

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	436 Hayes Street, American Falls, IDAHO 83211	Order ID	6740278	Property ID	28457898
Inspection Date	06/13/2020	Date of Report	06/15/2020		
Loan Number	40969	APN	RPS0263-00		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Power		

Tracking IDs					
Order Tracking ID	20200611_BPOs	Tracking ID 1	20200611_BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Elva Kirtley	The subject property is vacant and appears to be in average condition though the roof above the garage appears to be needing a repair. The yard is in adequate condition though if itb gets very hot what little lawn is there will burn.
R. E. Taxes	\$3,090	
Assessed Value	\$124,350	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (Door is locked.)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$800	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$800	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Rural	The neighborhood has homes of various styles and ages. Due to the lack of like comparable's I had to expand the search criteria to find the few comps available. The neighborhood has several parks. a golf course and several schools.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$41,000 High: \$190,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	436 Hayes Street	460 E. Center	520 Arthur	2115 Fort Hall Ave.
City, State	American Falls, IDAHO	Rockland, ID	American Falls, ID	American Falls, ID
Zip Code	83211	83271	83211	83211
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	16.20 ²	0.18 ¹	0.40 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$160,000	\$149,900	\$190,000
List Price \$	--	\$160,000	\$164,900	\$190,000
Original List Date		05/07/2020	01/19/2020	06/01/2020
DOM · Cumulative DOM	-- · --	38 · 39	147 · 148	13 · 14
Age (# of years)	42	120	1	2
Condition	Average	Fair	Excellent	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	1,064	1,071	966	1,180
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 2
Total Room #	5	6	5	6
Garage (Style/Stalls)	Attached 1 Car	Detached 4 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	No	No
Basement (% Fin)	75%	0%	0%	0%
Basement Sq. Ft.	1,064	315	--	--
Pool/Spa	--	--	--	--
Lot Size	0.21 acres	1.05 acres	0.15 acres	0.22 acres
Other	None	None	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 Adjustments: GPA Above: \$25.00 / sqft GPA Below: \$5.00 - Finished \$2.00 - Unfinished Lot: .10 / sqft Garage: \$2,000 / Stall Bathroom: \$2,000 Condition: \$5,000 / Level Age: \$500 / Ten Years Central Air: \$500. Due to the age and condition of the property makes this comp inferior.

Listing 2 This comp is superior due to the age and the condition of the property.

Listing 3 This comp is superior due to the age, the extra bathroom and the extra garage stall.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	436 Hayes Street	580 Calder Ave	1809 Falls Ave.	421 Filmore
City, State	American Falls, IDAHO	American Falls, ID	American Falls, ID	American Falls, ID
Zip Code	83211	83211	83211	83211
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.99 ¹	0.15 ¹	0.40 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$139,900	\$150,000	\$168,000
List Price \$	--	\$139,900	\$142,500	\$168,000
Sale Price \$	--	\$142,500	\$147,000	\$165,000
Type of Financing	--	Conventional	Va	Fha
Date of Sale	--	03/16/2020	01/17/2020	01/10/2020
DOM · Cumulative DOM	-- · --	67 · 67	237 · 237	69 · 69
Age (# of years)	42	28	51	66
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	1,064	1,190	1,180	875
Bdrm · Bths · ½ Bths	2 · 1	3 · 2	3 · 1	2 · 1
Total Room #	5	8	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Detached 1 Car
Basement (Yes/No)	Yes	No	Yes	Yes
Basement (% Fin)	75%	0%	100%	100%
Basement Sq. Ft.	1064	--	1,180	875
Pool/Spa	--	--	--	--
Lot Size	021 acres	0.21 acres	0.22 acres	0.17 acres
Other	None	None	\$4,410 Concessions	\$4,950 Concessions
Net Adjustment	--	+\$622	-\$6,188	+\$3,122
Adjusted Price	--	\$143,122	\$140,812	\$168,122

* Sold 1 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** Adjustments: GPA Above: \$25.00 / sqft GPA Below: \$5.00 - Finished \$2.00 - Unfinished Lot: .10 / sqft Garage: \$2,000 / Stall Bathroom: \$2,000 Condition: \$5,000 / Level Age: \$500 / Ten Years Central Air: \$500. This comp is about equal to the subject due to the age and above GLA being offset by the GLA below grade.
- Sold 2** This comp is superior due to the \$4,410 in concessions and the larger GLA both above and below grade.
- Sold 3** This comp is inferior due to the age, the lack of a second bathroom and the smaller GLA both above and below grade despite the \$4,950 in concessions.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No history of this property being listed in any MLS.				
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	\$144,000	\$144,500
Sales Price	\$141,000	\$141,500
30 Day Price	\$139,900	--
Comments Regarding Pricing Strategy		
Due to the lack of like comparable's I had to expand the search criteria to find the few comps available. When I compared the like recently sold comps to the like active properties it is reasonable to expect to list the subject property for \$144,500 Repaired and \$144,000 AS IS.		

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

Listing Photos

L1 460 E. Center
Rockland, ID 83271



Front

L2 520 Arthur
American Falls, ID 83211



Front

L3 2115 Fort Hall Ave.
American Falls, ID 83211



Front

Sales Photos

S1 580 Calder Ave
American Falls, ID 83211



Front

S2 1809 Falls Ave.
American Falls, ID 83211



Front

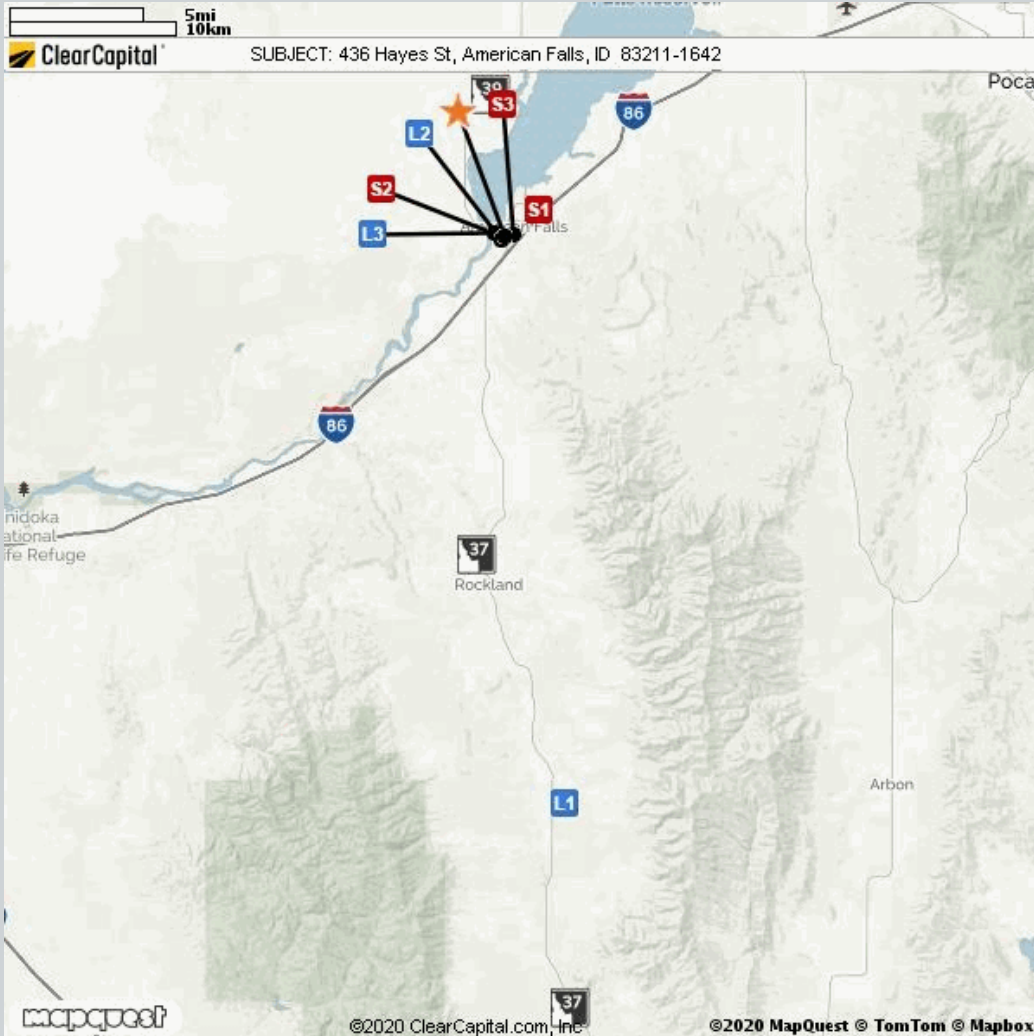
S3 421 Filmore
American Falls, ID 83211



Front

ClearMaps Addendum

Address ★ 436 Hayes Street, American Falls, IDAHO 83211
Loan Number 40969 **Suggested List** \$144,000 **Suggested Repaired** \$144,500 **Sale** \$141,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	436 Hayes St, American Falls, ID	--	Parcel Match
L1 Listing 1	460 E. Center, Rockland, ID	16.20 Miles ²	Unknown Street Address
L2 Listing 2	520 Arthur, American Falls, ID	0.18 Miles ¹	Parcel Match
L3 Listing 3	2115 Fort Hall Ave., American Falls, ID	0.40 Miles ¹	Parcel Match
S1 Sold 1	580 Calder Ave, American Falls, ID	0.99 Miles ¹	Parcel Match
S2 Sold 2	1809 Falls Ave., American Falls, ID	0.15 Miles ¹	Parcel Match
S3 Sold 3	421 Filmore, American Falls, ID	0.40 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	Gilbert Salazar	Company/Brokerage	Price Real Estate
License No	SP23495	Address	1181 Cahina Way Pocatello ID 83204
License Expiration	04/30/2022	License State	ID
Phone	2082212618	Email	gilbert.salazar1@gmail.com
Broker Distance to Subject	23.11 miles	Date Signed	06/15/2020

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.