

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	1403 S Elder Street, Nampa, IDAHO 83686	Order ID	6040164	Property ID	25880938
Inspection Date	01/08/2019	Date of Report	01/08/2019		
Loan Number	36831	APN	N5075191009B		
Borrower Name	Breckenridge Property Fund 2016 LLC				

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 01.07.19	Tracking ID 1	BotW New Fac-DriveBy BPO
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	
Occupancy	Occupied	Corner lot, no recent updates noted. Exterior paint is peeling, will need repainted prior to financing. Roof will need replaced soon, inspection recommended to determine remaining lifespan; this was not considered a repair at this time though will be considered an expense by buyers.	
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$5,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$5,000		
HOA	No		
Visible From Street	Visible		

II. Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments	
Listing Agency/Firm		None noted	
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	Stable	Mixed area composed of different property types, ages and conditions. Investor activity has been high, many homes are updated/remodeled prior to listing to compete with remodeled homes and new construction. While homes needing repair are common in area, few are listed in MLS in this condition.	
Sales Prices in this Neighborhood	Low: \$60,000 High: \$370,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

IV. Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1403 S Elder Street	2210 Glen View Dr	311 S Sherman	2201 S Fern St
City, State	Nampa, IDAHO	Nampa, ID	Nampa, ID	Nampa, ID
Zip Code	83686	83686	83686	83686
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.59 ¹	1.08 ¹	0.49 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$155,000	\$148,000	\$168,800
List Price \$	--	\$132,900	\$148,000	\$168,800
Original List Date		04/23/2018	11/05/2018	12/17/2018
DOM · Cumulative DOM	-- · --	260 · 260	64 · 64	22 · 22
Age (# of years)	40	37	42	42
Condition	Average	Average	Average	Average
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	1,104	1,040	1,062	1,020
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	2 · 1 · 1	3 · 1
Total Room #	7	6	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Spa - Yes
Lot Size	0.1 acres	0.19 acres	0.08 acres	0.23 acres
Other	NA	NA	NA	NA

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

Listing 1 Similar location to subject. Better landscaping. No recent updates noted, dated interior is not damaged. Mold remediation complete.

Listing 2 Similar design and basic amenities to subject, better condition. Newer furnace, some new paint. No new fixtures.

Listing 3 Similar location and basic amenities. Larger lot. New appliances, newer flooring. No major updates noted.

* 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	1403 S Elder Street	211 Sheridan	715 S Almond St	2219 S Fern St
City, State	Nampa, IDAHO	Nampa, ID	Nampa, ID	Nampa, ID
Zip Code	83686	83686	83686	83686
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.84 ¹	0.56 ¹	0.53 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$139,900	\$174,900	\$184,900
List Price \$	--	\$139,900	\$174,900	\$179,900
Sale Price \$	--	\$143,900	\$174,900	\$184,900
Type of Financing	--	Conventional	Fha	Fha
Date of Sale	--	11/16/2018	11/9/2018	12/17/2018
DOM · Cumulative DOM	-- · --	28 · 28	36 · 36	46 · 46
Age (# of years)	40	49	42	42
Condition	Average	Average	Average	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	1,104	1,000	1,204	1,040
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	3 · 2	3 · 1
Total Room #	7	6	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Carport 1 Car	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	0.1 acres	0.07 acres	0.21 acres	0.21 acres
Other	NA	\$4300 concessions	\$3000 concessions	\$0 concessions
Net Adjustment	--	-\$400	-\$23,700	-\$18,600
Adjusted Price	--	\$143,500	\$151,200	\$166,300

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

Sold 1 Similar design and location to subject. New flooring, furnace and AC. Similar landscaping. Sale above asking price appears to be due to concessions.

Sold 2 Similar location, better condition than subject. Newer roof, furnace, flooring, countertops, windows and electrical service.

Sold 3 Repaired comp. Listed as completely renovated, owner occupied. New flooring, kitchen, and paint, newer roof. Better landscaping than subject. Reason for sale above asking price is not known.

* 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	\$147,000	\$157,000
Sales Price	\$145,000	\$155,000
30 Day Price	\$140,000	--

Comments Regarding Pricing Strategy

Home in need of repairs. Roof will need replaced soon, this was not considered a repair but will be an expense to buyer. Financing options will be limited until repairs are complete. Home on corner lot, however metal power pole takes up large portion of front yard. This is in fence line, it is not known if easement is in place or if owner is paid for use of land. Search for comps was limited to immediate area due to range of property types, conditions and ages found nearby. Surrounding areas are much less varied and therefore will not have same market influences. Final search was for any property within 20%gla, 10 years in age, located within 1 mile of subject; sold comps limited to 90 days. Active comps were slightly weighted in valuation as they were more similar in most characteristics than sold comps. No comps were found in similar condition to subject making it necessary to make adjustments to account for differences. 4 active properties were found, 1 was manufactured and remaining 3 were used in report. 8 sold properties were found, most were updated/remodeled prior to listing. Homes most similar to subject characteristics were used in report.

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 1403 S Elder Street, Nampa, IDAHO 83686
Loan Number 36831

Suggested List \$147,000

Suggested Repaired \$157,000

Sale \$145,000



Subject 1403 S Elder St

View Front



Subject 1403 S Elder St

View Address Verification

VIII. Property Images (continued)

Address 1403 S Elder Street, Nampa, IDAHO 83686
Loan Number 36831 **Suggested List** \$147,000 **Suggested Repaired** \$157,000 **Sale** \$145,000



Subject 1403 S Elder St

View Address Verification



Subject 1403 S Elder St

View Side

VIII. Property Images (continued)

Address 1403 S Elder Street, Nampa, IDAHO 83686
Loan Number 36831

Suggested List \$147,000

Suggested Repaired \$157,000

Sale \$145,000



Subject 1403 S Elder St

View Side



Subject 1403 S Elder St

View Back

VIII. Property Images (continued)

Address 1403 S Elder Street, Nampa, IDAHO 83686
Loan Number 36831

Suggested List \$147,000

Suggested Repaired \$157,000

Sale \$145,000



Subject 1403 S Elder St

View Street



Subject 1403 S Elder St

View Street

VIII. Property Images (continued)

Address 1403 S Elder Street, Nampa, IDAHO 83686
Loan Number 36831

Suggested List \$147,000

Suggested Repaired \$157,000

Sale \$145,000



Subject 1403 S Elder St

View Dining Room

Comment "Paint peeling"



Subject 1403 S Elder St

View Other

Comment "Roof nearing end of lifespan"

VIII. Property Images (continued)

Address 1403 S Elder Street, Nampa, IDAHO 83686
Loan Number 36831

Suggested List \$147,000

Suggested Repaired \$157,000

Sale \$145,000



Subject 1403 S Elder St

View Other

Comment "Roof nearing end of lifespan"



Listing Comp 1 2210 Glen View Dr

View Front

VIII. Property Images (continued)

Address 1403 S Elder Street, Nampa, IDAHO 83686
Loan Number 36831

Suggested List \$147,000

Suggested Repaired \$157,000

Sale \$145,000



Listing Comp 2 311 S Sherman

View Front



Listing Comp 3 2201 S Fern St

View Front

VIII. Property Images (continued)

Address 1403 S Elder Street, Nampa, IDAHO 83686
Loan Number 36831

Suggested List \$147,000

Suggested Repaired \$157,000

Sale \$145,000



Sold Comp 1 211 Sheridan

View Front



Sold Comp 2 715 S Almond St

View Front

VIII. Property Images (continued)

Address 1403 S Elder Street, Nampa, IDAHO 83686
Loan Number 36831

Suggested List \$147,000

Suggested Repaired \$157,000

Sale \$145,000

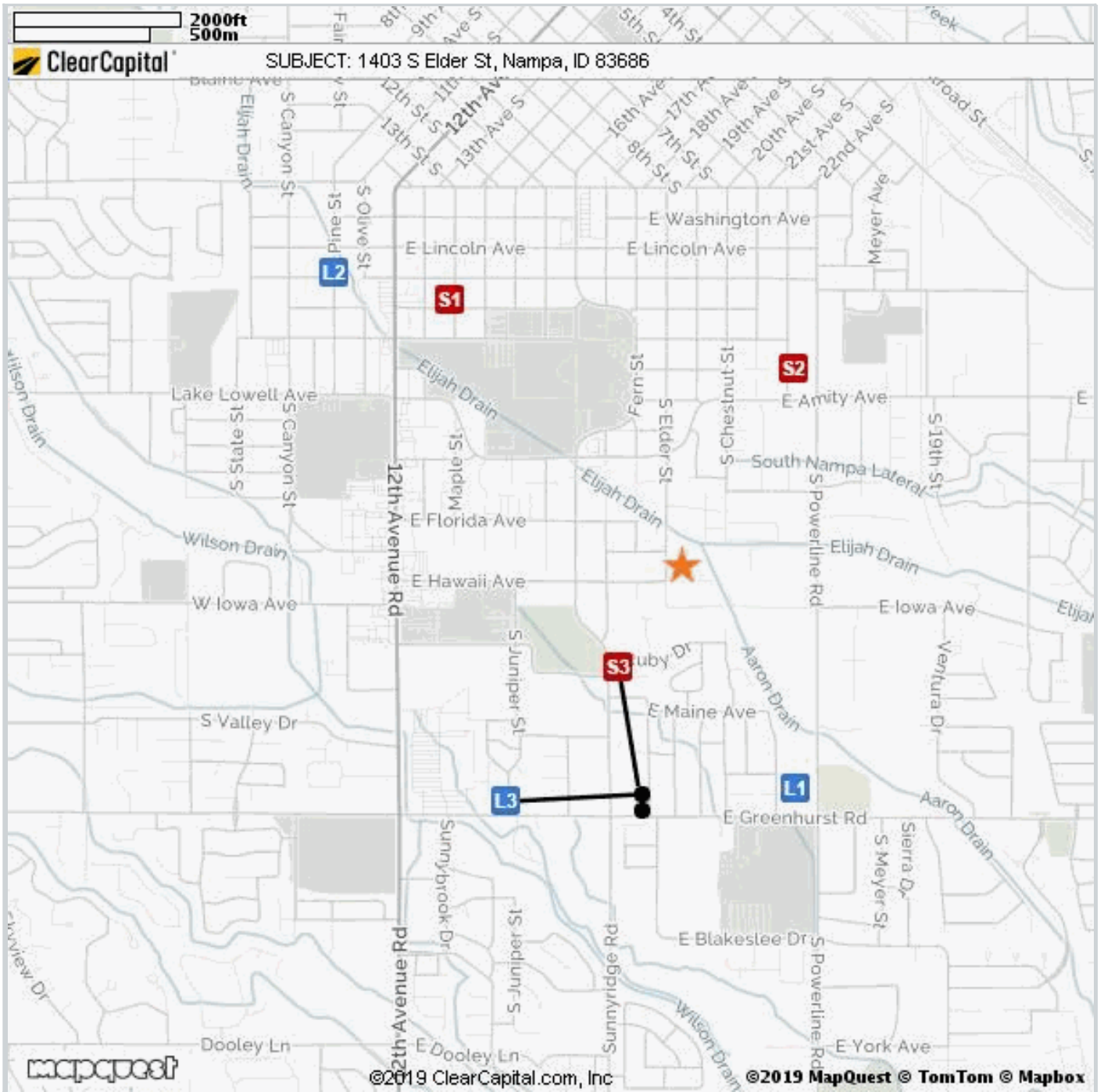


Sold Comp 3 2219 S Fern St

View Front

ClearMaps Addendum

Address ★ 1403 S Elder Street, Nampa, IDAHO 83686
Loan Number 36831 **Suggested List** \$147,000 **Suggested Repaired** \$157,000 **Sale** \$145,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1403 S Elder St, Nampa, ID	--	Parcel Match
L1 Listing 1	2210 Glen View Dr, Nampa, ID	0.59 Miles ¹	Parcel Match
L2 Listing 2	311 S Sherman, Nampa, ID	1.08 Miles ¹	Parcel Match
L3 Listing 3	2201 S Fern St, Nampa, ID	0.49 Miles ¹	Parcel Match
S1 Sold 1	211 Sheridan, Nampa, ID	0.84 Miles ¹	Parcel Match
S2 Sold 2	715 S Almond St, Nampa, ID	0.56 Miles ¹	Parcel Match
S3 Sold 3	2219 S Fern St, Nampa, ID	0.53 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	Beckie Scherr	Company/Brokerage	Realty Royale
License No	DB34795		
License Expiration	09/30/2020	License State	ID
Phone	2088912137	Email	REO@RealRoyale.com
Broker Distance to Subject	11.94 miles	Date Signed	01/08/2019

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.