

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	7217 Airport Road, Nampa, ID 83687	Order ID	6008022	Property ID	25702831
Inspection Date	11/30/2018	Date of Report	11/30/2018		
Loan Number	36623	APN	R3056000000		
Borrower Name	Breckenridge Property Fund 2016 LLC				

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 11.29.18	Tracking ID 1	BotW New Fac-DriveBy BPO 11.29.18
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	subject appears to be adequately maintained in drive by inspection
Occupancy	Vacant		
Secure?	Yes		
	(doors and windows appear to be closed and secure)		
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		

II. Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments	last sale in the MLS was on 7/9/2008 for \$198,000
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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III. Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	rural area on the outskirts of the city of Nampa
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$125,000 High: \$262,500		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<90		

IV. Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	7217 Airport Road	3520 Happy Valley Road	4708 Amity Avenue	5911 Joe Lane
City, State	Nampa, ID	Nampa, ID	Nampa, ID	Nampa, ID
Zip Code	83687	83686	83687	83687
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.85 ¹	2.25 ¹	0.95 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$259,900	\$325,000	\$370,000
List Price \$	--	\$251,500	\$299,900	\$369,900
Original List Date		07/28/2018	08/23/2018	11/20/2018
DOM · Cumulative DOM	-- · --	125 · 125	99 · 99	10 · 10
Age (# of years)	80	78	113	93
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	Split ranch	Split ranch	Split ranch	Split ranch
# Units	1	1	1	1
Living Sq. Feet	2,717	2,290	3,347	2,536
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	4 · 3
Total Room #	8	7	8	9
Garage (Style/Stalls)	Detached 1 Car	Detached 4 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	0%	100%
Basement Sq. Ft.	1,350	340	732	1,268
Pool/Spa	--	--	--	--
Lot Size	1.17 acres	.56 acres	2.01 acres	156 acres
Other	none	none	none	none

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

Listing 1 inferior overall due to smaller home and lot size, inferior room count.

Listing 2 superior overall due to larger GLA and lot size, superior landscaping

Listing 3 equal overall though smaller GLA, larger lot and some recent updating

* 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	7217 Airport Road	80 Sugar Street	9546 Cherry Lane	2503 Chacategui Lane
City, State	Nampa, ID	Nampa, ID	Nampa, ID	Nampa, ID
Zip Code	83687	83687	83687	83687
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.03 ¹	5.66 ¹	6.92 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$209,000	\$230,000	\$299,900
List Price \$	--	\$209,000	\$230,000	\$284,900
Sale Price \$	--	\$189,900	\$230,000	\$262,500
Type of Financing	--	Cash	Fha	Conv
Date of Sale	--	8/30/2018	9/25/2018	7/11/2018
DOM · Cumulative DOM	-- · --	47 · 61	1 · 54	93 · 120
Age (# of years)	80	81	106	81
Condition	Average	Good	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	Split ranch	Split ranch	Split ranch	Split ranch
# Units	1	1	1	1
Living Sq. Feet	2,717	1,605	1,570	3,288
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 1	5 · 3
Total Room #	8	7	6	10
Garage (Style/Stalls)	Detached 1 Car	Detached 2 Car(s)	Detached 1 Car	Detached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	90%
Basement Sq. Ft.	1350%	384	255	1,606
Pool/Spa	--	--	--	--
Lot Size	1.17 acres	.83 acres	.58 acres	.88 acres
Other	none	none	shed	shop, shed
Net Adjustment	--	+\$32,720	+\$34,365	-\$23,065
Adjusted Price	--	\$222,620	\$264,365	\$239,435

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

Sold 1 adjust for inferior above and below grade GLA and smaller lot, only 3 beds, superior garage

Sold 2 adjust for inferior above and below grade GLA and smaller lot, recent remodel and sellers paid buyer closing costs

Sold 3 adjust for superior above and below grade GLA, smaller lot, additional carport, superior shop and shed

* 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	\$250,000	\$250,000
Sales Price	\$248,000	\$248,000
30 Day Price	\$245,000	--

Comments Regarding Pricing Strategy

I valued it toward the higher end of recent sales due to there being a shortage of available listings in the area and strong buyer demand

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 7217 Airport Road, Nampa, ID 83687
Loan Number 36623

Suggested List \$250,000

Suggested Repaired \$250,000

Sale \$248,000



Subject 7217 Airport Rd

View Front

Comment "original photo"



Subject 7217 Airport Rd

View Address Verification

Comment "original photo"

VIII. Property Images (continued)

Address 7217 Airport Road, Nampa, ID 83687
Loan Number 36623 **Suggested List** \$250,000 **Suggested Repaired** \$250,000 **Sale** \$248,000



Subject 7217 Airport Rd

View Street

Comment "original photo"



Listing Comp 1 3520 Happy Valley Road

View Front

Comment "MLS photo"

VIII. Property Images (continued)

Address 7217 Airport Road, Nampa, ID 83687
Loan Number 36623 **Suggested List** \$250,000 **Suggested Repaired** \$250,000 **Sale** \$248,000



Listing Comp 2 4708 Amity Avenue **View** Front
Comment "MLS photo"



Listing Comp 3 5911 Joe Lane **View** Front
Comment "MLS photo"

VIII. Property Images (continued)

Address 7217 Airport Road, Nampa, ID 83687
Loan Number 36623 **Suggested List** \$250,000 **Suggested Repaired** \$250,000 **Sale** \$248,000



Sold Comp 1 80 Sugar Street

View Front

Comment "MLS photo"



Sold Comp 2 9546 Cherry Lane

View Front

Comment "MLS photo"

VIII. Property Images (continued)

Address 7217 Airport Road, Nampa, ID 83687
Loan Number 36623 **Suggested List** \$250,000 **Suggested Repaired** \$250,000 **Sale** \$248,000




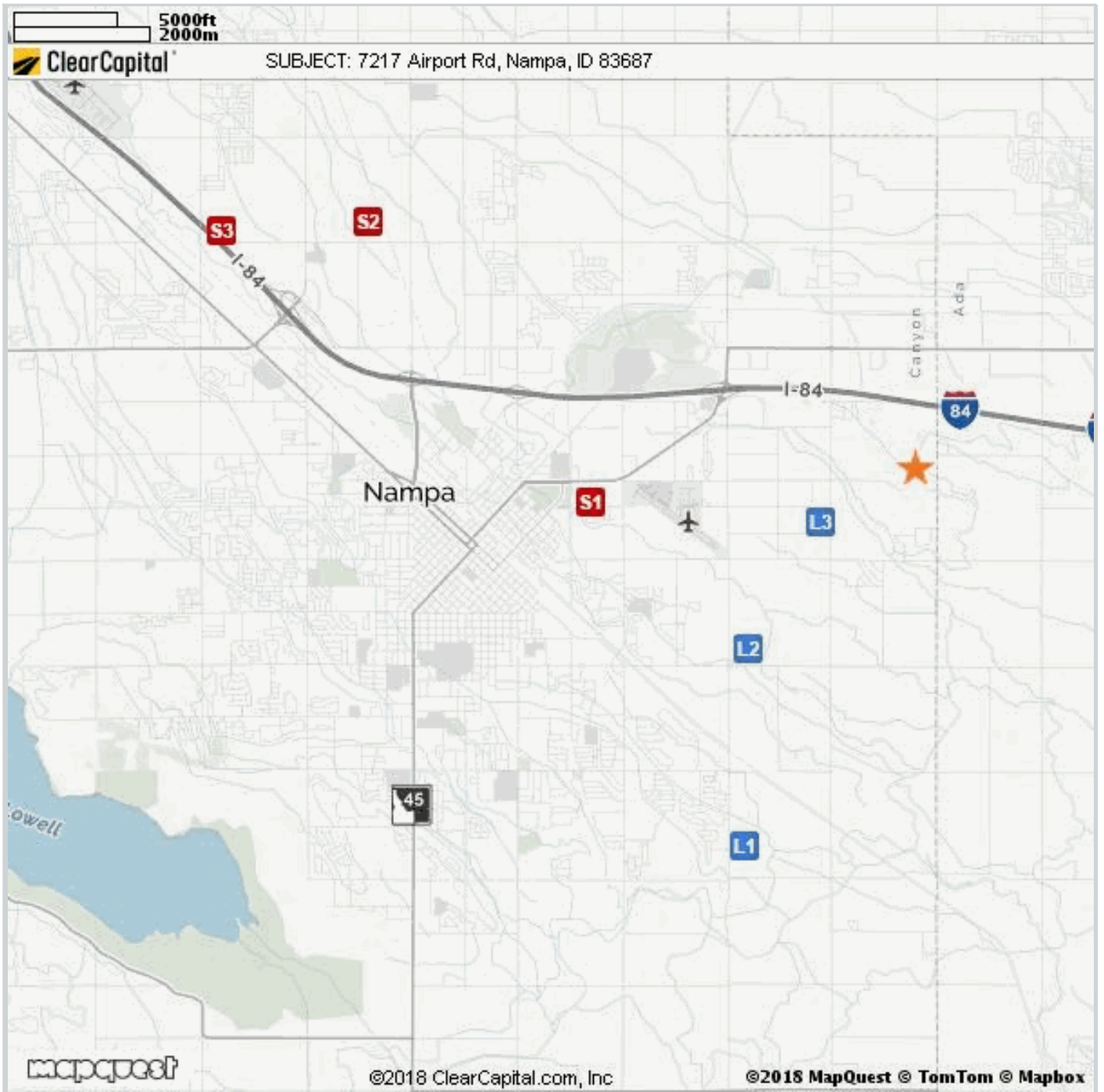
Sold Comp 3 2503 Chacategui Lane








View Front

Comment "MLS photo"

ClearMaps Addendum

Address  7217 Airport Road, Nampa, ID 83687
 Loan Number 36623 Suggested List \$250,000 Suggested Repaired \$250,000 Sale \$248,000



Comparable	Address	Miles to Subject	Mapping Accuracy
 Subject	7217 Airport Rd, Nampa, ID	--	Parcel Match
 Listing 1	3520 Happy Valley Road, Nampa, ID	3.85 Miles ¹	Parcel Match
 Listing 2	4708 Amity Avenue, Nampa, ID	2.25 Miles ¹	Parcel Match
 Listing 3	5911 Joe Lane, Nampa, ID	0.95 Miles ¹	Parcel Match
 Sold 1	80 Sugar Street, Nampa, ID	3.03 Miles ¹	Parcel Match
 Sold 2	9546 Cherry Lane, Nampa, ID	5.66 Miles ¹	Parcel Match
 Sold 3	2503 Chacategui Lane, Nampa, ID	6.92 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	Russell Stanley	Company/Brokerage	Le Bois Realty
License No	DB18297		
License Expiration	08/31/2019	License State	ID
Phone	2089397670	Email	russ@lebois.com
Broker Distance to Subject	5.37 miles	Date Signed	11/30/2018

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.