# **DRIVE-BY BPO**

## 119 LINCOLN AVENUE

EMMETT, ID 83617

43917

\$217,000 As-Is Value

by ClearCapital

Loan Number

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 Inspection Date Loan Number Borrower Name	119 Lincoln Avenue, Emmett, ID 83617 05/11/2021 43917 Breckenridge Property Fund 2016 LLC	Order ID Date of Report APN County	7286725 05/12/2021 RPE35000010 Gem	<b>Property ID</b>	30126189
Tracking IDs					
Order Tracking ID	0510BPO	Tracking ID 1	0510BPO		
Tracking ID 2		Tracking ID 3			

General Conditions					
Owner	Kenny Knapp and Wanda L.	Condition Comments			
	Knapp	Property is built between two other home without much room			
R. E. Taxes	\$594	left on the lot. Lot is small. Home appears to be maintained with			
Assessed Value	\$42,116	a newer roof. No repairs needed. Looks like owners are cutting			
Zoning Classification	R-2	down trees and piled the branches in the yard. Home faces a canal across the street from it.			
Property Type	SFR	Canal across the street normit.			
Occupancy	Occupied				
Ownership Type	Fee Simple				
Property Condition	Average				
Estimated Exterior Repair Cost	\$0				
Estimated Interior Repair Cost	\$0				
Total Estimated Repair	\$0				
НОА	No				
Visible From Street	Visible				
Road Type	Public				

Neighborhood & Market Da	ıta				
Location Type	Suburban	Neighborhood Comments			
Local Economy	Improving	Property Subject neighborhood is one block from downtown			
Sales Prices in this Neighborhood	Low: \$139,000 High: \$215,000	Emmett. Homes in the neighborhood are a mixture of single family homes and duplexes. Neighborhood is near dining,			
Market for this type of property	Increased 5 % in the past 6 months.	shopping, schools and parks, it is also by the railroad tracks. While the homes are smaller and close together, many are be			
Normal Marketing Days	<30	remodeled. Neighborhood is clean with no boarded up or abandoned homes.			

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Current Listings				
	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	119 Lincoln Avenue	420 Wilson Avenue	501 E 3rd	422 1/2 Musser
City, State	Emmett, ID	Emmett, ID	Emmett, ID	Emmett, ID
Zip Code	83617	83617	83617	83617
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.		0.23 1	0.49 1	0.27 1
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$175,000	\$160,000	\$258,500
List Price \$		\$175,000	\$160,000	\$258,500
Original List Date		05/06/2021	04/16/2021	04/08/2021
DOM · Cumulative DOM	•	5 · 6	9 · 26	22 · 34
Age (# of years)	101	65	111	70
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 Cottage	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	685	704	694	780
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	None	Carport 3 Car(s)	None	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.				
Pool/Spa				
Lot Size	0.11 acres	0.125 acres	0.14 acres	0.1 acres
Other	Fenced Backyard	Shop	Deck	None

<sup>\*</sup> Listing 2 is the most comparable listing to the subject.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- **Listing** 1 Listing Property #1 is a 2 bedroom, 1 bathroom home with an attached carport, a detached 2 car carport, a large greenhouse and a shop with power. Near downtown dining, entertainment, shopping and parks. Property went PENDING after 5 days on the market.
- **Listing 2** Listing Property #2 is a 2 bedroom, 1 bathroom home with a deck. Also near downtown Emmett. Close to dining, parks and entertainment. Property went PENDING after 9 days on the market
- **Listing 3** Listing Property #3 has been completely renovated with new flooring, paint, windows, cabinets and other. Roof is one year old. Has garden space and RV Parking.

<sup>&</sup>lt;sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>&</sup>lt;sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>&</sup>lt;sup>3</sup> Subject \$/ft based upon as-is sale price.

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Recent Sales				
	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	119 Lincoln Avenue	714 S Hayes Avenue	919 E 2nd Street	602 N Boise
City, State	Emmett, ID	Emmett, ID	Emmett, ID	Emmett, ID
Zip Code	83617	83617	83617	83617
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.		0.49 1	0.78 1	0.36 1
Property Type	SFR	SFR	SFR	SFR
Original List Price \$		\$199,900	\$189,900	\$220,000
List Price \$		\$199,900	\$189,900	\$220,000
Sale Price \$		\$215,000	\$220,000	\$220,000
Type of Financing		Fha	Conventional	Fha
Date of Sale		02/26/2021	04/09/2021	05/07/2021
DOM · Cumulative DOM	•	20 · 77	6 · 36	0 · 0
Age (# of years)	101	106	121	105
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 Cottage	1 Story Cottage	1 Story Cottage	1 Story Cottage
# Units	1	1	1	1
Living Sq. Feet	685	880	977	780
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	1 · 1
Total Room #	7	7	7	6
Garage (Style/Stalls)	None	None	None	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.				
Pool/Spa				
Lot Size	0.11 acres	0.117 acres	0.201 acres	0.163 acres
Other	Fenced Backyard	None	Storage Shed	Shop
Net Adjustment		\$0	\$0	\$0
Adjusted Price		\$215,000	\$220,000	\$220,000

<sup>\*</sup> Sold 1 is the most comparable sale to the subject.

<sup>&</sup>lt;sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>&</sup>lt;sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>&</sup>lt;sup>3</sup> Subject \$/ft based upon as-is sale price.

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### Recent Sales - Cont.

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

- **Sold 1** Sold Property #1 is a 2 bedroom, 1 bathroom home near downtown. It has new paint and new flooring inside the home. Home is near dining, shopping and parks. It sold for \$15,000 over asking price.
- **Sold 2** Sold Property #2 is a little bigger than Subject property and on a little bigger lot. It has RV Parking, garden space, a storage shed and a dog run. It sold for #30,000 over asking price.
- **Sold 3** Sold Property #3 is a 1 bedroom, 1 bath home near downtown. It has a detached garage/shop with power. Yard also has space for a garden Close to dining, shopping and the city park.

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Current Listing S	urrent Listing Status Not Currently Listed		Listing History Comments				
Listing Agency/F				Subject Property was listed 11/2/2020 for \$65,000.00 with no sign on the property. Agent had received multiple offers by 11/3			
Listing Agent Phone				Went pending on 11/5. Closed 1/29/2021 and had sold for			
# of Removed Listings in Previous 12 Months		0		\$79,158.00 Cash. Home was then listed 2/28/2021 for \$165,000.00. Went pending on 3/13/2021. Closed 3/26/2021 f 139.000.00 Cash.			
# of Sales in Pre Months	evious 12	2					
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
11/02/2020	\$65,000	01/29/2021	\$65,000	Sold	01/29/2021	\$79,158	MLS
02/28/2021	\$165.000	03/26/2021	\$165.000	Sold	03/26/2021	\$139.000	MLS

Marketing Strategy					
	As Is Price	Repaired Price			
Suggested List Price	\$217,000	\$217,000			
Sales Price	\$217,000	\$217,000			
30 Day Price	\$200,000				
Comments Regarding Pricing S	Strategy				
Pricing reflects current market conditions.					

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect **Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Client(s): Wedgewood Inc

Property ID: 30126189

# **Subject Photos**



Front



Address Verification



Side



Side



Street



Street

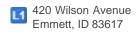
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# **Listing Photos**

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Front





Front





Front

# **Sales Photos**





Front

919 E 2nd Street Emmett, ID 83617



Front

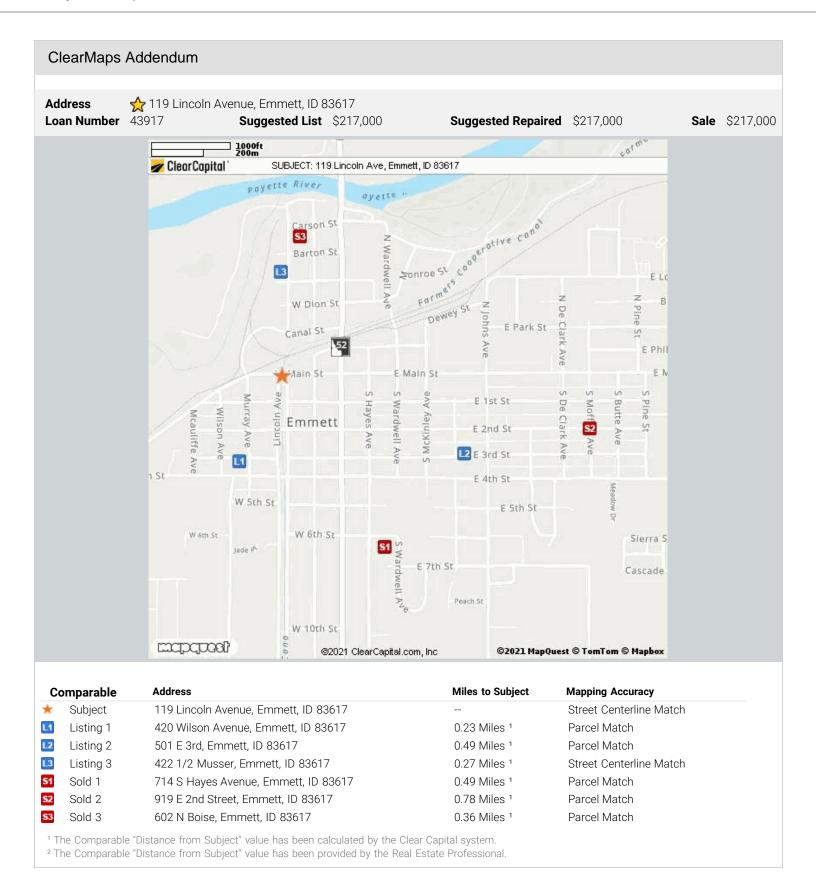
602 N Boise Emmett, ID 83617



Front

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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.

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#### 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.

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### 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.

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#### **Broker Information**

by ClearCapital

Broker Name Amanda Alvaro Company/Brokerage Coldwell Banker Tomlinson Group

**License No** SP17280 **Address** 164 S. 2nd st. Eagle ID 83616

License Expiration 12/31/2022 License State ID

Phone2088507070Emailaalvaro@coldwellbankertg.com

**Broker Distance to Subject** 14.69 miles **Date Signed** 05/12/2021

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.

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