

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.

<b>Address</b>	1611 6th Street South, Nampa, IDAHO 83651	<b>Order ID</b>	6033106	<b>Property ID</b>	25816431
<b>Inspection Date</b>	12/28/2018	<b>Date of Report</b>	12/28/2018		
<b>Loan Number</b>	36766	<b>APN</b>	N4240004001B		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC				

#### Tracking IDs

<b>Order Tracking ID</b>	BotW New Fac-DriveBy BPO 12.27.18	<b>Tracking ID 1</b>	BotW New Fac-DriveBy BPO 12.27.18
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

#### I. General Conditions

<b>Property Type</b>	SFR	<b>Condition Comments</b>	
<b>Occupancy</b>	Vacant		Subject appears to be in average exterior condition.
<b>Secure?</b>	Yes		
	(Front door appears to be locked and closed)		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		

#### II. Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>	
<b>Listing Agency/Firm</b>			Subject has no recent MLS history.
<b>Listing Agent Name</b>			
<b>Listing Agent Phone</b>			
<b># of Removed Listings in Previous 12 Months</b>	0		
<b># of Sales in Previous 12 Months</b>	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

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable		Subject's neighborhood is not distressed driven.
<b>Sales Prices in this Neighborhood</b>	Low: \$89,000 High: \$269,000		
<b>Market for this type of property</b>	Increased 2.5 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

#### IV. Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1611 6th Street South	711 15th Ave S	208 S Fern St	624 Fern St
City, State	Nampa, IDAHO	Nampa, ID	Nampa, ID	Nampa, ID
Zip Code	83651	83651	83686	83686
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.15 <sup>1</sup>	0.31 <sup>1</sup>	0.63 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$119,000	\$119,900	\$149,900
List Price \$	--	\$119,000	\$119,900	\$140,000
Original List Date		11/16/2018	10/20/2018	09/15/2018
DOM · Cumulative DOM	-- · --	1 · 42	56 · 69	56 · 104
Age (# of years)	94	103	108	74
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	1,004	814	796	1,112
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	2 · 1	3 · 1
Total Room #	5	5	4	5
Garage (Style/Stalls)	None	Detached 2 Car(s)	Detached 1 Car	None
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	100%	0%	100%
Basement Sq. Ft.	632	462	624	432
Pool/Spa	--	--	--	--
Lot Size	.16 acres	.16 acres	.16 acres	.09 acres
Other	none	none	none	none

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

**Listing 1** Totally ready for your ideas and personal touches - all within a charming neighborhood within walking distance to shopping and parks! Great backyard has an alley-load garage. Ready for a makeover!

**Listing 2** Fabulous opportunity with this budget-priced, Nampa home! Built in 1910 with unfinished basement & room for improvements. Smaller bedroom on main level has no closet. Plenty of room to frame in a 3rd bedroom in the basement! Alley access to detached garage with chain-link fenced yard! Steel siding, Gas furnace & Central air!

**Listing 3** This home is in a great location with quick access to shopping and other amenities. It has a main level master and 2 bedrooms on the second level. The basement has plenty of space to add another bedroom or bonus area. This home is a perfect fit for a rental for a student, first time homeowner, someone looking to downsize or someone who wants a good deal! New roof will be installed by 10/01/201

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## V. Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1611 6th Street South	120 S Juniper St	1512 6th Street South	307 Ivy
City, State	Nampa, IDAHO	Nampa, ID	Nampa, ID	Nampa, ID
Zip Code	83651	83686	83651	83686
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.41 <sup>1</sup>	0.08 <sup>1</sup>	0.47 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$132,000	\$109,900	\$114,900
List Price \$	--	\$132,000	\$109,900	\$114,900
Sale Price \$	--	\$128,000	\$113,197	\$114,900
Type of Financing	--	Conv	Conv	Cash
Date of Sale	--	8/6/2018	8/17/2018	8/31/2018
DOM · Cumulative DOM	-- · --	16 · 61	4 · 29	5 · 23
Age (# of years)	94	103	103	74
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	1,004	884	968	1,175
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	2 · 1	2 · 1 · 1
Total Room #	5	4	4	5
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	Yes	No	Yes	Yes
Basement (% Fin)	0%	0%	0%	50%
Basement Sq. Ft.	632%	--	192	875
Pool/Spa	--	--	--	--
Lot Size	.16 acres	.16 acres	.07 acres	.16 acres
Other	none	none	none	none
Net Adjustment	--	+\$4,500	+\$6,500	-\$3,500
Adjusted Price	--	\$132,500	\$119,697	\$111,400

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

**Sold 1** Adorable cottage on quiet street near college! Perfect for first-time homebuyer or rental! Two bedrooms, one bath in this cozy home. Newer Vinyl windows. New floor coverings, Pergo & carpet, and Newly painted inside. Large private backyard with 11x12 deck for entertaining or enjoying the evenings. 14x22 shop in backyard.

**Sold 2** This classic is part of the Nampa Original Sub and sits nicely nestled between 12th and 16th Avenue South. Quiet area and just blocks to downtown. Welcoming front porch leads into open living room. Kitchen w/breakfast nook. Two bedrooms (no closets). Back bedroom and basement have w/d hookups. Garage is closed in but could be converted back. Vintage beveled wood siding -restore or salvage it and re- side it. Newer roof. Fully auto sprinklers and storage Shed. Sold As-Is. Zoning allows for a duplex.

**Sold 3** If you are willing to put in some work on a property this may be the opportunity you are looking for. The location is excellent as its a easy walk to the NNU Campus. It would work well for parents desiring to acquire housing for their kid(s) while attending school. NOTE THE SELLER JUST PUT A NEW ROOF ON. The roof was probably the most expensive thing needing done. We are looking for cash offers but might consider conventional so long as buyer is responsible for and lender requirements and appraisal

\* Sold 3 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## VI. Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$125,000	\$125,000
<b>Sales Price</b>	\$119,000	\$119,000
<b>30 Day Price</b>	\$113,000	--

### Comments Regarding Pricing Strategy

No exterior repairs noted; subject should be listed in AS IS condition.

## 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** 1611 6th Street South, Nampa, IDAHO 83651  
**Loan Number** 36766

**Suggested List** \$125,000

**Suggested Repaired** \$125,000

**Sale** \$119,000



**Subject** 1611 6th St S

**View** Front



**Subject** 1611 6th St S

**View** Address Verification

**VIII. Property Images (continued)**

**Address** 1611 6th Street South, Nampa, IDAHO 83651  
**Loan Number** 36766

**Suggested List** \$125,000

**Suggested Repaired** \$125,000

**Sale** \$119,000



**Subject** 1611 6th St S

**View** Side



**Subject** 1611 6th St S

**View** Side

**VIII. Property Images (continued)**

**Address** 1611 6th Street South, Nampa, IDAHO 83651  
**Loan Number** 36766

**Suggested List** \$125,000

**Suggested Repaired** \$125,000

**Sale** \$119,000



**Subject** 1611 6th St S

**View** Street



**Subject** 1611 6th St S

**View** Street

**VIII. Property Images (continued)**

**Address** 1611 6th Street South, Nampa, IDAHO 83651  
**Loan Number** 36766

**Suggested List** \$125,000

**Suggested Repaired** \$125,000

**Sale** \$119,000



**Listing Comp 1** 711 15th Ave S

**View** Front



**Listing Comp 2** 208 S Fern St

**View** Front



**VIII. Property Images (continued)**

**Address** 1611 6th Street South, Nampa, IDAHO 83651  
**Loan Number** 36766

**Suggested List** \$125,000

**Suggested Repaired** \$125,000

**Sale** \$119,000



**Listing Comp 3** 624 Fern St

**View** Front



**Sold Comp 1** 120 S Juniper St

**View** Front

**VIII. Property Images (continued)**

**Address** 1611 6th Street South, Nampa, IDAHO 83651  
**Loan Number** 36766 **Suggested List** \$125,000 **Suggested Repaired** \$125,000 **Sale** \$119,000



**Sold Comp 2** 1512 6th Street South

**View** Front

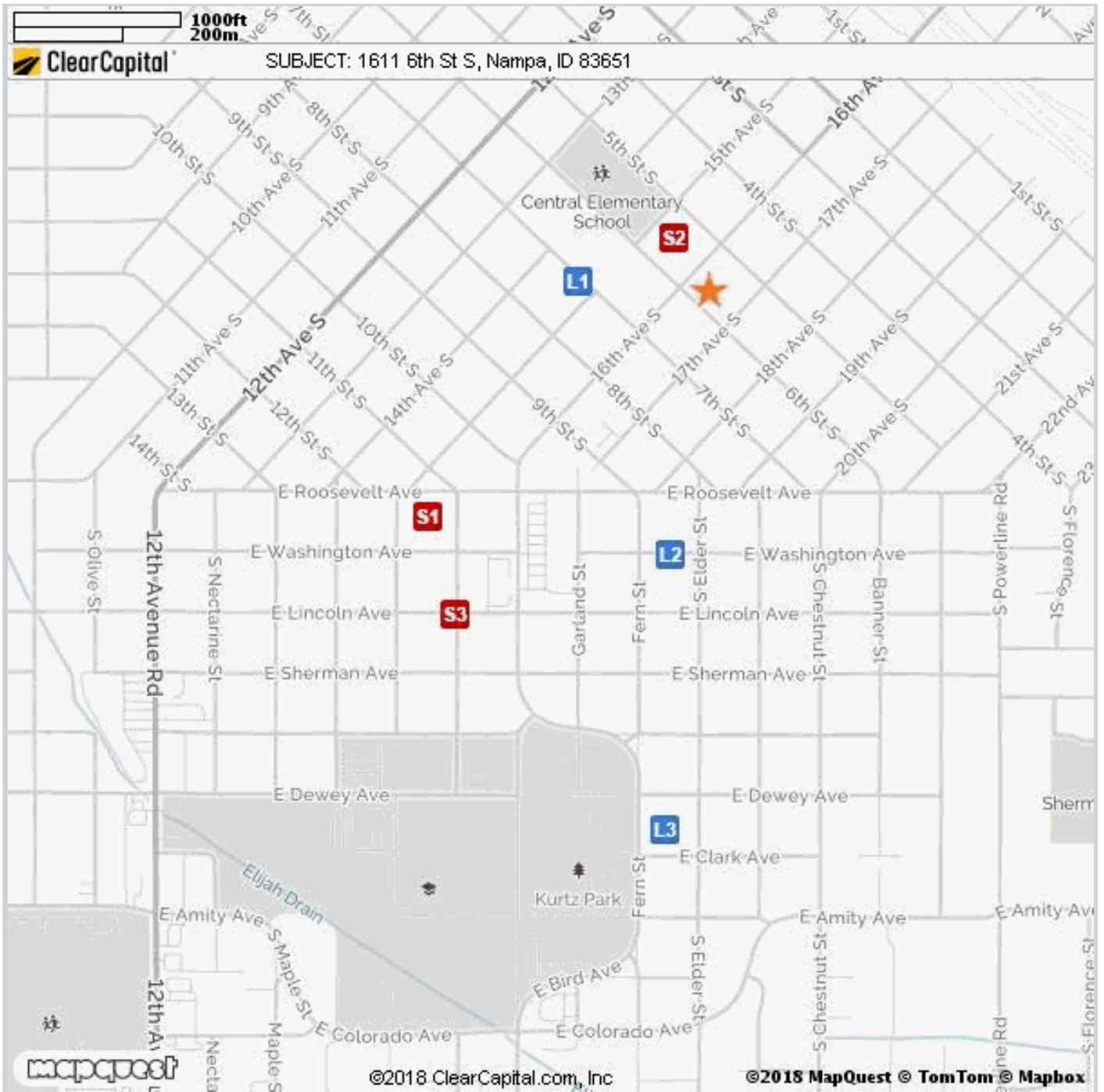


**Sold Comp 3** 307 Ivy

**View** Front

**ClearMaps Addendum**

**Address** ★ 1611 6th Street South, Nampa, IDAHO 83651  
**Loan Number** 36766      **Suggested List** \$125,000      **Suggested Repaired** \$125,000      **Sale** \$119,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1611 6th St S, Nampa, ID	--	Parcel Match
L1 Listing 1	711 15th Ave S, Nampa, ID	0.15 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	208 S Fern St, Nampa, ID	0.31 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	624 Fern St, Nampa, ID	0.63 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	120 S Juniper St, Nampa, ID	0.41 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1512 6th Street South, Nampa, ID	0.08 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	307 Ivy , Nampa, ID	0.47 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.  
<sup>2</sup> 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

<b>Broker Name</b>	Josh Austin	<b>Company/Brokerage</b>	Hunter of Homes LLC
<b>License No</b>	DB36393		
<b>License Expiration</b>	11/30/2019	<b>License State</b>	ID
<b>Phone</b>	2089069595	<b>Email</b>	josh@hunterofhomes.com
<b>Broker Distance to Subject</b>	9.18 miles	<b>Date Signed</b>	12/28/2018

*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.