

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	680 Buchanan Street, Twin Falls, ID 83301	Order ID	6144978	Property ID	26374022
Inspection Date	04/19/2019	Date of Report	04/19/2019		
Loan Number	37551	APN	RPT001017091840		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Twin Falls		

Tracking IDs					
Order Tracking ID	BotW New Fac-DriveBy BPO 04.18.19	Tracking ID 1	BotW New Fac-DriveBy BPO 04.18.19		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	John Hogue	subject is an older partial brick home with a large yard, mostly in the back, well landscaped and appear to have a detached 2 car garage. no repairs were noted from drive by inspection.
R. E. Taxes	\$3,766	
Assessed Value	\$196,413	
Zoning Classification	R1	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (lockbox)	
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	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	located close to commercial area, mixed housing in an older established neighborhood. homes in the area appear to be well landscaped and maintained.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$180,000 High: \$260,000	
Market for this type of property	Increased 1 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	680 Buchanan Street	577 Buchanan	458 W Falls	305 Pierce Street
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.	--	0.13 ¹	1.33 ¹	0.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$252,500	\$239,900	\$240,000
List Price \$	--	\$225,000	\$239,900	\$240,000
Original List Date		01/14/2019	04/16/2019	12/23/2018
DOM · Cumulative DOM	-- · --	95 · 95	3 · 3	110 · 117
Age (# of years)	69	67	62	68
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,744	1,746	1,724	1,734
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	642	697	902	1,074
Pool/Spa	--	--	--	--
Lot Size	.31 acres	.28 acres	.32 acres	.22 acres
Other	storage shed	storage shed	storage shed	storage shed

* 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.

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

Listing 1 well maintained older home with a fully fenced yard and schools, shopping close by. deck and kire pit, fruit trees, large yard, similar area as the subject.

Listing 2 spacious clean and beautiful home located close to schools and shopping. large backyard with full fencing and covered patio. similar area as the subject. little newer.

Listing 3 spacious solid brick home on a great corner lot with fully fenced yard and auto sprinklers. schools, schopping close by. little smaller lot, similar location as the subject.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	680 Buchanan Street	760 Sunrise	201 Lincoln Street	616 Madison
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.	--	0.85 ¹	0.59 ¹	0.69 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$209,900	\$210,900	\$215,000
List Price \$	--	\$209,900	\$210,900	\$215,000
Sale Price \$	--	\$203,000	\$210,000	\$215,000
Type of Financing	--	Fha	Fha	Cash
Date of Sale	--	03/29/2019	11/21/2018	12/07/2018
DOM · Cumulative DOM	-- · --	97 · 108	36 · 89	1 · 1
Age (# of years)	69	59	79	60
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,744	1,711	1,780	2,304
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	6	6	6	7
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	642	564	780	--
Pool/Spa	--	--	--	--
Lot Size	.31 acres	.25 acres	.14 acres	.26 acres
Other	storage shed	storage shed	storage shed	storage shed
Net Adjustment	--	-\$500	+\$1,000	-\$1,200
Adjusted Price	--	\$202,500	\$211,000	\$213,800

* 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.

Recent Sales - Cont.

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

- Sold 1** adjusted for vintage, simiar area as the subject, close to schools and shopping. wonderful home with fully fenced back yard with sprinkler system. large trees surround the property.
- Sold 2** adjusted for lot size, vintage and only one car garage. located in a similar area as the subject, similar condition. schools and shopping close by. nicely landscaped, large trees.
- Sold 3** adjusted for square footage, little smaller lot and similar location as the subject, solid brick home with schools and shopping close by. nicely landscaped and fenced.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		no listing history in the last 36 months according to current 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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$213,800	\$213,800
Sales Price	\$211,000	\$211,000
30 Day Price	\$202,500	--
Comments Regarding Pricing Strategy		
limited amount of listed and sold properties in the area of similar vintage as subject. properties used in the report were the best ones available and best reflect present market conditions.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The current report has included the most current and most proximate data available to support price conclusion. The broker's comps are appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported
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Subject Photos



Front



Address Verification



Side



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 577 Buchanan
Twin Falls, ID 83301



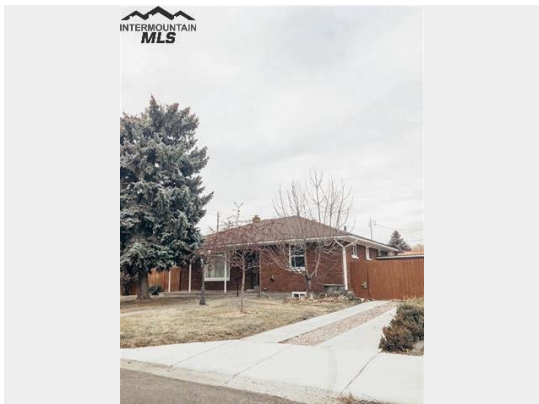
Front

L2 458 W Falls
Twin Falls, ID 83301



Front

L3 305 Pierce Street
Twin Falls, ID 83301



Front

Sales Photos

S1 760 Sunrise
Twin Falls, ID 83301



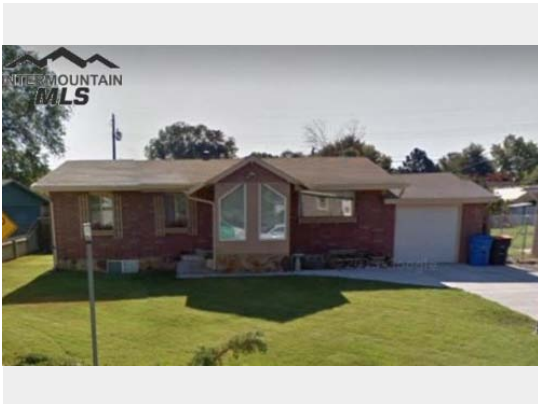
Front

S2 201 Lincoln Street
Twin Falls, ID 83301



Front

S3 616 Madison
Twin Falls, ID 83301



Front

ClearMaps Addendum

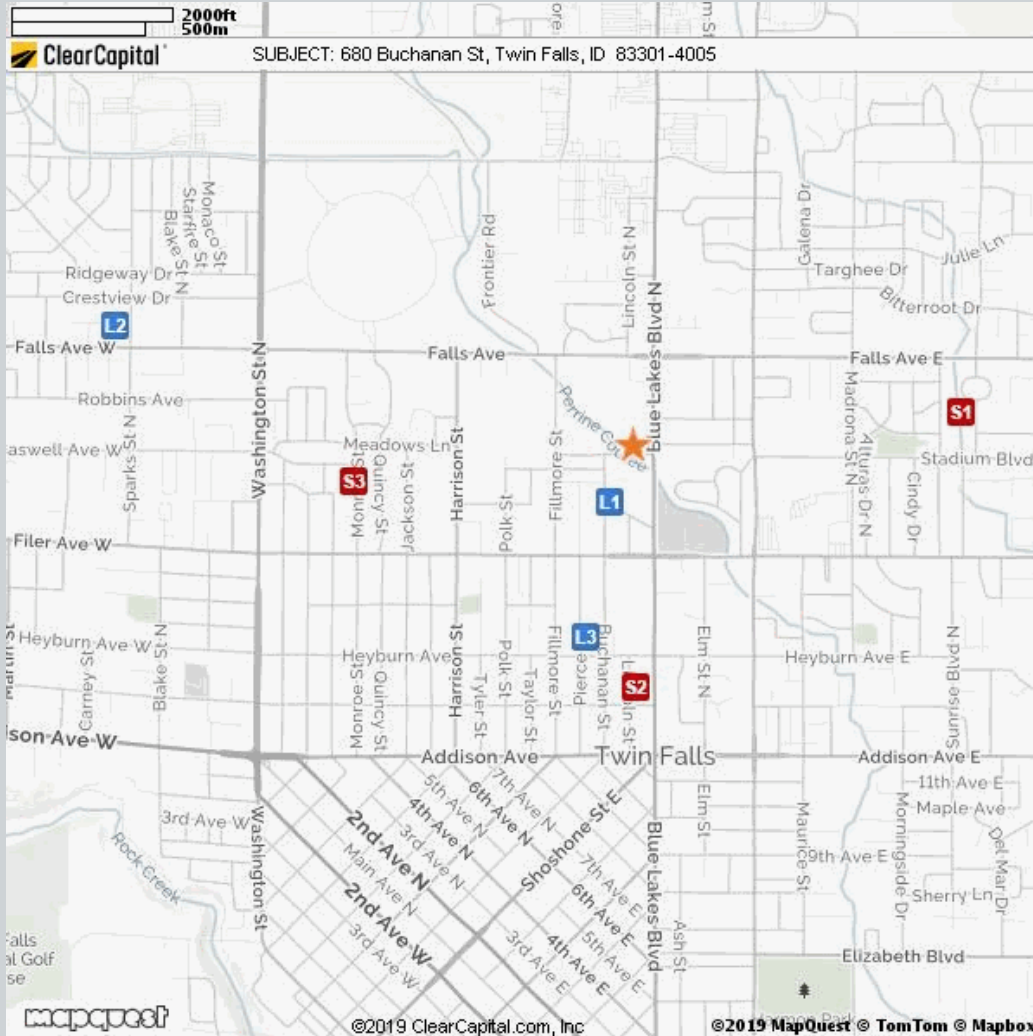
Address ★ 680 Buchanan Street, Twin Falls, ID 83301

Loan Number 37551

Suggested List \$213,800

Suggested Repaired \$213,800

Sale \$211,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	680 Buchanan St, Twin Falls, ID	--	Parcel Match
L1 Listing 1	577 Buchanan, Twin Falls, ID	0.13 Miles ¹	Parcel Match
L2 Listing 2	458 W Falls, Twin Falls, ID	1.33 Miles ¹	Parcel Match
L3 Listing 3	305 Pierce Street, Twin Falls, ID	0.48 Miles ¹	Parcel Match
S1 Sold 1	760 Sunrise, Twin Falls, ID	0.85 Miles ¹	Parcel Match
S2 Sold 2	201 Lincoln Street, Twin Falls, ID	0.59 Miles ¹	Parcel Match
S3 Sold 3	616 Madison, Twin Falls, ID	0.69 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.

Addendum: Report Purpose

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.

Addendum: Report Purpose - cont.

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

Report Instructions - cont.

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	Donna Bach	Company/Brokerage	Coldwell Banker Canyonside
License No	AB300	Address	1868 Boston Way Twin Falls ID 83301
License Expiration	05/31/2019	License State	ID
Phone	2084204504	Email	dbach@cableone.net
Broker Distance to Subject	1.65 miles	Date Signed	04/19/2019

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.