

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	341 Walnut Street, Idaho Falls, ID 83402	Order ID	6490137	Property ID	27792613
Inspection Date	01/15/2020	Date of Report	01/15/2020		
Loan Number	39352	APN	RPA1740043005A		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Bonneville		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 01.14.20	Tracking ID 1	BotW New Fac-DriveBy BPO 01.14.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Edward Hayes	Condition Comments Subject is a one story single family residence with average curb appeal. There are no needed repairs apparent based on exterior inspection only. There was not an address posted on or near the property. Location was verified by GPS, assessor information and MLS photo.
R. E. Taxes	\$932	
Assessed Value	\$116,533	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
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

Location Type	Suburban	Neighborhood Comments Established neighborhood with a variety of home styles. Parks, schools and all major amenities are within minutes drive.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$91,000 High: \$186,000	
Market for this type of property	Increased 10 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	341 Walnut Street	602 J St	692 Garfield	920 Alameda Ave
City, State	Idaho Falls, ID	Idaho Falls, ID	Idaho Falls, ID	Idaho Falls, ID
Zip Code	83402	83402	83401	83401
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.88 ¹	1.18 ¹	1.76 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$129,900	\$115,000	\$140,000
List Price \$	--	\$125,900	\$115,000	\$130,000
Original List Date		10/23/2019	12/06/2019	11/15/2019
DOM · Cumulative DOM	-- · --	38 · 84	40 · 40	7 · 61
Age (# of years)	72	80	74	70
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	883	863	979	960
Bdrm · Bths · ½ Bths	1 · 1	1 · 1	2 · 1	3 · 1
Total Room #	3	3	4	5
Garage (Style/Stalls)	Attached 1 Car	None	Detached 1 Car	Attached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	No
Basement (% Fin)	95%	90%	0%	0%
Basement Sq. Ft.	883	404	456	--
Pool/Spa	--	--	--	--
Lot Size	.13 acres	.16 acres	.14 acres	.24 acres
Other	patio, fence	porch, fence	fence	fence

* 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 Comp is older but similar in all other aspects. Main level has new carpet and paint. Metal roof.

Listing 2 Comp is larger but has less amenities. It has an eat in kitchen with a wall of cabinets.

Listing 3 Comp is larger but has less amenities and no basement. Living room has large picture windows.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	341 Walnut Street	518 Gladstone St	1016 Hillview Ave	993 E 14th St
City, State	Idaho Falls, ID	Idaho Falls, ID	Idaho Falls, ID	Idaho Falls, ID
Zip Code	83402	83401	83402	83404
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.95 ¹	1.31 ¹	1.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$140,000	\$126,000	\$130,000
List Price \$	--	\$140,000	\$126,000	\$130,000
Sale Price \$	--	\$135,000	\$128,680	\$132,000
Type of Financing	--	Conventional	Conventional	lhfa
Date of Sale	--	09/30/2019	07/31/2019	10/17/2019
DOM · Cumulative DOM	-- · --	2 · 20	8 · 35	2 · 34
Age (# of years)	72	70	70	71
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	883	1,006	864	828
Bdrm · Bths · ½ Bths	1 · 1	3 · 1	2 · 1	2 · 1
Total Room #	3	5	4	4
Garage (Style/Stalls)	Attached 1 Car	Detached 2 Car(s)	Attached 1 Car	Detached 1 Car
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	95%	0%	0%	0%
Basement Sq. Ft.	883	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.13 acres	.14 acres	.11 acres	.14 acres
Other	patio, fence	FP, fence	shed, deck, fence	fence
Net Adjustment	--	-\$2,539	+\$4,000	+\$6,685
Adjusted Price	--	\$132,461	\$132,680	\$138,685

* 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.

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

Sold 1 Comp doesn't have a basement but is larger and has a larger garage. No upgrades noted.

Sold 2 Comp has more amenities but doesn't have a basement. Living room large windows and built in shelving.

Sold 3 Comp is smaller, doesn't have a basement and has less amenities. It has solar panels and updated paint.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Subject was listed on 5/10/2019. It was cancelled on 5/13/2019.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months		1					
# 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
05/10/2019	\$134,900	--	--	Cancelled	05/13/2019	\$134,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$138,000	\$138,000
Sales Price	\$133,000	\$133,000
30 Day Price	\$123,000	--
Comments Regarding Pricing Strategy		
Value is based on adjusted sold comps at normal market times with some weight given to current market conditions. Market in the area has been increasing over the past year as well as home values. Due to limited comps, it was necessary to expand some search criteria in order to find enough comps to use in the report.		

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.

Subject Photos



Front



Address Verification



Side



Street

Listing Photos

L1 602 J St
Idaho Falls, ID 83402



Front

L2 692 Garfield
Idaho Falls, ID 83401



Front

L3 920 Alameda Ave
Idaho Falls, ID 83401



Front

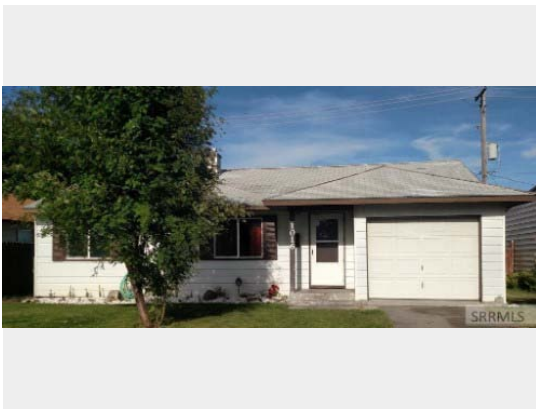
Sales Photos

S1 518 Gladstone St
Idaho Falls, ID 83401



Front

S2 1016 Hillview Ave
Idaho Falls, ID 83402



Front

S3 993 E 14th St
Idaho Falls, ID 83404



Front

ClearMaps Addendum

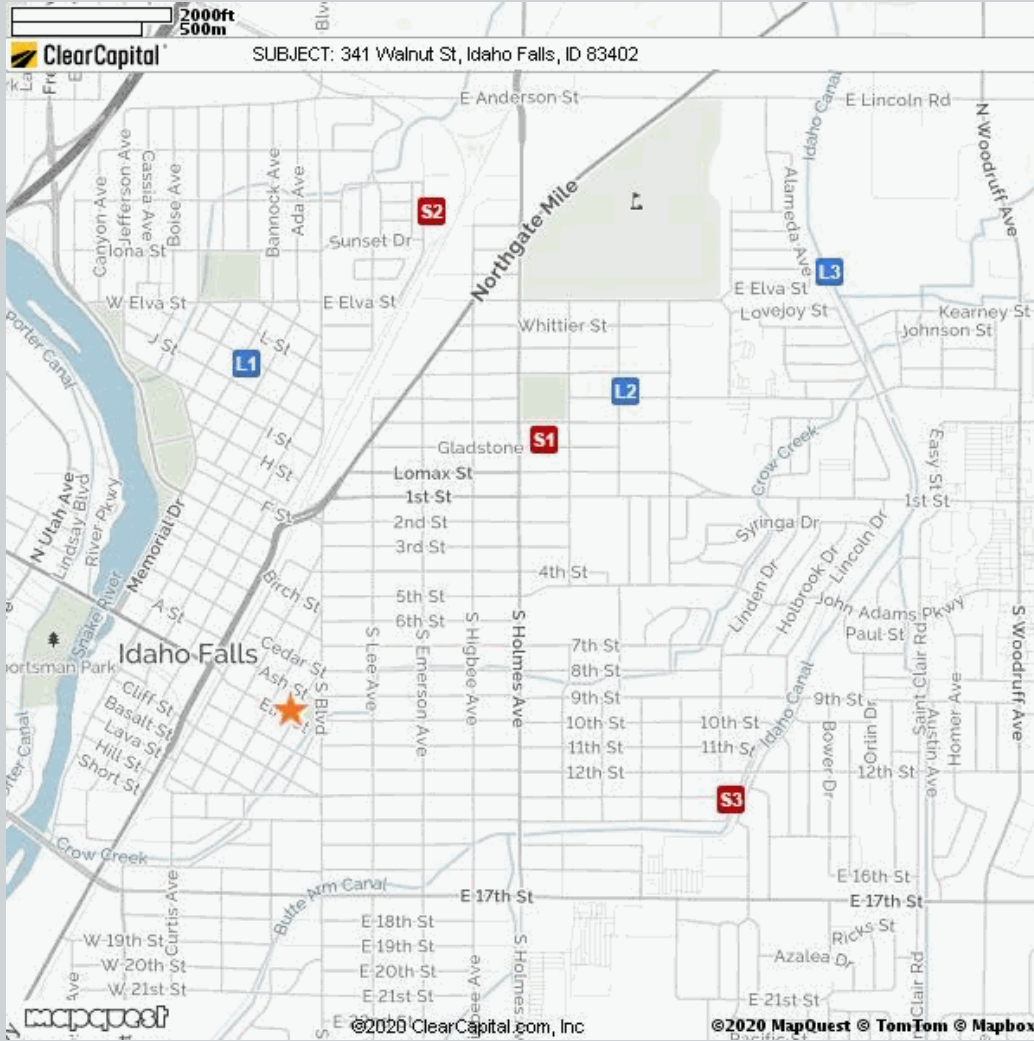
Address ★ 341 Walnut Street, Idaho Falls, ID 83402

Loan Number 39352

Suggested List \$138,000

Suggested Repaired \$138,000

Sale \$133,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	341 Walnut St, Idaho Falls, ID	--	Parcel Match
L1 Listing 1	602 J St, Idaho Falls, ID	0.88 Miles ¹	Street Centerline Match
L2 Listing 2	692 Garfield, Idaho Falls, ID	1.18 Miles ¹	Parcel Match
L3 Listing 3	920 Alameda Ave, Idaho Falls, ID	1.76 Miles ¹	Parcel Match
S1 Sold 1	518 Gladstone St, Idaho Falls, ID	0.95 Miles ¹	Parcel Match
S2 Sold 2	1016 Hillview Ave, Idaho Falls, ID	1.31 Miles ¹	Parcel Match
S3 Sold 3	993 E 14th St, Idaho Falls, ID	1.13 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	Kevin Birch	Company/Brokerage	BirchTree Real Estate
License No	DB30021	Address	630 S Woodruff Ave Idaho Falls ID 83401
License Expiration	05/31/2020	License State	ID
Phone	2084970777	Email	kevin@idahoreobroker.com
Broker Distance to Subject	1.88 miles	Date Signed	01/15/2020

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.