

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	1423 N Harrison Avenue, Pocatello, ID 83204	Order ID	6667681	Property ID	28226716
Inspection Date	03/21/2020	Date of Report	03/22/2020		
Loan Number	40103	APN	RPPOC261000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Bannock		

Tracking IDs					
Order Tracking ID	BOTW_BPO_Request_03.20.20	Tracking ID 1	BOTW_BPO_Request_03.20.20		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Patrick Zagurski	The subject property is a ranch style home with a 1 car, garage that is in average condition for its year built and location.
R. E. Taxes	\$105,134	
Assessed Value	\$85,846	
Zoning Classification	Single Family	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(Property preservation signs in the window)	
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	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.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$44,000 High: \$329,000	
Market for this type of property	Increased 13 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1423 N Harrison Avenue	668 S Hayes	557 N Johnson	824 W Bonneville
City, State	Pocatello, ID	Pocatello, ID	Pocatello, ID	Pocatello, ID
Zip Code	83204	83204	83204	83204
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.31 ¹	0.71 ¹	1.12 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$110,000	\$142,000	\$97,900
List Price \$	--	\$102,250	\$142,000	\$97,900
Original List Date		12/28/2019	03/16/2020	03/20/2020
DOM · Cumulative DOM	-- · --	70 · 85	2 · 6	2 · 2
Age (# of years)	95	100	75	108
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Adverse ; Industrial	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Average	1 Story Average	1 Story Average	1 Story Average
# Units	1	1	1	1
Living Sq. Feet	792	844	891	572
Bdrm · Bths · ½ Bths	2 · 1	1 · 1	2 · 1	2 · 1
Total Room #	4	3	4	4
Garage (Style/Stalls)	Detached 1 Car	Attached 1 Car	Detached 2 Car(s)	Detached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	95%	0%
Basement Sq. Ft.	924	844	891	308
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.06 acres	0.18 acres	0.20 acres
Other	None	Shed	None	None

* 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 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 a similar gross living area, lot size and slightly newer year built compared to the subject property.

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

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1423 N Harrison Avenue	1340 N Main	625 W Hayden	807 S Harrison
City, State	Pocatello, ID	Pocatello, ID	Pocatello, ID	Pocatello, ID
Zip Code	83204	83204	83204	83204
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.65 ¹	1.40 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$119,000	\$99,900	\$92,000
List Price \$	--	\$119,000	\$99,900	\$89,000
Sale Price \$	--	\$119,000	\$99,900	\$89,000
Type of Financing	--	Conventional	Fha	Va
Date of Sale	--	09/24/2019	10/01/2019	08/30/2019
DOM · Cumulative DOM	-- · --	39 · 39	50 · 50	36 · 36
Age (# of years)	95	96	80	95
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential
View	Adverse ; Industrial	Neutral ; Residential	Neutral ; Residential	Adverse ; Industrial
Style/Design	1 Story Average	1 Story Average	1 Story Average	1 Story Average
# Units	1	1	1	1
Living Sq. Feet	792	912	544	800
Bdrm · Bths · ½ Bths	2 · 1	1 · 1	1 · 1	2 · 1
Total Room #	4	3	3	4
Garage (Style/Stalls)	Detached 1 Car	Detached 1 Car	Attached 1 Car	Carport 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	90%	0%
Basement Sq. Ft.	924	900	484	416
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.20 acres	0.05 acres	0.16 acres
Other	None	None	None	Shed
Net Adjustment	--	-\$3,339	+\$10,523	+\$3,567
Adjusted Price	--	\$115,661	\$110,423	\$92,567

* Sold 3 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** Sold comp # 1 has a similar gross living area, lot size and year built compared to the subject property. Adjustments: -\$3339 concessions
- Sold 2** Sold comp # 2 has a smaller gross living area, similar lot size and year built compared to the subject property. Adjustments: -\$2997 concessions,
- Sold 3** Sold comp # 3 has a similar gross living area, smaller basement, similar lot size and year built compared to the subject property. Adjustments: -\$2353 concessions, +\$6420 basement, -\$500 shed.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject subject has no recent MLS history.			
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	\$106,000	\$106,000
Sales Price	\$103,000	\$103,000
30 Day Price	\$95,000	--
Comments Regarding Pricing Strategy		
The values were determined by weighting the sold comparables using the following weights: S1: 30%, S2: 20% & S3: 50%. The active listings were not weighted in the determination of the subject's fair market value.		

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.
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Subject Photos



Front



Address Verification



Street



Other



Other

Listing Photos

L1 668 S Hayes
Pocatello, ID 83204



Front

L2 557 N Johnson
Pocatello, ID 83204



Front

L3 824 W Bonneville
Pocatello, ID 83204



Front

Sales Photos

S1 1340 N Main
Pocatello, ID 83204



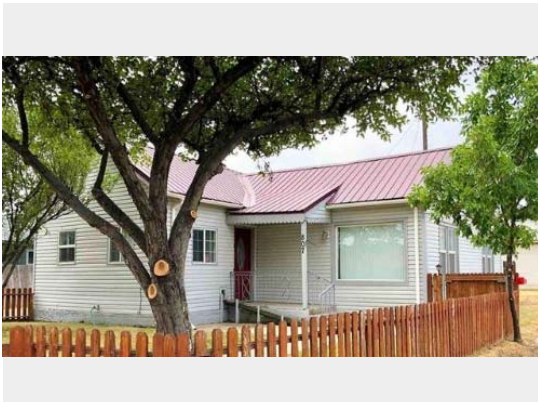
Front

S2 625 W Hayden
Pocatello, ID 83204



Front

S3 807 S Harrison
Pocatello, ID 83204



Front

ClearMaps Addendum

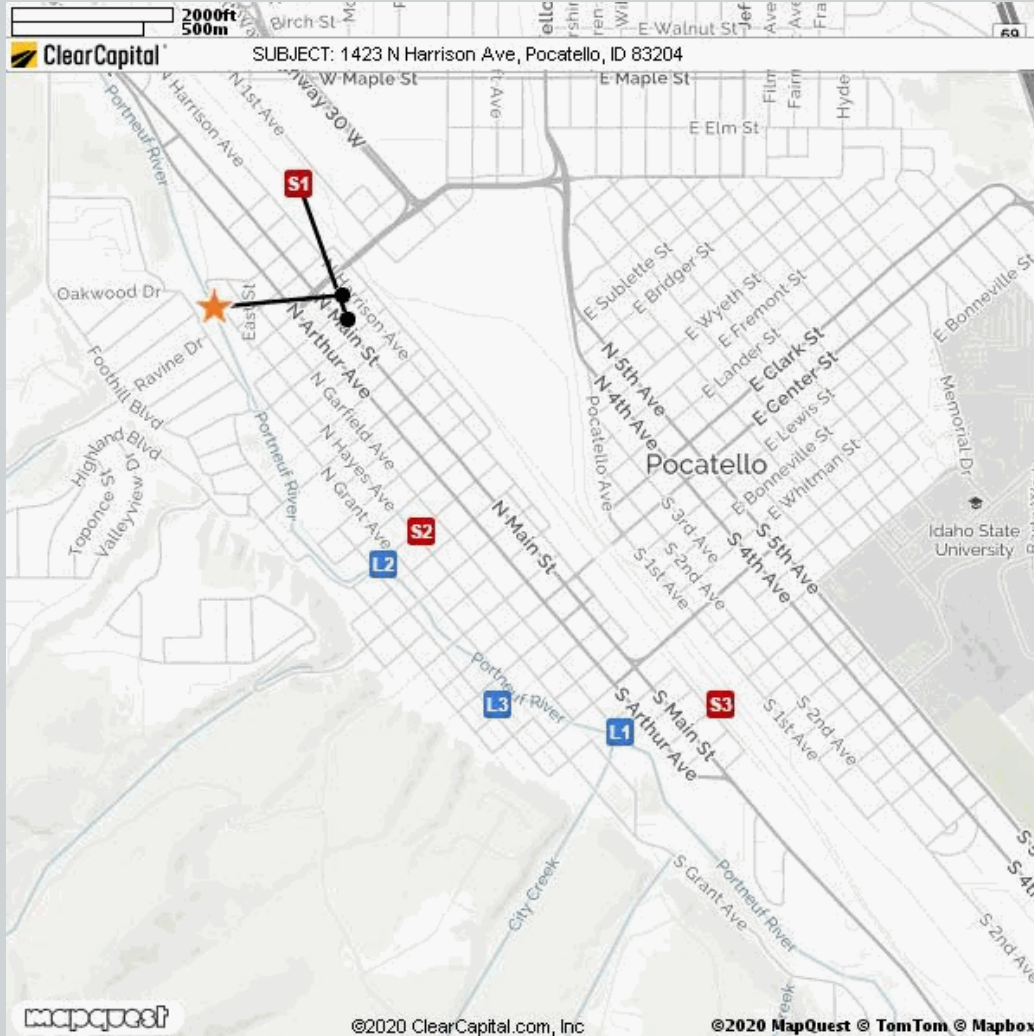
Address ★ 1423 N Harrison Avenue, Pocatello, ID 83204

Loan Number 40103

Suggested List \$106,000

Suggested Repaired \$106,000

Sale \$103,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1423 N Harrison Ave, Pocatello, ID	--	Parcel Match
L1	668 S Hayes, Pocatello, ID	1.31 Miles ¹	Parcel Match
L2	557 N Johnson, Pocatello, ID	0.71 Miles ¹	Parcel Match
L3	824 W Bonneville, Pocatello, ID	1.12 Miles ¹	Parcel Match
S1	1340 N Main, Pocatello, ID	0.06 Miles ¹	Parcel Match
S2	625 W Hayden, Pocatello, ID	0.65 Miles ¹	Parcel Match
S3	807 S Harrison, Pocatello, ID	1.40 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.

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.

Report Instructions - cont.

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	Kenneth Edwards	Company/Brokerage	Price Real Estate, Inc
License No	AB37809	Address	967 Cahoon Avenue Pocatello ID 83201
License Expiration	04/30/2020	License State	ID
Phone	2082205679	Email	kenedwardsre@gmail.com
Broker Distance to Subject	1.38 miles	Date Signed	03/22/2020

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.