

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	417 2nd Street - Holdback, Rupert, ID 83350	Order ID	7211884	Property ID	29901895
Inspection Date	04/05/2021	Date of Report	04/07/2021		
Loan Number	44017	APN	RPR1890087005B		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Minidoka		

Tracking IDs					
Order Tracking ID	0402BPOb	Tracking ID 1	0402BPOb		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Teresa Draper	Condition Comments	
R. E. Taxes	\$1,201	<p>The subject property is a ranch style home with a 2 car, attached garage that is in average condition for its year built and location. The subject property is on a corner lot. There are industrial and commercial influences in close proximity to the subject's location as well as an active railroad line not too far away as well.</p>	
Assessed Value	\$87,202		
Zoning Classification	SFR		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	<p>The subject's neighborhood has average access to schools, shopping, parks and highways. Recently, there 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.</p>	
Sales Prices in this Neighborhood	Low: \$124,000 High: \$187,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	417 2nd Street - Holdback	309 S 4th St	1965 18th	627 Malta
City, State	Rupert, ID	Rupert, ID	Heyburn, ID	Burley, ID
Zip Code	83350	83350	83336	83318
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.27 ¹	6.25 ¹	7.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$185,000	\$147,000	\$164,500
List Price \$	--	\$185,000	\$147,000	\$164,500
Original List Date		03/17/2021	12/02/2020	03/20/2021
DOM · Cumulative DOM	-- · --	20 · 21	36 · 126	4 · 18
Age (# of years)	91	66	61	55
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Commercial	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Adverse ; Industrial	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	1,240	1,327	908	912
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	2 · 1	3 · 1
Total Room #	7	6	4	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	None	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.24 acres	0.14 acres	0.25 acres	0.14 acres
Other	None	None	None	Shed

* 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 List comp # 1 has a similar gross living area, lot size and slightly newer year built compared to the subject property.

Listing 2 List comp # 2 has a smaller gross living area, similar lot size and slightly newer year built compared to the subject property.

Listing 3 List comp # 3 has a smaller gross living area, similar lot size and slightly newer year built compared to the subject property. This comp has been updated.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	417 2nd Street - Holdback	824 J Street	1411 B Street	506 S D Street
City, State	Rupert, ID	Rupert, ID	Heyburn, ID	Rupert, ID
Zip Code	83350	83350	83336	83350
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.63 ¹	5.47 ¹	0.35 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$145,000	\$125,000	\$198,500
List Price \$	--	\$145,000	\$125,000	\$187,500
Sale Price \$	--	\$150,000	\$130,000	\$186,000
Type of Financing	--	Cash	Conventional	Cash
Date of Sale	--	02/24/2021	12/23/2020	01/20/2021
DOM · Cumulative DOM	-- · --	3 · 23	4 · 71	30 · 104
Age (# of years)	91	58	94	56
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Commercial	Neutral ; Residential	Adverse ; Commercial	Neutral ; Residential
View	Adverse ; Industrial	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	1,240	1,040	1,045	1,440
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	2 · 2	3 · 1
Total Room #	7	5	5	6
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.24 acres	0.09 acres	0.33 acres	0.17 acres
Other	None	None	Shed	Shed
Net Adjustment	--	-\$4,800	+\$12,805	-\$49,320
Adjusted Price	--	\$145,200	\$142,805	\$136,680

* 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** Sold comp # 1 has a smaller gross living area, lot size and slightly newer year built compared to the subject property. Adjustments: +\$6600 GLA, -\$500 concessions, +\$3000 lot size, -\$6400 year built, -\$500 shed, +\$8000 no garage, -\$15,000 location
- Sold 2** Sold comp # 2 has a smaller gross living area, similar lot size and year built compared to the subject property. This property is close to the railroad line Adjustments: +\$6435 GLA, -\$500 shed, +\$8000 no garage, -\$3640 concessions, +\$3900 increasing market, -\$2000 bathroom count.
- Sold 3** Sold comp # 3 has a larger gross living area, similar lot size and slightly newer year built compared to the subject property. Adjustments: -\$6600 GLA, -\$37,200, +\$8000 no garage, -\$18600 location, -\$500 shed

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject property has no recent MLS history.			
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	\$147,000	\$147,000
Sales Price	\$143,000	\$143,000
30 Day Price	\$135,000	--
Comments Regarding Pricing Strategy		
The values were determined by weighting the sold comparables using the following weights: S1: 40%, S2: 40% & S3: 10%. The active listings were not weighted in the determination of the subject's fair market value. There is an under-supply of comparables listings in the local market. As a result, the broker had to expand on some guidelines to find sufficient comps for this report.		

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



Side



Side



Street



Street

Subject Photos



Garage



Other



Other



Other

Listing Photos

L1 309 S 4th St
Rupert, ID 83350



Front

L2 1965 18th
Heyburn, ID 83336



Front

L3 627 Malta
Burley, ID 83318



Front

Sales Photos

S1 824 J Street
Rupert, ID 83350



Front

S2 1411 B Street
Heyburn, ID 83336



Front

S3 506 S D Street
Rupert, ID 83350



Front

ClearMaps Addendum

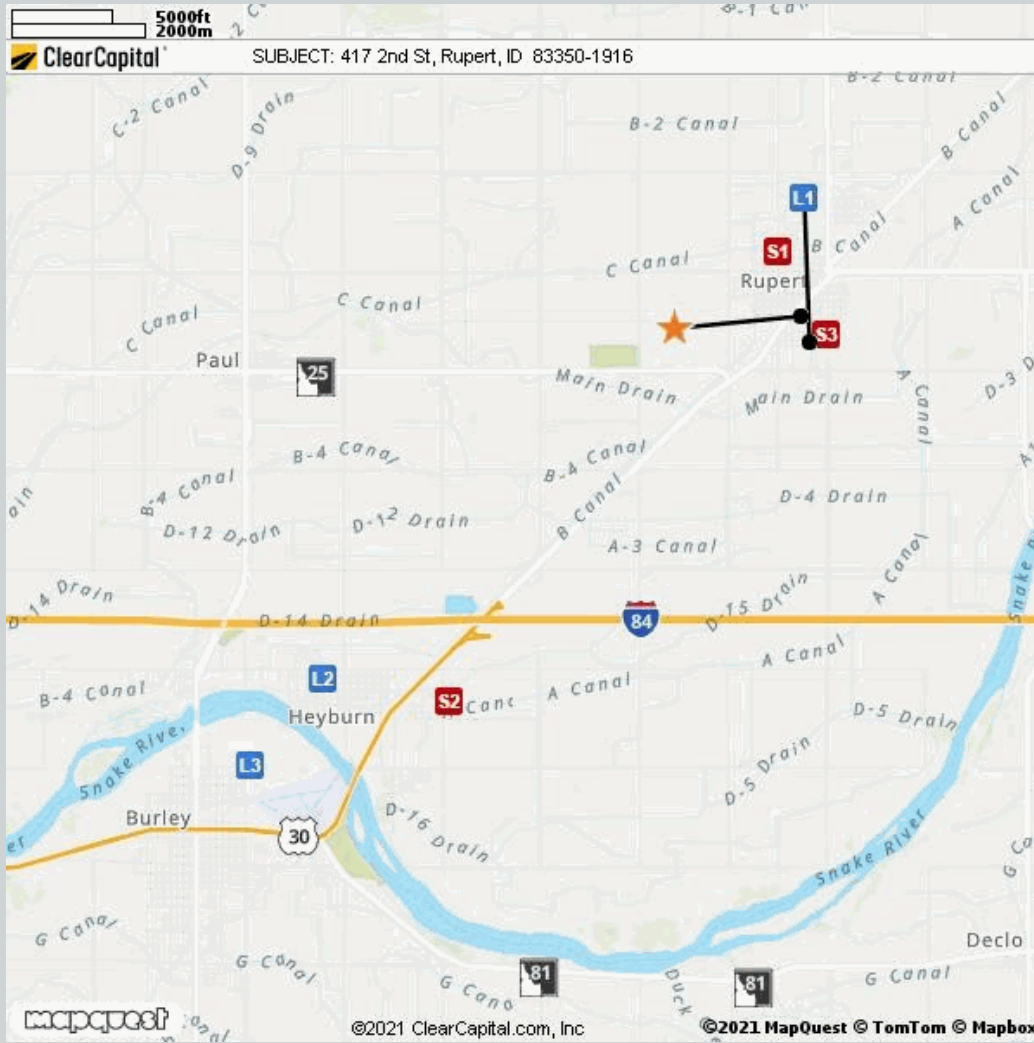
Address ★ 417 2nd Street - Holdback, Rupert, ID 83350

Loan Number 44017

Suggested List \$147,000

Suggested Repaired \$147,000

Sale \$143,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	417 2nd Street - Holdback, Rupert, ID 83350	--	Parcel Match
L1 Listing 1	309 S 4th St, Rupert, ID 83350	0.27 Miles ¹	Parcel Match
L2 Listing 2	1965 18th, Heyburn, ID 83336	6.25 Miles ¹	Parcel Match
L3 Listing 3	627 Malta, Burley, ID 83318	7.37 Miles ¹	Parcel Match
S1 Sold 1	824 J Street, Rupert, ID 83350	0.63 Miles ¹	Parcel Match
S2 Sold 2	1411 B Street, Heyburn, ID 83336	5.47 Miles ¹	Parcel Match
S3 Sold 3	506 S D Street, Rupert, ID 83350	0.35 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	Exp Realty, LLC
License No	AB37809	Address	1287 W Quinn Road Pocatello ID 83202
License Expiration	04/30/2022	License State	ID
Phone	2082205679	Email	kenedwardsre@gmail.com
Broker Distance to Subject	63.77 miles	Date Signed	04/06/2021

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.