

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	7317 Southside Boulevard, Nampa, ID 83686	Order ID	6111892	Property ID	26219566
Inspection Date	03/21/2019	Date of Report	03/22/2019		
Loan Number	37292	APN	R2981300000		
Borrower Name	Breckenridge Property Fund 2016 LLC				

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 03.21.19	Tracking ID 1	BotW New Fac-DriveBy BPO 03.21.19
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	Manuf. Home	Condition Comments	
Occupancy	Occupied	Physical depreciation is limited to wear and tear on the systems of the home. The home shows average maintenance and condition for it's age. there is really no yard as there are chickens and other animals surrounding the property. has a 2 car carport not on the tax record, deck, located down a dirt driveway and has a different manufactured home in front of the subject property that is being used for storage. no signs of any repairs and all deferred maintenance has been completed as needed	
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	
Listing Agency/Firm		NO LISTING OR SOLD INFO IN MLS OR TAX RECORDS IN THE LAST 3 YEARS OR SINCE PURCHASED	
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	Improving	MIXED PROPERTIES ON DIFFERENT SIZE ACREAGES AND ALL HAVE WELL AND SEPTIC SERVICES, OUT IN A RURAL LOCATION WITH MOUNTAIN VIEWS, BUSED TO SCHOOLS IN THE SURROUNDING AREAS.	
Sales Prices in this Neighborhood	Low: \$143,800 High: \$450,000		
Market for this type of property	Increased 11 % in the past 6 months.		
Normal Marketing Days	<90		

IV. Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	7317 Southside Boulevard	917 Brookwood Ct	7303 Main St	3743 Carbondale
City, State	Nampa, ID	Nampa, ID	Nampa, ID	Meridian, ID
Zip Code	83686	83686	83686	83642
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	6.22 ¹	1.59 ¹	9.36 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$195,000	\$229,990	\$159,900
List Price \$	--	\$196,000	\$229,990	\$144,310
Original List Date		02/14/2019	08/08/2018	11/07/2018
DOM · Cumulative DOM	-- · --	33 · 36	34 · 226	56 · 135
Age (# of years)	29	17	14	20
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story manufactured home	1 Story manufactured home	1 Story manufactured home	1 Story manufactured home
# Units	1	1	1	1
Living Sq. Feet	1,809	1,300	1,920	1,974
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 1 Car	Detached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.00 acres	0.20 acres	0.35 acres	0.20 acres
Other	SHED,IRRIGATION,LOAF BUILDING	SHED,IRRIGATION	NONE	SHED,CORNER LOT

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

- Listing 1** SQ FT(10,180), ACREAGE(13,939) , 1 CAR CARPORT(1500) The interior has new warm and inviting paint throughout including all cabinets! Open and bright kitchen boasts vaulted ceilings, large pantry, breakfast bar and brand new SS appliances! The master bedroom also has vaulted ceilings with fan and a large walk-in closet along with a large spa-like bathroom with garden tub, dual vanities and shower stall! Other special features are a large backyard with storage shed, garden boxes and RV parking!
- Listing 2** ACREAGE(11,326), This great home features 3 beds, 2 baths, and an office/den that could be used as a 4th bedroom! Inside you will find a spacious, roomy living room with vaulted ceilings, along with a very functional and open kitchen. Seller is including a \$2000 ACREAGE(flooring credit, and \$1000 paint credit. This home is situated on a .35 acre lot that lives much bigger!
- Listing 3** ACREAGE(13,939), CONDITION(9500) , NO GARAGE OR CARPORT(3000) Storage Shed, Corner Lot, RV parking available, steep sloped front yard with wood stairs to the front door. large paved driveway, partially fenced yard, property needs repairs with carpet and paint.

* 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	7317 Southside Boulevard	5610 Wayne Ln	232 Pit Ln	8295 Happy Valley Rd
City, State	Nampa, ID	Nampa, ID	Nampa, ID	Nampa, ID
Zip Code	83686	83686	83687	83686
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.75 ¹	7.62 ¹	1.43 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$229,900	\$199,900	\$229,900
List Price \$	--	\$225,000	\$199,900	\$229,900
Sale Price \$	--	\$216,500	\$204,900	\$221,900
Type of Financing	--	Fha	Fha	Conventional
Date of Sale	--	10/30/2018	11/6/2018	2/15/2019
DOM · Cumulative DOM	-- · --	33 · 67	2 · 35	10 · 49
Age (# of years)	29	20	18	18
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story manufactured home	1 Story manufactured home	1 Story manufactured home	1 Story manufactured home
# Units	1	1	1	1
Living Sq. Feet	1,809	1,742	1,921	1,512
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 3	3 · 2
Total Room #	7	7	8	7
Garage (Style/Stalls)	Carport 2 Car(s)	None	None	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.00 acres	0.64 acres	0.95 acres	1.15 acres
Other	SHED,IRRIGATION,LOAF BUILDING	SHOP,SHED,IRRIGATION	IRRIGATION	IRRIGATION,SHED
Net Adjustment	--	-\$7,769	-\$9,468	-\$2,046
Adjusted Price	--	\$208,731	\$195,432	\$219,854

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

- Sold 1** LESS SQ FT(1340), AGE(-900), ACREAGE(6273), FIREPLACE(-1500), CONCESSIONS(-6482), SHOP(-9500), NO GARAGE OR CARPORT(3000) 64 of an acre and 24x36 Shop! This wonderful property features a nice size kitchen and eating area, separate living and family room, larger master suite (19x12) with jetted tub, huge breezeway (20x24) with wood stove and pool table, nice shop with bathroom, heat and air, lots of room for an RV and several fruit trees. Located on a cul-de-sac
- Sold 2** BEDS(-2500), BATHS(2500), SQ FT(-2240), AGE(-1100), ACREAGE(872), CONCESSIONS(5000) This great 4 bed home sits on almost an acre, with plenty of space for your animals and still close to shopping, food, movie theater and the freeway. Mature bing cherry tree for buyers enjoyment. Brand new carpet and paint throughout, with new appliances and vanities in bathrooms. Beautiful built-ins.
- Sold 3** CONDITION(-9500), SQ FT(5940), AGE(-1100), ACREAGE(2614), manufactured home features a split floor plan and is spacious and open, with abundant natural light. Kitchen is roomy, with island and tons of cabinets. Most walls in the main living areas have been textured. Master bath has soaker tub. New roof in 2017. Large redwood deck. Property is set up with a wonderful fenced garden area, fully fenced large chicken coop and run, and pasture! Storage shed included. Irrigation water runs through the back.

* 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	\$205,000	\$205,000
Sales Price	\$200,000	\$200,000
30 Day Price	\$185,000	--

Comments Regarding Pricing Strategy

Due to lack of sales in the subject's immediate area, search was extended 10 miles to include comparable sales in competing neighborhoods with similar amenities, age and square footage

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. The as-is conclusion appears to be adequately supported.

VIII. Property Images

Address 7317 Southside Boulevard, Nampa, ID 83686
Loan Number 37292

Suggested List \$205,000

Suggested Repaired \$205,000

Sale \$200,000



Subject 7317 Southside Blvd

View Front



Subject 7317 Southside Blvd

View Front

VIII. Property Images (continued)

Address 7317 Southside Boulevard, Nampa, ID 83686
Loan Number 37292

Suggested List \$205,000

Suggested Repaired \$205,000

Sale \$200,000



Subject 7317 Southside Blvd **View** Address Verification



Subject 7317 Southside Blvd

View Side

VIII. Property Images (continued)

Address 7317 Southside Boulevard, Nampa, ID 83686
Loan Number 37292

Suggested List \$205,000

Suggested Repaired \$205,000

Sale \$200,000



Subject 7317 Southside Blvd

View Side



Subject 7317 Southside Blvd

View Street

VIII. Property Images (continued)

Address 7317 Southside Boulevard, Nampa, ID 83686
Loan Number 37292

Suggested List \$205,000

Suggested Repaired \$205,000

Sale \$200,000



Subject 7317 Southside Blvd

View Street



Subject 7317 Southside Blvd

View Other

Comment "Carport"

VIII. Property Images (continued)

Address 7317 Southside Boulevard, Nampa, ID 83686
Loan Number 37292

Suggested List \$205,000

Suggested Repaired \$205,000

Sale \$200,000



Listing Comp 1 917 Brookwood Ct

View Front



Listing Comp 2 7303 Main St

View Front

VIII. Property Images (continued)

Address 7317 Southside Boulevard, Nampa, ID 83686
Loan Number 37292

Suggested List \$205,000

Suggested Repaired \$205,000

Sale \$200,000



Listing Comp 3 3743 Carbondale

View Front



Sold Comp 1 5610 Wayne Ln

View Front

VIII. Property Images (continued)

Address 7317 Southside Boulevard, Nampa, ID 83686
Loan Number 37292 **Suggested List** \$205,000

Suggested Repaired \$205,000

Sale \$200,000



Sold Comp 2 232 Pit Ln

View Front

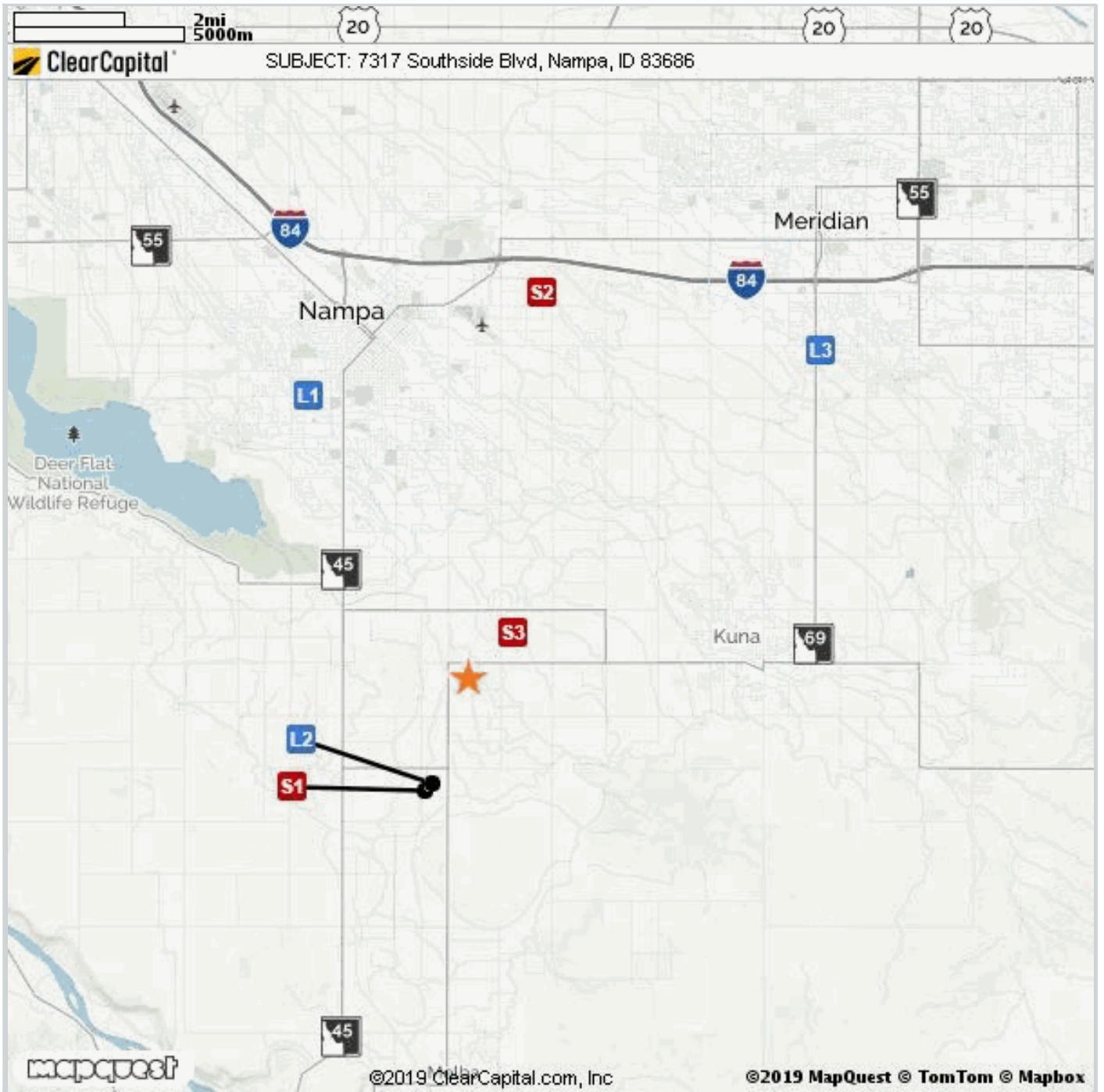


Sold Comp 3 8295 Happy Valley Rd

View Front

ClearMaps Addendum

Address ★ 7317 Southside Boulevard, Nampa, ID 83686
Loan Number 37292 **Suggested List** \$205,000 **Suggested Repaired** \$205,000 **Sale** \$200,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7317 Southside Blvd, Nampa, ID	--	Parcel Match
L1 Listing 1	917 Brookwood Ct, Nampa, ID	6.22 Miles ¹	Parcel Match
L2 Listing 2	7303 Main St, Nampa, ID	1.59 Miles ¹	Parcel Match
L3 Listing 3	3743 Carbondale, Meridian, ID	9.36 Miles ¹	Parcel Match
S1 Sold 1	5610 Wayne Ln, Nampa, ID	1.75 Miles ¹	Parcel Match
S2 Sold 2	232 Pit Ln, Nampa, ID	7.62 Miles ¹	Parcel Match
S3 Sold 3	8295 Happy Valley Rd, Nampa, ID	1.43 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	Mary Walters	Company/Brokerage	Keller Williams Realty Boise
License No	AB29532		
License Expiration	12/31/2020	License State	ID
Phone	2087247478	Email	msasee2002@msn.com
Broker Distance to Subject	11.79 miles	Date Signed	03/21/2019

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 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.