

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	104 3rd Avenue, Jerome, ID 83338	Order ID	6875202	Property ID	28913381
Inspection Date	10/07/2020	Date of Report	10/07/2020		
Loan Number	42119	APN	RPJ137004010A		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Jerome		

Tracking IDs

Order Tracking ID	1007BPOs	Tracking ID 1	1007BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Alex Begrin	Condition Comments	
R. E. Taxes	\$2,995	subject is an older home and appears to have been vacant for some time. some broken windows noted and no lawn. detached garage and fenced yard. fully fenced, lots of weeds.	
Assessed Value	\$137,911		
Zoning Classification	R1		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (locked and posted)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$3,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$3,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Improving	located in commercial area across from public courthouse. Park, schools and shopping are close by. busy street and traffic close by. mixed housing in the area.	
Sales Prices in this Neighborhood	Low: \$145,000 High: \$180,000		
Market for this type of property	Increased 1 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	104 3rd Avenue	521 East Ave. D	1437 8th Ave. E	315 8th Ave. E
City, State	Jerome, ID	Jerome, ID	Twin Falls, ID	Twin Falls, ID
Zip Code	83338	83338	83301	83301
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.63 ¹	12.09 ¹	12.00 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$149,900	\$174,900	\$175,000
List Price \$	--	\$149,900	\$174,900	\$175,000
Original List Date		07/16/2020	09/27/2020	10/05/2020
DOM · Cumulative DOM	-- · --	83 · 83	10 · 10	2 · 2
Age (# of years)	97	88	115	100
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 bungalow	1 Story bungalow	2 Stories bungalow	1 Story bungalow
# Units	1	1	1	1
Living Sq. Feet	1,410	1,028	1,738	1,559
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	4 · 2	2 · 1
Total Room #	7	5	7	5
Garage (Style/Stalls)	Detached 1 Car	None	Detached 2 Car(s)	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.28 acres	.34 acres	.16 acres	.14 acres
Other	fenced	fenced	fenced	fenced

* 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 similar lot size and location as subject. less square footage and only 2 bedroom, 1 bath. property is in similar conditon as the subject. Schools, park and shopping are close by.

Listing 2 older vintage home with shopping, schools and park close by. larger than the subject, and has a liitle smaller lot, similar vintage. lack of listed properties in the area similar vintage.

Listing 3 similar vintage home as subject. smaller lot and less bedroom, bath. has been updated and is near downtown and schools. nicely landscaped and partilly fenced. similar location.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	104 3rd Avenue	404 2nd Ave. E	212 East Ave. C	708 East Ave. D
City, State	Jerome, ID	Jerome, ID	Jerome, ID	Jerome, ID
Zip Code	83338	83338	83338	83338
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.27 ¹	0.41 ¹	0.68 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$155,000	\$167,000	\$170,000
List Price \$	--	\$155,000	\$167,000	\$170,000
Sale Price \$	--	\$155,000	\$165,000	\$170,000
Type of Financing	--	Fha	Fha	Fha
Date of Sale	--	06/23/2020	07/02/2020	08/20/2020
DOM · Cumulative DOM	-- · --	4 · 42	4 · 42	44 · 185
Age (# of years)	97	98	100	100
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 bungalow	1 Story bungalow	2 Stories bungalow	1 Story bungalow
# Units	1	1	1	1
Living Sq. Feet	1,410	1,346	1,584	1,324
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	4 · 2 · 1	2 · 1
Total Room #	7	6	7	6
Garage (Style/Stalls)	Detached 1 Car	Detached 1 Car	None	Detached 1 Car
Basement (Yes/No)	No	No	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	392	1,324
Pool/Spa	--	--	--	--
Lot Size	.28 acres	.14 acres	.14 acres	.25 acres
Other	fenced	fenced	fenced	fenced
Net Adjustment	--	+\$1,000	-\$4,000	-\$5,000
Adjusted Price	--	\$156,000	\$161,000	\$165,000

* 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** clean vntage home witha bright sunroom. located in a similar area as the subject. little smaller yard and only 1 bath. landscaped and auto sprinkler system.
- Sold 2** adjusted for square footage and additonal bedroom and .5 bath. smaller yard and nicely landscaped with auto sprinkler system. RV parking, schools, shopping and park close by.
- Sold 3** adjusted for basement and covered deck. well maintained older home with schools, shopping and park close by. fireplace and a/c. detached 1 car garage, nicely landscaped.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				no listing history noted in the last 24 months according to local 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	\$165,000	\$168,000
Sales Price	\$161,000	\$164,000
30 Day Price	\$156,000	--
Comments Regarding Pricing Strategy		
due to vintage of subject, had some difficulty finding listed properties in the area so had to use similar properties in near by TWin Falls. more weight was given to the sold properties as that is a better reflection of market conditions.		

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



Front



Address Verification



Side



Back



Street

Subject Photos



Street



Garage

Listing Photos

L1 521 East Ave. D
Jerome, ID 83338



Front

L2 1437 8th Ave. E
Twin Falls, ID 83301



Front

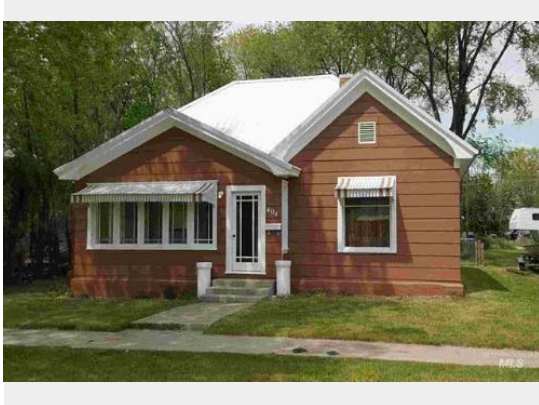
L3 315 8th Ave. E
Twin Falls, ID 83301



Front

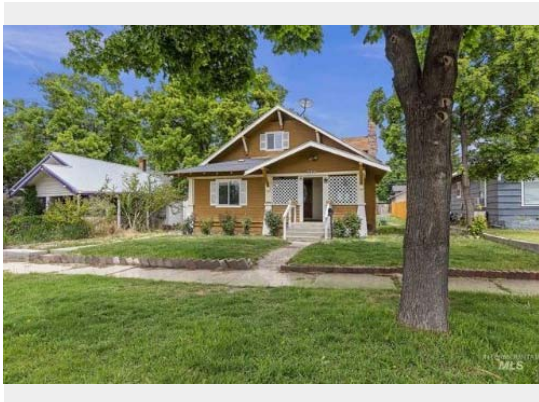
Sales Photos

S1 404 2nd Ave. E
Jerome, ID 83338



Front

S2 212 East Ave. C
Jerome, ID 83338



Front

S3 708 East Ave. D
Jerome, ID 83338



Front

ClearMaps Addendum

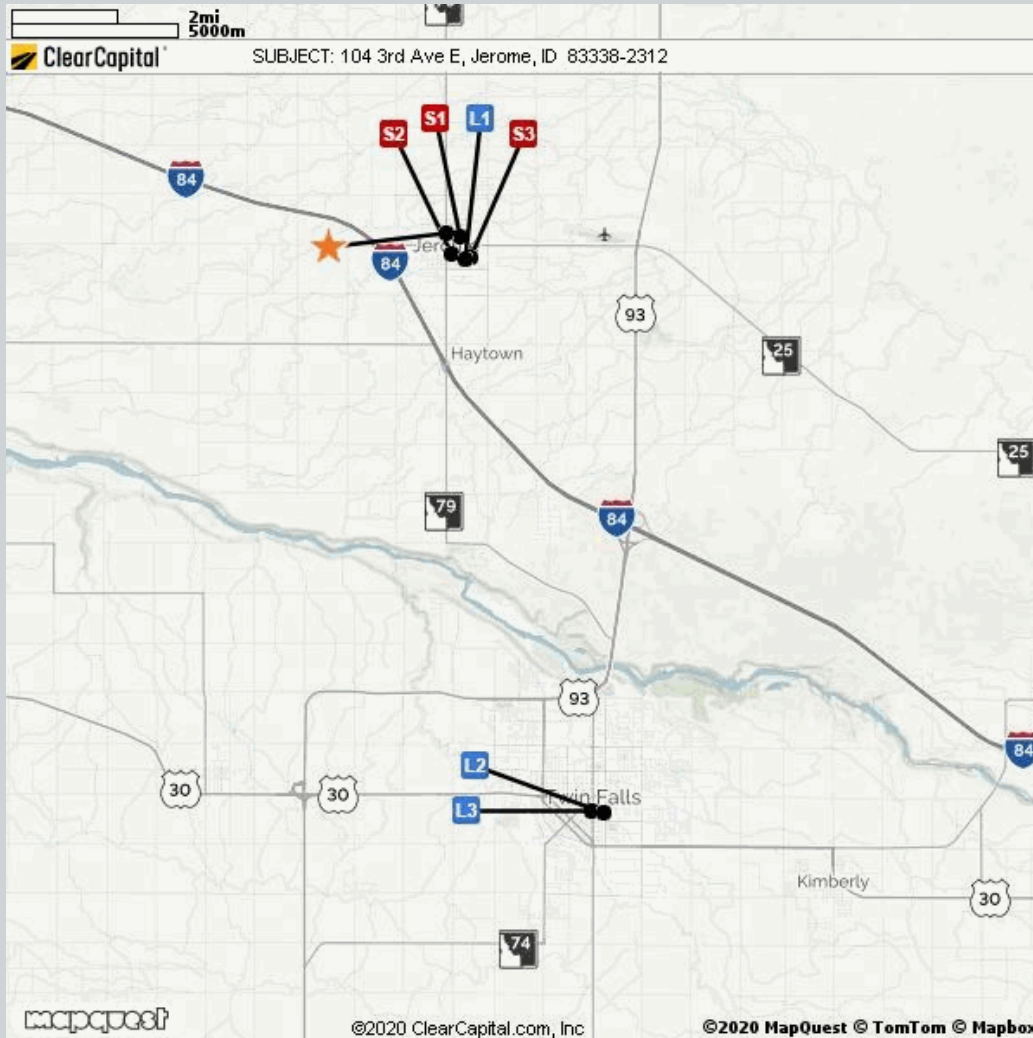
Address ★ 104 3rd Avenue, Jerome, ID 83338

Loan Number 42119

Suggested List \$165,000

Suggested Repaired \$168,000

Sale \$161,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	104 3rd Avenue, Jerome, ID 83338	--	Parcel Match
L1 Listing 1	521 East Ave. D, Jerome, ID 83338	0.63 Miles ¹	Parcel Match
L2 Listing 2	1437 8th Ave. E, Twin Falls, ID 83301	12.09 Miles ¹	Parcel Match
L3 Listing 3	315 8th Ave. E, Twin Falls, ID 83301	12.00 Miles ¹	Parcel Match
S1 Sold 1	404 2nd Ave. E, Jerome, ID 83338	0.27 Miles ¹	Parcel Match
S2 Sold 2	212 East Ave. C, Jerome, ID 83338	0.41 Miles ¹	Parcel Match
S3 Sold 3	708 East Ave. D, Jerome, ID 83338	0.68 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.

*** 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

Broker Name	Donna Bach	Company/Brokerage	Gateway Real Estate
License No	AB300	Address	1868 Boston Way Twin Falls ID 83301
License Expiration	05/31/2021	License State	ID
Phone	2084204504	Email	dbach@cableone.net
Broker Distance to Subject	9.37 miles	Date Signed	10/07/2020

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.