

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>	904 Wayne Avenue, Pocatello, ID 83201	<b>Order ID</b>	6498997	<b>Property ID</b>	27833121
<b>Inspection Date</b>	01/23/2020	<b>Date of Report</b>	01/23/2020		
<b>Loan Number</b>	39917	<b>APN</b>	RPLTA000800		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Bannock		

### Tracking IDs

<b>Order Tracking ID</b>	BotW New Fac-DriveBy BPO 01.22.20(1)	<b>Tracking ID 1</b>	BotW New Fac-DriveBy BPO 01.22.20(1)
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Shirley T Briggs Trust	<b>Condition Comments</b> The subject property is a ranch style home with a full, finished basement and a 1 car, attached garage that is in average condition for its year built and location. The subject is located on a corner lot that is adjacent to Alameda Road, which gets moderate to high traffic throughout the day as it is a main east-west artery of Pocatello.
<b>R. E. Taxes</b>	\$22,500	
<b>Assessed Value</b>	\$137,510	
<b>Zoning Classification</b>	Single Family	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(No Trespassing Sign in Window. Preservation company signage)		
<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	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> The subject's neighborhood has average access to schools, shopping, parks and highways. Recently there has been an increase in buyer activity with a moderate increase in listings. Overall, values have increased. REO activity is lower than it has been in recent years. Seller concessions do occur in this market and are typically around 3% of the purchase price.
<b>Local Economy</b>	Improving	
<b>Sales Prices in this Neighborhood</b>	Low: \$44,000 High: \$329,000	
<b>Market for this type of property</b>	Increased 5 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	904 Wayne Avenue	221 Warren	550 Packard	1601 S Von Elm
City, State	Pocatello, ID	Pocatello, ID	Pocatello, ID	Pocatello, ID
Zip Code	83201	83201	83201	83201
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.89 <sup>1</sup>	0.87 <sup>1</sup>	0.92 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$174,000	\$189,900	\$199,900
List Price \$	--	\$174,000	\$189,900	\$199,900
Original List Date		12/04/2019	12/10/2019	11/04/2019
DOM · Cumulative DOM	-- · --	37 · 50	28 · 44	80 · 80
Age (# of years)	64	63	49	45
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	Split Average	Split Average
# Units	1	1	1	1
Living Sq. Feet	1,360	1,365	1,395	1,284
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 1	3 · 2
Total Room #	5	5	6	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	1,269	1,200	575	624
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.22 acres	0.19 acres	0.16 acres
Other	None	None	None	None

\* 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.

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

**Listing 1** List comp # 1 has a similar gross living area, lot size and year built compared to the subject property.

**Listing 2** List comp # 2 has similar gross living area, lot size and slightly newer year built compared to the subject property. This comp has been updated.

**Listing 3** List comp # 3 has a similar gross living area, lot size, slightly newer year built and smaller basement size compared to the subject property.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	904 Wayne Avenue	918 W Alameda	493 Hyde	455 Hyde Ave
City, State	Pocatello, ID	Pocatello, ID	Pocatello, ID	Pocatello, ID
Zip Code	83201	83201	83201	83201
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.23 <sup>1</sup>	0.67 <sup>1</sup>	0.71 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$184,900	\$189,000	\$170,000
List Price \$	--	\$184,900	\$187,900	\$170,000
Sale Price \$	--	\$184,900	\$193,000	\$174,625
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	06/07/2019	08/12/2019	09/06/2019
DOM · Cumulative DOM	-- · --	31 · 31	36 · 36	25 · 25
Age (# of years)	64	55	68	66
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Adverse ; Busy Road	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	1,360	1,236	1,304	1,264
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 1	3 · 1
Total Room #	5	5	7	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	1269	1,236	1,304	1,264
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.38 acres	0.25 acres	0.23 acres
Other	None	Shed	None	None
Net Adjustment	--	-\$17,170	-\$38,465	-\$30,741
Adjusted Price	--	\$167,730	\$154,535	\$143,884

\* Sold 2 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.

## Recent Sales - Cont.

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

- Sold 1** Sold comp # 1 has a slightly smaller gross living area, larger lot size and similar year built compared to the subject property. This comp has been remodeled. Adjustments: -\$18,400 updated comp, -\$5000 concessions, +\$4464 GLA, -\$5500 lot size, -\$500 shed, +\$7766 market time adjustment (increasing market at rate of 0.6% / month)
- Sold 2** Sold comp # 2 has a similar gross living area, lot size and year built compared to the subject property. Adjustments: -\$38,600 location, +\$5790 market time adjustment (increasing market at rate of 0.6% / month), -\$5655 concessions.
- Sold 3** Sold comp # 3 has a similar gross living area, lot size and year built compared to the subject property. Adjustments: -\$34,932 location, +\$4,191 market time adjustment (increasing market at rate of 0.6% / month)

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				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						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$161,000	\$161,000
<b>Sales Price</b>	\$156,000	\$156,000
<b>30 Day Price</b>	\$140,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The values were determined by weighting the sold comparables using the following weights: S1: 30%, S2: 50% &amp; S3: 20%. The active listings were not weighted in the determination of the subject's fair market value. Sold # 2 was weighted the most because it is the most similar to the subject overall in terms of qualities.</p>		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

## Subject Photos



Front



Address Verification



Side



Side



Side



Street



## Subject Photos



Street



Street



Other



## Listing Photos

**L1** 221 Warren  
Pocatello, ID 83201



Front

**L2** 550 Packard  
Pocatello, ID 83201



Front

**L3** 1601 S Von Elm  
Pocatello, ID 83201



Front

## Sales Photos

**S1** 918 W Alameda  
Pocatello, ID 83201



Front

**S2** 493 Hyde  
Pocatello, ID 83201



Front

**S3** 455 Hyde Ave  
Pocatello, ID 83201



Front

## ClearMaps Addendum

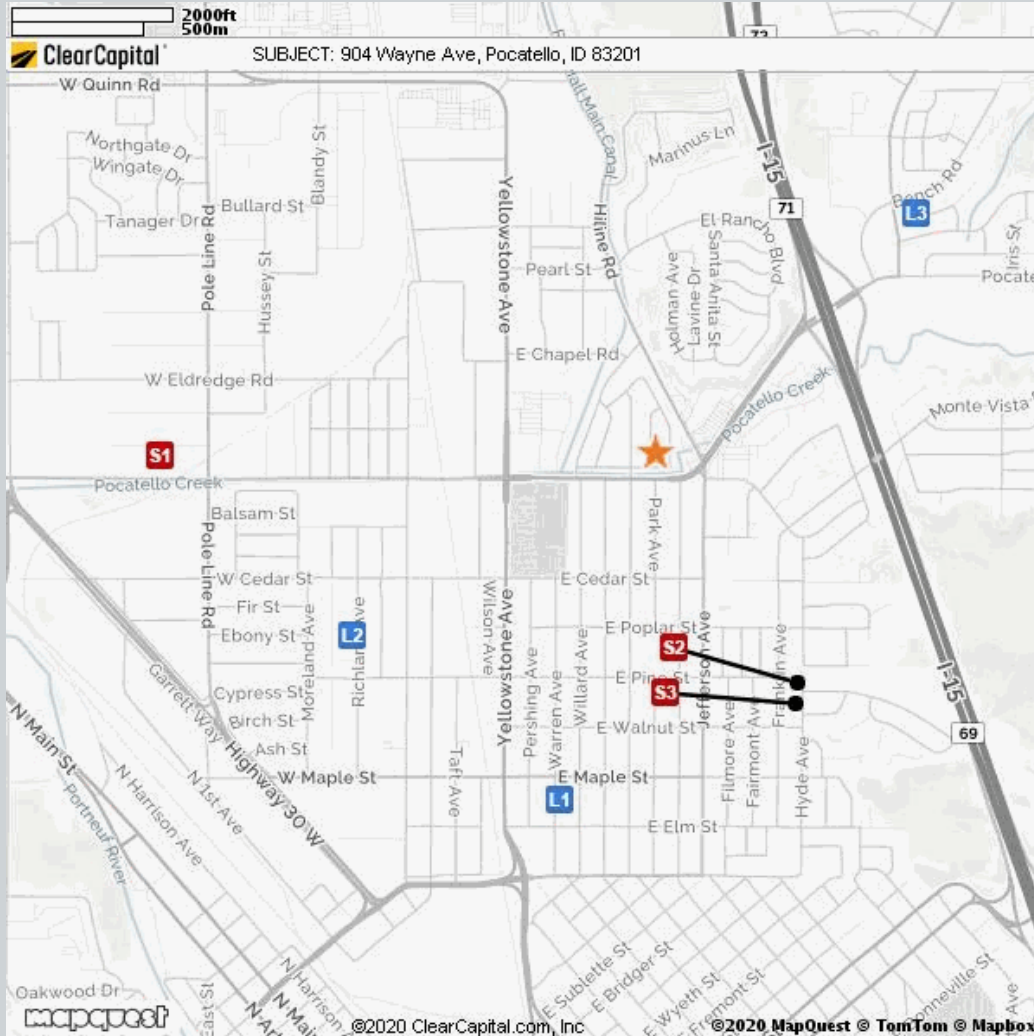
**Address** ★ 904 Wayne Avenue, Pocatello, ID 83201

**Loan Number** 39917

**Suggested List** \$161,000

**Suggested Repaired** \$161,000

**Sale** \$156,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	904 Wayne Ave, Pocatello, ID	--	Parcel Match
L1	221 Warren, Pocatello, ID	0.89 Miles <sup>1</sup>	Parcel Match
L2	550 Packard, Pocatello, ID	0.87 Miles <sup>1</sup>	Parcel Match
L3	1601 S Von Elm, Pocatello, ID	0.92 Miles <sup>1</sup>	Parcel Match
S1	918 W Alameda, Pocatello, ID	1.23 Miles <sup>1</sup>	Parcel Match
S2	493 Hyde, Pocatello, ID	0.67 Miles <sup>1</sup>	Parcel Match
S3	455 Hyde Ave, Pocatello, ID	0.71 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.

## 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

<b>Broker Name</b>	Kenneth Edwards	<b>Company/Brokerage</b>	Price Real Estate, Inc
<b>License No</b>	AB37809	<b>Address</b>	967 Cahoon Avenue Pocatello ID 83201
<b>License Expiration</b>	04/30/2020	<b>License State</b>	ID
<b>Phone</b>	2082205679	<b>Email</b>	kenedwardsre@gmail.com
<b>Broker Distance to Subject</b>	0.88 miles	<b>Date Signed</b>	01/23/2020

*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.**