

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	3742 Cardinal Drive, Pocatello, ID 83201	Order ID	6908473	Property ID	29024616
Inspection Date	10/28/2020	Date of Report	11/01/2020		
Loan Number	42327	APN	RPNG2008900		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Bannock		

Tracking IDs

Order Tracking ID	1027BPOsA	Tracking ID 1	1027BPOsA
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	David & Youlinda Thane	Condition Comments The subject property is a ranch style home with a 1 car, detached home that is in fair condition for its year built and location. The subject property needs a new roof.
R. E. Taxes	\$1,629	
Assessed Value	\$134,111	
Zoning Classification	Single Family	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$8,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$8,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The subject's neighborhood has average access to schools, shopping, parks and highways. Recently, here 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: \$155,000 High: \$230,000	
Market for this type of property	Increased 8 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	3742 Cardinal Drive	4611 Targhee	401 Rosevelt	1561 Agate Drive
City, State	Pocatello, ID	Pocatello, ID	Pocatello, ID	Pocatello, ID
Zip Code	83201	83202	83201	83202
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.31 ¹	1.49 ¹	0.75 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$215,000	\$229,900	\$194,000
List Price \$	--	\$215,000	\$229,900	\$194,000
Original List Date		09/29/2020	10/23/2020	07/29/2020
DOM · Cumulative DOM	-- · --	3 · 33	4 · 9	53 · 95
Age (# of years)	46	50	60	44
Condition	Fair	Average	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	1,064	1,000	1,001	1,008
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	2 · 1	3 · 1
Total Room #	5	5	4	5
Garage (Style/Stalls)	Attached 1 Car	Detached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	90%	100%	100%	100%
Basement Sq. Ft.	1,064	1,000	1,001	1,008
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.22 acres	0.15 acres	0.21 acres
Other	Shed	Shed	Shed	None

* Listing 3 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 year built compared to the subject property.

Listing 3 List comp # 3 has a similar gross living area, lot size and year built compared to the subject property. This comp is in a similar condition as the subject property.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	3742 Cardinal Drive	913 Wingate Drive	1325 Holman Avenue	1555 Garnet
City, State	Pocatello, ID	Pocatello, ID	Pocatello, ID	Pocatello, ID
Zip Code	83201	83201	83201	83202
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.23 ¹	1.46 ¹	0.80 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$185,000	\$250,000	\$172,000
List Price \$	--	\$185,000	\$199,900	\$165,000
Sale Price \$	--	\$192,000	\$180,000	\$155,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/23/2020	10/16/2020	08/07/2020
DOM · Cumulative DOM	-- · --	36 · 36	87 · 87	92 · 92
Age (# of years)	46	50	40	40
Condition	Fair	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	988	1,092	836
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	2 · 1	2 · 1
Total Room #	5	5	4	4
Garage (Style/Stalls)	Attached 1 Car	None	Attached 2 Car(s)	None
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	90%	100%	100%	25%
Basement Sq. Ft.	1064	988	1,092	836
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.20 acres	0.26 acres	0.17 acres
Other	Shed	None	None	None
Net Adjustment	--	-\$20,900	-\$27,720	+\$3,411
Adjusted Price	--	\$171,100	\$152,280	\$158,411

* 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: -\$4200 concessions, -\$19,200 condition, +\$4000 garage, -\$2000 bedroom, +\$500 no shed
- Sold 2** Sold comp # 2 has a similar gross living area, lot size and year built compared to the subject property. Adjustments: -\$5400 concessions, +\$500 shed, -\$3000 garage, -\$1820 basement has more finish, -\$18,000 condition
- Sold 3** Sold comp # 3 has a smaller gross living area, basement, similar lot size and year built compared to the subject property. Adjustments: -\$3247 concessions, +\$3000 garage, +\$12,312 GLA, +\$6346 basement, +\$500 no shed, -\$15,500 condition

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject property was listed on 10/13/2020 at \$168,000. It is currently pending in the Pocatello MLS after only 1 day on the market.			
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	\$177,000
Sales Price	\$161,000	\$173,000
30 Day Price	\$151,000	--
Comments Regarding Pricing Strategy		
The values in this report are valid for up to 90 days. The values were determined by weighting the adjusted sold comparables using the following weights: S1: 25%, S2: 15% & S3: 60%. 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

Listing Photos

L1 4611 Targhee
Pocatello, ID 83202



Front

L2 401 Roosevelt
Pocatello, ID 83201



Front

L3 1561 Agate Drive
Pocatello, ID 83202



Front

Sales Photos

S1 913 Wingate Drive
Pocatello, ID 83201



Front

S2 1325 Holman Avenue
Pocatello, ID 83201



Front

S3 1555 Garnet
Pocatello, ID 83202



Front

ClearMaps Addendum

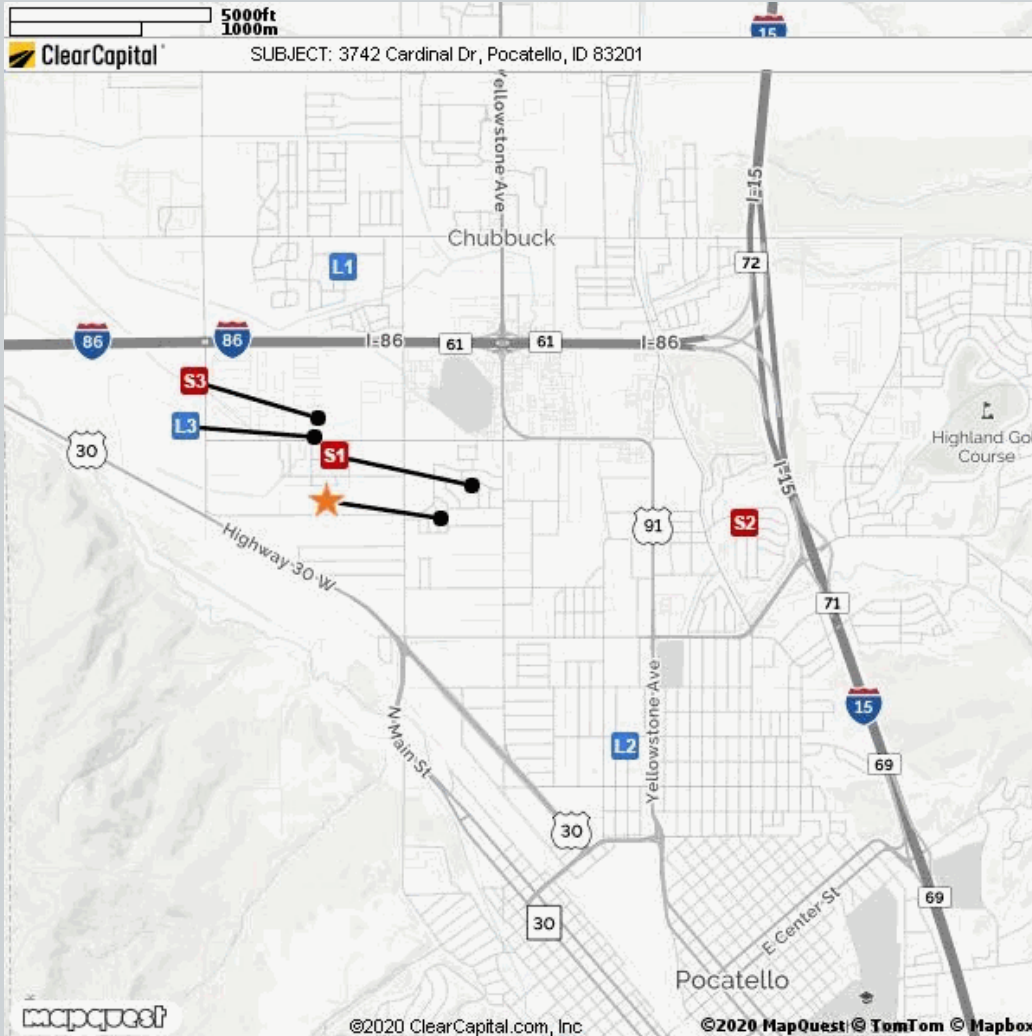
Address ★ 3742 Cardinal Drive, Pocatello, ID 83201

Loan Number 42327

Suggested List \$165,000

Suggested Repaired \$177,000

Sale \$161,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3742 Cardinal Drive, Pocatello, ID 83201	--	Parcel Match
L1 Listing 1	4611 Targhee, Pocatello, ID 83202	1.31 Miles ¹	Parcel Match
L2 Listing 2	401 Roosevelt, Pocatello, ID 83201	1.49 Miles ¹	Parcel Match
L3 Listing 3	1561 Agate Drive, Pocatello, ID 83202	0.75 Miles ¹	Parcel Match
S1 Sold 1	913 Wingate Drive, Pocatello, ID 83201	0.23 Miles ¹	Parcel Match
S2 Sold 2	1325 Holman Avenue, Pocatello, ID 83201	1.46 Miles ¹	Parcel Match
S3 Sold 3	1555 Garnet, Pocatello, ID 83201	0.80 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	04/30/2022	License State	ID
Phone	2082205679	Email	kenedwardsre@gmail.com
Broker Distance to Subject	0.73 miles	Date Signed	10/31/2020

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.