

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	351 W 1st Street - Holdback, Rigby, ID 83442	Order ID	6667681	Property ID	28226900
Inspection Date	03/20/2020	Date of Report	03/23/2020		
Loan Number	40333	APN	RPA0040004013C		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Jefferson		

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

Owner	Arsenio Perez	Condition Comments Subject appears to be in fair to average condition with some exterior cosmetic repairs needed.
R. E. Taxes	\$867	
Assessed Value	\$53,651	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$1,500	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$1,500	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments Subject is located in a rural neighborhood of mixed property styles and sizes. Average neighborhood property maintenance.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$52,000 High: \$229,000	
Market for this type of property	Increased 10 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	351 W 1st Street - Holdback	1494 Carson Street	540 N Boulevard	1370 Johnson Street
City, State	Rigby, ID	Idaho Falls, ID	Idaho Falls, ID	Idaho Falls, ID
Zip Code	83442	83402	83402	83401
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	13.99 ¹	12.93 ¹	12.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$120,000	\$85,000	\$130,000
List Price \$	--	\$115,000	\$85,000	\$130,000
Original List Date		10/02/2019	01/17/2020	02/26/2020
DOM · Cumulative DOM	-- · --	142 · 173	42 · 66	1 · 26
Age (# of years)	90	100	100	68
Condition	Fair	Average	Fair	Average
Sales Type	--	Fair Market Value	REO	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	1.5 Stories contemporary	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,149	1,193	1,110	832
Bdrm · Bths · ½ Bths	2 · 1	3 · 2	1 · 1	2 · 1
Total Room #	4	5	3	4
Garage (Style/Stalls)	None	Detached 2 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.21 acres	.67 acres	.11 acres	.16 acres
Other	none	shop, shed, fence	none	shed, fence

* Listing 2 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 Similar in gla but superior in bath count, parking and lot size. Comparable appeal and location quality.

Listing 2 Similar in gla, parking and condition. Comparable appeal and location quality.

Listing 3 Comp is inferior in gla but superior in age and condition. Comparable appeal and location quality.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	351 W 1st Street - Holdback	313 W 18th Street	346 1 W Ririe	1053 Idaho Street
City, State	Rigby, ID	Idaho Falls, ID	Ririe, ID	Idaho Falls, ID
Zip Code	83442	83402	83443	83402
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	14.27 ¹	7.87 ¹	13.19 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$120,000	\$126,000	\$105,000
List Price \$	--	\$85,000	\$98,000	\$90,000
Sale Price \$	--	\$91,050	\$100,000	\$80,000
Type of Financing	--	Cash	Fha	Cash
Date of Sale	--	12/27/2019	11/15/2019	03/11/2020
DOM · Cumulative DOM	-- · --	183 · 196	76 · 114	103 · 113
Age (# of years)	90	75	103	100
Condition	Fair	Fair	Average	Fair
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	1,149	920	1,056	954
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	4	4	4	4
Garage (Style/Stalls)	None	Carport 1 Car	None	None
Basement (Yes/No)	No	Yes	Yes	No
Basement (% Fin)	0%	40%	0%	0%
Basement Sq. Ft.		468	200	--
Pool/Spa	--	--	--	--
Lot Size	.21 acres	.14 acres	.17 acres	.08 acres
Other	none	shed, patio, fence	none	shed
Net Adjustment	--	-\$2,000	-\$600	+\$1,900
Adjusted Price	--	\$89,050	\$99,400	\$81,900

* 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.

Recent Sales - Cont.

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

- Sold 1** Comp is inferior in gla but superior with a partial basement and carport. Comparable appeal and location quality. Adjusted \$3500 for gla, -1500 for garage, -1000 for partial basement, -3000 for amenities.
- Sold 2** Comp is inferior in gla but superior in condition and has a partial basement. Comparable appeal and location quality. Adjusted \$1400 from gla, -500 basement, and -1500 for condition.
- Sold 3** Comp is inferior in gla but similar in age, condition and parking. Comparable appeal and location quality. Adjusted \$2900 for gla and -1000 for amenities.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no sales or listing history on the local mls for the subject for the last 12 months.			
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	\$98,000	\$101,000
Sales Price	\$93,000	\$96,000
30 Day Price	\$89,000	--
Comments Regarding Pricing Strategy		
Value is based on sold comps at normal market times. Due to subject rural location and limited local market activity, it was necessary to expand the search distance and other criteria to find all comps. All comps use are them most proximate, recent and best that could be found and are in the same or a similar market area.		

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



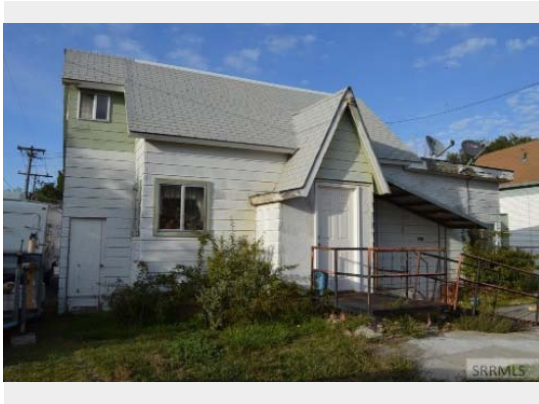
Street



Other

Listing Photos

L1 1494 Carson Street
Idaho Falls, ID 83402



Front

L2 540 N Boulevard
Idaho Falls, ID 83402



Front

L3 1370 Johnson Street
Idaho Falls, ID 83401



Front

Sales Photos

S1 313 W 18th Street
Idaho Falls, ID 83402



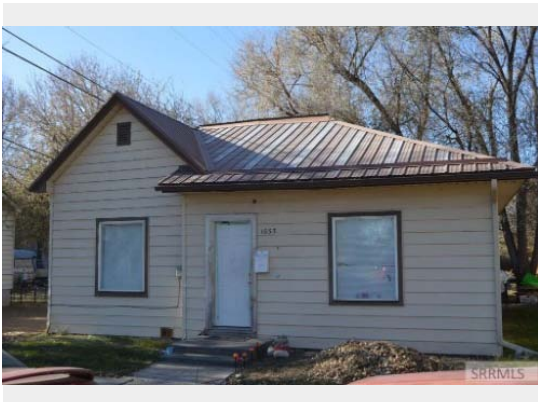
Front

S2 346 1 W RIRIE
Ririe, ID 83443



Front

S3 1053 Idaho Street
Idaho Falls, ID 83402



Front

ClearMaps Addendum

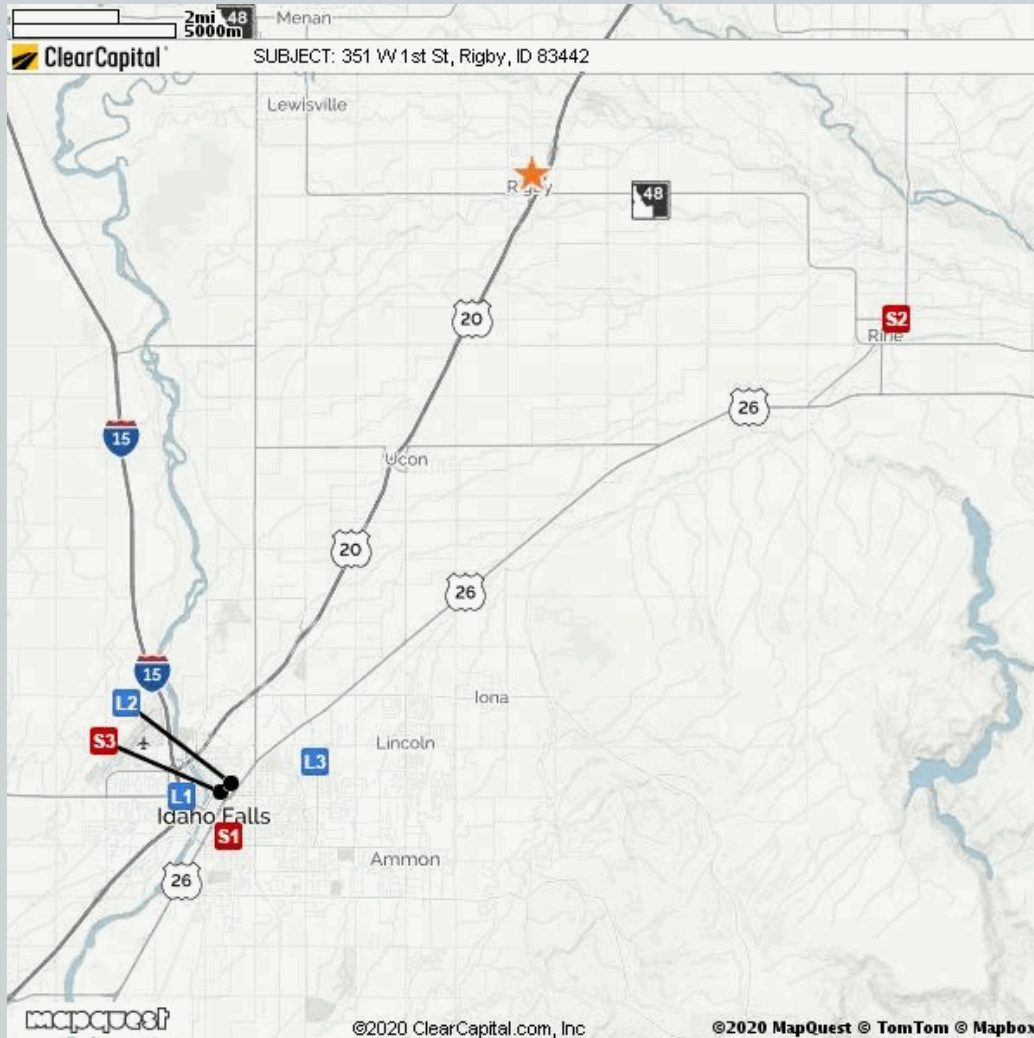
Address ★ 351 W 1st Street - Holdback, Rigby, ID 83442

Loan Number 40333

Suggested List \$98,000

Suggested Repaired \$101,000

Sale \$93,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	351 W 1st St, Rigby, ID	--	Parcel Match
L1 Listing 1	1494 Carson Street, Idaho Falls, ID	13.99 Miles ¹	Parcel Match
L2 Listing 2	540 N Boulevard, Idaho Falls, ID	12.93 Miles ¹	Parcel Match
L3 Listing 3	1370 Johnson Street, Idaho Falls, ID	12.29 Miles ¹	Parcel Match
S1 Sold 1	313 W 18th Street, Idaho Falls, ID	14.27 Miles ¹	Parcel Match
S2 Sold 2	346 1 W Ririe, Ririe, ID	7.87 Miles ¹	Parcel Match
S3 Sold 3	1053 Idaho Street, Idaho Falls, ID	13.19 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	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	12.84 miles	Date Signed	03/23/2020

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.