	1	1	1	1
Living Sq. Feet	2,816	2,256	2,256	2,080
Bdrm · Bths · ½ Bths	5 · 3	5 · 3	5 · 2 · 1	4 · 2
Total Room #	12	12	12	9
Garage (Style/Stalls)	Attached 2 Car(s)	Carport 2 Car(s)	Carport 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.30 acres	.32 acres	.16 acres	.21 acres
Other	shed	Auto sprinklers	Storage shed	Auto sprinklers

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

- Listing 1** 5 bedroom, 3 bath home has been freshened up from top to bottom. This corner lot features Sprinkler system, RV parking, Carport, Large .32 Acre lot, Garden space, Fruit trees, Covered patio and Playhouse for the kids. Inside you have NEW paint, Carpet & pad. New water heater. Spacious family room and living rooms. Lots of storage and room for all of the family
- Listing 2** updated Kitchen! Painted Cabinets with Soft Close doors/drawers. Granite Counters, Subway Tile Back splash, Stainless Appliances, New Disposal and Stainless Sink. New windows throughout, New Flooring: Tile, Laminate, Carpet Vinyl. New Light fixtures, Doors, Knobs, and Switches. New Roof, and New Paint.
- Listing 3** home on a corner lot in a quiet neighborhood! This home is within walking distance to schools and is just a quick drive to anywhere in town! There are two living spaces and a recently redone, tiled master bathroom. A nice, fenced lot with a deck and small covered patio and room for a garden make this a great home for anyone! Basement bedroom(4th bedroom) does not have egress ,however, there is also an additional "playroom" downstairs next to the living area! Newer carpet and upgraded kitchen

* 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	2159 Alta Vista Circle	2581 Carrousel	891 Chase Dr	2054 Oakwood Drive
City, State	Twin Falls, ID	Twin Falls, ID	Twin Falls, ID	Twin Falls, ID
Zip Code	83301	83301	83301	83301
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.55 ¹	1.33 ¹	0.65 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$219,900	\$229,900	\$229,900
List Price \$	--	\$219,900	\$229,900	\$219,900
Sale Price \$	--	\$203,000	\$225,000	\$219,900
Type of Financing	--	Fha	Conventional	Fha
Date of Sale	--	10/8/2018	10/8/2018	11/19/2018
DOM · Cumulative DOM	-- · --	22 · 31	22 · 60	9 · 102
Age (# of years)	50	37	40	43
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story basement	1 Story basement	Split entry	1 Story basement
# Units	1	1	1	1
Living Sq. Feet	2,816	2,800	2,704	2,444
Bdrm · Bths · ½ Bths	5 · 3	4 · 3	5 · 3	4 · 3
Total Room #	12	11	12	11
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	.30 acres	.24 acres	.25 acres	.28 acres
Other	shed	Auto sprinklers	Hot tub Spa	Fireplace
Net Adjustment	--	-\$5,732	+\$300	-\$6,077
Adjusted Price	--	\$197,268	\$225,300	\$213,823

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

Sold 1 Beautiful home has a 4th Bedroom and 1/2 bath already in the basement (4th bedroom has No Egress Window) and more room to add a 5th bedroom. There are Gas Appliances, RV Parking, Back fenced yard with a Covered Patio & gas BBQ hook-up for entertaining your guests and Thompson Park is close by.

Sold 2 Great layout with room to grow. Part of basement is finished, but more bedrooms or additional living space could be added in the unfinished portion. Fully enclosed back patio/sun porch. Mature lawn and trees. Two utility sheds for additional storage. Roof was redone in May 2018. Room for RV parking.

Sold 3 Seller paid concessions 6077

* 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	\$197,268	\$205,268
Sales Price	\$197,268	\$205,268
30 Day Price	\$192,000	--

Comments Regarding Pricing Strategy

Currently it is a sellers market in this area of Idaho I used the comparable properties most close in proximity to subject The subject at repaired value may have a higher value depending on the market at that time

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 2159 Alta Vista Circle, Twin Falls, ID 83301
Loan Number 36608 **Suggested List** \$197,268

Suggested Repaired \$205,268

Sale \$197,268



Subject 2159 Alta Vista Cir

View Front



Subject 2159 Alta Vista Cir

View Address Verification

VIII. Property Images (continued)

Address 2159 Alta Vista Circle, Twin Falls, ID 83301
Loan Number 36608

Suggested List \$197,268

Suggested Repaired \$205,268

Sale \$197,268



Subject 2159 Alta Vista Cir

View Street



Listing Comp 1 2092 Sherry Drive

View Front

VIII. Property Images (continued)

Address	2159 Alta Vista Circle, Twin Falls, ID 83301	Suggested Repaired	\$205,268	Sale	\$197,268
Loan Number	36608	Suggested List	\$197,268		



Listing Comp 2 2130 Sherry Drive **View** Front



Listing Comp 3 2150 Sherry Lane **View** Front

VIII. Property Images (continued)

Address 2159 Alta Vista Circle, Twin Falls, ID 83301
Loan Number 36608

Suggested List \$197,268

Suggested Repaired \$205,268

Sale \$197,268



Sold Comp 1 2581 Carrousel

View Front



Sold Comp 2 891 Chase Dr

View Front

VIII. Property Images (continued)

Address 2159 Alta Vista Circle, Twin Falls, ID 83301
Loan Number 36608

Suggested List \$197,268

Suggested Repaired \$205,268

Sale \$197,268



Sold Comp 3 2054 Oakwood Drive

View Front

ClearMaps Addendum

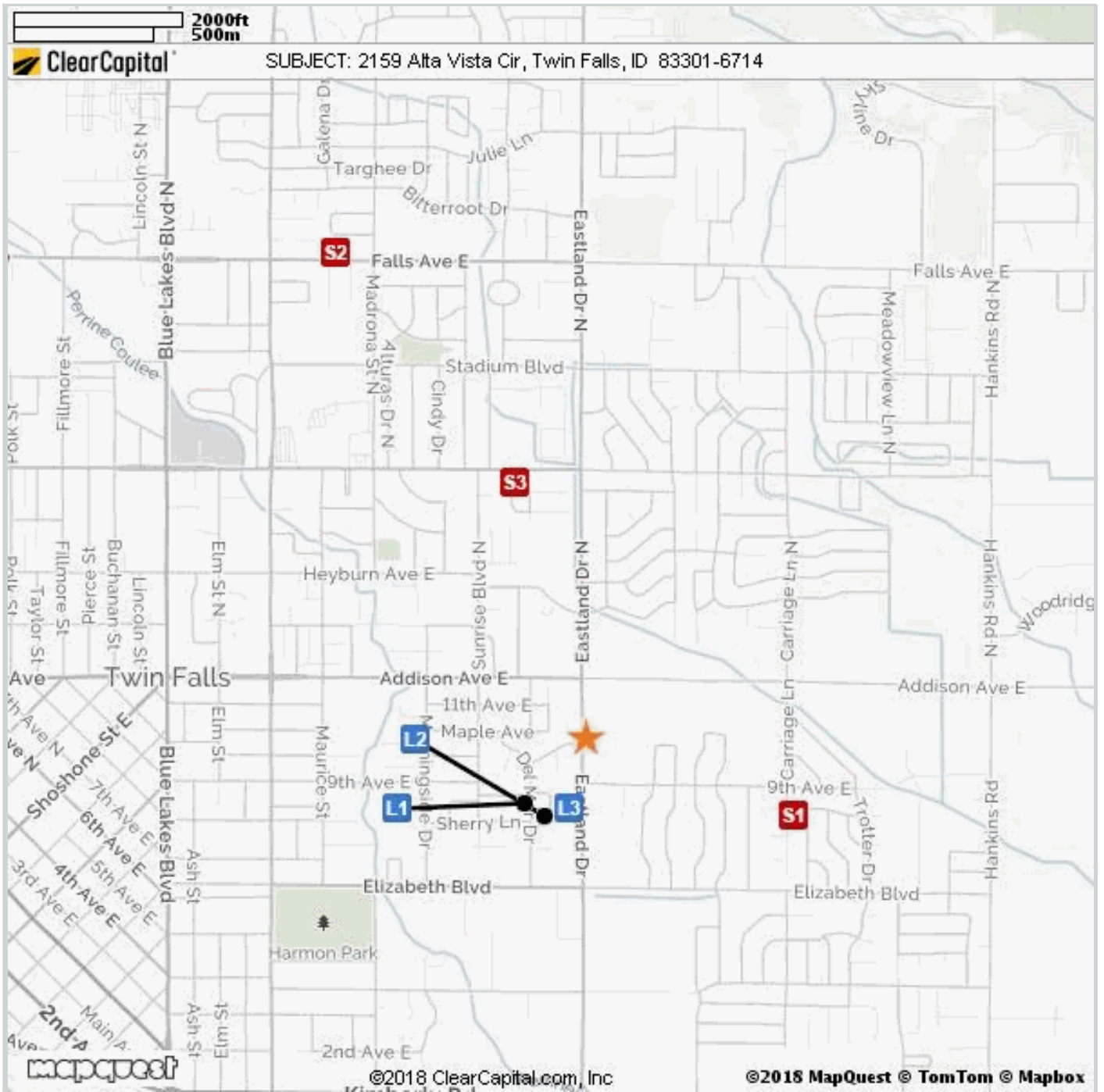
Address ★ 2159 Alta Vista Circle, Twin Falls, ID 83301

Loan Number 36608

Suggested List \$197,268

Suggested Repaired \$205,268

Sale \$197,268



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2159 Alta Vista Cir, Twin Falls, ID	--	Parcel Match
L1 Listing 1	2092 Sherry Drive , Twin Falls, ID	0.14 Miles ¹	Parcel Match
L2 Listing 2	2130 Sherry Drive, Twin Falls, ID	0.14 Miles ¹	Parcel Match
L3 Listing 3	2150 Sherry Lane , Twin Falls, ID	0.15 Miles ¹	Parcel Match
S1 Sold 1	2581 Carrousel , Twin Falls, ID	0.55 Miles ¹	Parcel Match
S2 Sold 2	891 Chase Dr, Twin Falls, ID	1.33 Miles ¹	Parcel Match
S3 Sold 3	2054 Oakwood Drive, Twin Falls, ID	0.65 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	Suzie Richardson	Company/Brokerage	Canyon Trail Realty LLC
License No	AB23238		
License Expiration	06/30/2020	License State	ID
Phone	2083243354	Email	reo4u230@gmail.com
Broker Distance to Subject	11.60 miles	Date Signed	11/29/2018

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.