

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>	459 Wakefield Street, Twin Falls, ID 83301	<b>Order ID</b>	6667681	<b>Property ID</b>	28226898
<b>Inspection Date</b>	03/20/2020	<b>Date of Report</b>	03/22/2020		
<b>Loan Number</b>	40288	<b>APN</b>	RPT51410000098		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Twin Falls		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	BOTW_BPO_Request_03.20.20	<b>Tracking ID 1</b>	BOTW_BPO_Request_03.20.20		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	Breckenridge Property Fund KKC	Metal Exterior. Flat Roof maybe Rolled Roofing. In several areas appears to be tattered and hanging off edges. Advise Roof Inspection for leaks. On Right side on Chimney needs concrete repaired. Also Front Door is weathered. Listed & Withdrawn 10/11/17 Vacant, Look in average condition per the photos. Was in foreclosure after and Sold Sheriff Sale 01/06/2020. Lawn appears to have been maintained. Perhaps had been renter before Sheriff Sale. So, not sure of interior condition currently
<b>R. E. Taxes</b>	\$2,678	
<b>Assessed Value</b>	\$116,796	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(Front Door Locked. Privacy No Trespassing Notice by Idaho Law Posted. Sheriff Sales 01/06/2020)		
<b>Ownership Type</b>	Other	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$2,000	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$2,000	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Rural	Wakefield is a short approx 2 Block long street ending in a cul-de-sac with Multiple Dwellings access from a different street. In the past 20 years there have been only 7 that have sold with 4 of a total sales of 13 selling several times. It is mainly entry level homes surrounded on 3 sides by business and commercial properties. Tje highest sale of \$125000 in 2017 and had a recurring sale 3 times.
<b>Local Economy</b>	Excellent	
<b>Sales Prices in this Neighborhood</b>	Low: \$30,000 High: \$125,000	
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.	
<b>Normal Marketing Days</b>	<180	

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	459 Wakefield Street	533 Ash St	190 Harrison	1594 4th Ave E
<b>City, State</b>	Twin Falls, ID	Twin Falls, ID	Twin Falls, ID	Twin Falls, ID
<b>Zip Code</b>	83301	83301	83301	83301
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.73 <sup>1</sup>	1.49 <sup>1</sup>	0.46 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$122,000	\$145,000	\$165,000
<b>List Price \$</b>	--	\$122,000	\$145,000	\$165,000
<b>Original List Date</b>		03/05/2020	03/16/2020	03/19/2020
<b>DOM · Cumulative DOM</b>	-- · --	6 · 17	5 · 6	2 · 3
<b>Age (# of years)</b>	70	103	41	74
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Adverse ; Commercial	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
<b>View</b>	Neutral ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
<b>Style/Design</b>	1 Story Cottage	1 Story Cottage	1 Story Cottage	1 Story Cottage
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	960	1,008	1,008	1,036
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	2 · 1	3 · 1	3 · 1
<b>Total Room #</b>	6	5	6	6
<b>Garage (Style/Stalls)</b>	Detached 1 Car	None	None	Carport 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	Yes
<b>Basement (% Fin)</b>	0%	0%	0%	25%
<b>Basement Sq. Ft.</b>	--	--	--	576
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.20 acres	.143 acres	.115 acres	.104 acres
<b>Other</b>	ChFnc,WallGas,ElecBB,Evap,AutoSpkIrcVp	Fnc,Dk,BBE,WS,Updts,Shed	Fnc,WS,BBE,ShedRVPrkg,Spkr	GFA,VnylFnc,ASpr,RmdASpr

\* Listing 3 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** Inferior. Much more age. Sim GLA Average interior condition with new carpet, paint and a couple new front windows. Setback off street for more privacy. It has woodstove and BB Electric heat. Wood exterior with rock trim

**Listing 2** Superior. Less Age. Smaller Lot. Better value Location. Recent updates. Similar Size. 3rd Bedroom is a loft/. No Garage.

**Listing 3** Superior. Most similar in age, Location and Living Space on Main Level. Addl unfinish Except for Laundry below grade. Carport vs. Garage. Smaller Lot Fenced. Recent Remodeled New carpet, Refinished hardwood floor, New Counters, New Bath, White Picket Fence, Gas Heat and Auto Sprinklers.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3	
<b>Street Address</b>	459 Wakefield Street	407 Washington St. S	653 Jackson	330 Elm St.	
<b>City, State</b>	Twin Falls, ID	Twin Falls, ID	Twin Falls, ID	Twin Falls, ID	
<b>Zip Code</b>	83301	83301	83301	83301	
<b>Datasource</b>	MLS	MLS	MLS	MLS	
<b>Miles to Subj.</b>	--	1.85 <sup>1</sup>	1.98 <sup>1</sup>	0.63 <sup>1</sup>	
<b>Property Type</b>	SFR	SFR	SFR	SFR	
<b>Original List Price \$</b>	--	\$123,000	\$114,000	\$153,900	
<b>List Price \$</b>	--	\$123,000	\$110,800	\$144,900	
<b>Sale Price \$</b>	--	\$120,000	\$114,600	\$135,000	
<b>Type of Financing</b>	--	Private	Fha	Conv	
<b>Date of Sale</b>	--	01/22/2020	01/17/2020	02/13/2020	
<b>DOM · Cumulative DOM</b>	-- · --	2 · 20	18 · 77	78 · 108	
<b>Age (# of years)</b>	70	74	84	81	
<b>Condition</b>	Average	Average	Average	Average	
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value	
<b>Location</b>	Adverse ; Commercial	Adverse ; Busy Road	Beneficial ; Residential	Beneficial ; Residential	
<b>View</b>	Neutral ; Residential	Adverse ; Industrial	Beneficial ; Residential	Beneficial ; Residential	
<b>Style/Design</b>	1 Story Cottage	1 Story Cottage	1 Story Cottage	1 Story Cottage	
<b># Units</b>	1	1	1	1	
<b>Living Sq. Feet</b>	960	850	808	1,063	
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	2 · 1	2 · 1	3 · 2	
<b>Total Room #</b>	6	5	5	7	
<b>Garage (Style/Stalls)</b>	Detached 1 Car	None	None	Detached 1 Car	
<b>Basement (Yes/No)</b>	No	No	Yes	Yes	
<b>Basement (% Fin)</b>	0%	0%	0%	50%	
<b>Basement Sq. Ft.</b>	--	--	200	650	
<b>Pool/Spa</b>	--	--	--	--	
<b>Lot Size</b>	.20 acres	.198 acres	.18 acres	.14 acres	
<b>Other</b>	ChFnc,WallGas,ElecBB,Evap,AutoSpklrCvP	FA,FP,FcPt,Spkr,Shed,RVPkgSomeUpdate	GFA,WSSpkr,FcShedRVPk	GFA,Metal,Fnc,RV,MetalRoof,	
<b>Net Adjustment</b>	--		+\$2,500	+\$6,100	-\$7,750
<b>Adjusted Price</b>	--	\$122,500	\$120,700	\$127,250	

\* Sold 1 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** Inferior Value. Wood Sided home on very busy street. Has been off and on the market a couple times. Larger Lot. Less GLA. +\$5000 Less Condition. +2000 Fenced. Newer Roof,-\$6000 hardwood floors, No Garage +4500 Fireplace . RV Space. No Garage. Wood Stove. Less Value location. Heavy Traffic across from and close by several commercial bldgs. Limited within close proximity
- Sold 2** Inferior, Less GLA +\$7600, No Garage +\$4500, Older +4000, New Roof -\$6000, Updates -\$4000, Updated large kitchen, Newer flooring, New Shower Surround, new doors. Seller paid \$2695 of Buyer Close Costs. Limited within close proximity
- Sold 3** Superior. More Living Space and Bath on Main Level -5150, More Living Space Part Finish BG -7000, Older +\$3700, Updates - \$3000, . New Flooring, Kitchen counters and sink & lighting , Closest distance to Subject

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Was off and On the market in one day 10/11/17. No previous info for the past 20 year for Listing or Sale on it. Wakefield is a short approx 2 Block long street ending in a cul-de-sac with Multiple Dwellings access from a different street. In the past 20 years there have been only 7 that have sold with 4 of a total sales of 13 selling several times. It is mainly entry level homes surrounded on 3 sides by business and commercial properties			
<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>	\$123,000	\$125,000
<b>Sales Price</b>	\$121,000	\$123,000
<b>30 Day Price</b>	\$115,000	--
<b>Comments Regarding Pricing Strategy</b>		
Based on mainly most similar Sold properties with appropriate adjustments. Market for his age and size is more limited so best were considered and chosen both for Active and Solds. Also taking into consideration the Virus scare that has slowed down buyers looking hopefully temporarily.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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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# DRIVE-BY BPO

by ClearCapital

459 Wakefield St  
Twin Falls, ID 83301-7424

40288  
Loan Number

\$121,000  
As-Is Value

## Subject Photos



Front



Address Verification



Side



Side



Street



Other

## Subject Photos



Other

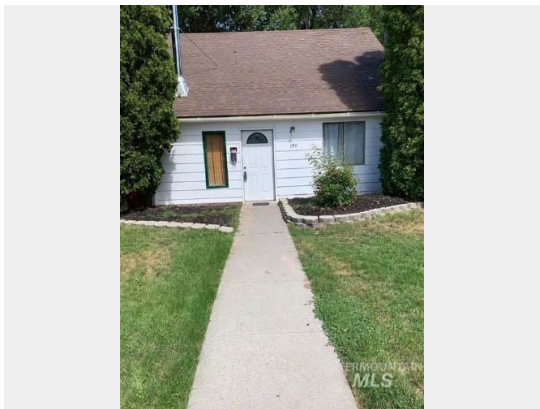
## Listing Photos

**L1** 533 Ash St  
Twin Falls, ID 83301



Front

**L2** 190 Harrison  
Twin Falls, ID 83301



Front

**L3** 1594 4th Ave E  
Twin Falls, ID 83301

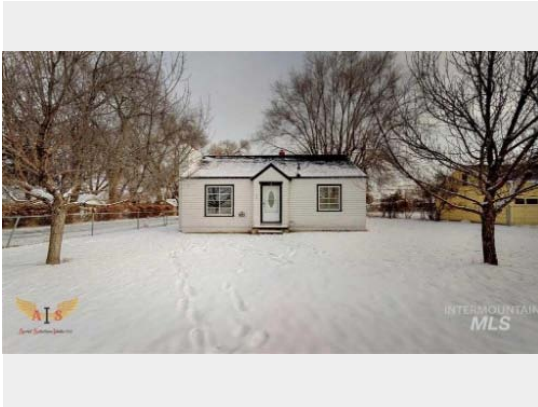


Front



## Sales Photos

**S1** 407 Washington St. S  
Twin Falls, ID 83301



Front

**S2** 653 Jackson  
Twin Falls, ID 83301



Front

**S3** 330 Elm St.  
Twin Falls, ID 83301



Front

### ClearMaps Addendum

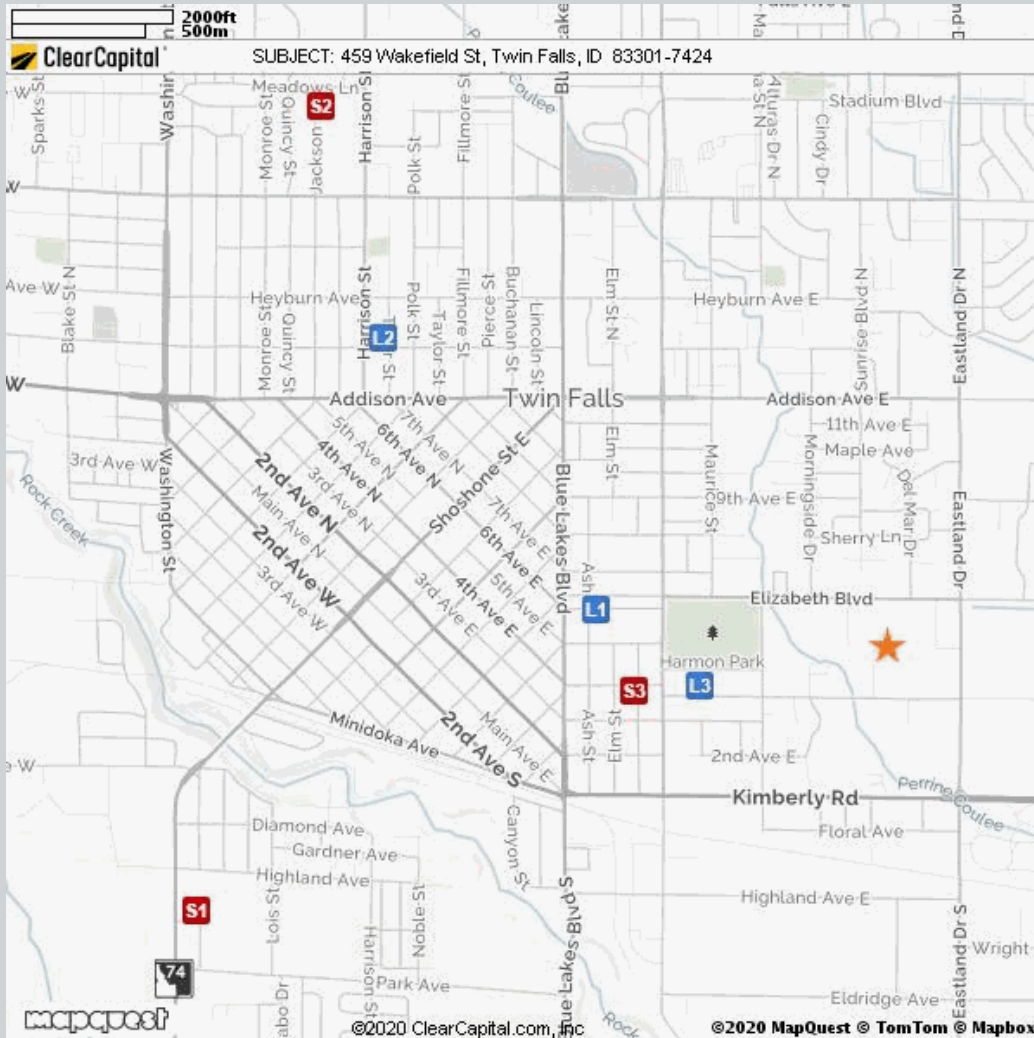
**Address** ★ 459 Wakefield Street, Twin Falls, ID 83301

**Loan Number** 40288

**Suggested List** \$123,000

**Suggested Repaired** \$125,000

**Sale** \$121,000



#### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	459 Wakefield St, Twin Falls, ID	--	Parcel Match
L1 Listing 1	533 Ash St, Twin Falls, ID	0.73 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	190 Harrison, Twin Falls, ID	1.49 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1594 4th Ave E, Twin Falls, ID	0.46 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	407 Washington St. S, Twin Falls, ID	1.85 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	653 Jackson, Twin Falls, ID	1.98 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	330 Elm St., Twin Falls, ID	0.63 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.

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

<b>Broker Name</b>	Roberta Kelley	<b>Company/Brokerage</b>	Coldwell Banker Canyonside Realty
<b>License No</b>	AB14071	<b>Address</b>	617 Monte Vista Dr. Twin Falls ID 83301
<b>License Expiration</b>	05/31/2020	<b>License State</b>	ID
<b>Phone</b>	2087312806	<b>Email</b>	bobbi@bobbikelleyhomeseller.com
<b>Broker Distance to Subject</b>	1.35 miles	<b>Date Signed</b>	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.**