

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	430 Tindall Court, Mountain Home, ID 83647	Order ID	7204039	Property ID	29886975
Inspection Date	03/31/2021	Date of Report	04/01/2021		
Loan Number	44099	APN	RPA01210040090A		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Elmore		

Tracking IDs

Order Tracking ID	0330BPOa	Tracking ID 1	0330BPOa
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	JOSHUA SMITH	Condition Comments Physical depreciation is limited to wear and tear on the systems of the home. The home shows average maintenance and condition for it's age. Property has a boarded up window off the garage. Has a trailer in the front yard but unknown occupancy. Located in a cul-de-sac and is across the street from apartment complex and a distressed property.
R. E. Taxes	\$2,462	
Assessed Value	\$147,889	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Leasehold	
Property Condition	Average	
Estimated Exterior Repair Cost	\$300	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$300	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Subject property is located by many different schools, in the area and is a traditional style home located in a neighborhood made up of homes typically built in the last 40 years. large apartment complex built in the neighborhood
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$65,000 High: \$432,000	
Market for this type of property	Increased 14 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	430 Tindall Court	955 Pheasant Ct	685 Brookside Ct	910 Gregory Ln
City, State	Mountain Home, ID	Mountain Home, ID	Mountain Home, ID	Mountain Home, ID
Zip Code	83647	83647	83647	83647
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.66 ¹	0.91 ¹	0.86 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$265,000	\$230,000	\$235,000
List Price \$	--	\$265,000	\$230,000	\$235,000
Original List Date		03/29/2021	03/19/2021	03/25/2021
DOM · Cumulative DOM	-- · --	2 · 3	2 · 13	1 · 7
Age (# of years)	44	24	28	23
Condition	Average	Good	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	1,248	1,336	1,184	1,312
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	6	7	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.16 acres	0.20 acres	0.19 acres
Other	CUL, DE, SAC	CUL, DE, SAC	PART FENCED	CORNER LOT

* 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.

Current Listings - Cont.

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

- Listing 1** updated by both the previous and current owners. The newly refinished front porch is great for lounging any time of the day. Nice open floor plan with two bedrooms on each side of the home. Upgraded kitchen has beautiful quartz countertops and newly painted cabinetry. Newer flooring and paint throughout the home. Large bonus room with a closet
- Listing 2** updated home on a corner lot. Great open concept floor plan. Kitchen was updated with beautiful cabinetry, great counter tops and stainless appliances. Laminate flooring throughout the main living areas. Sunroom adds a great extra space for an office or sunny sitting room. Walk out the back door to the shed with power. Main bedroom has a large closet and an en-suite bathroom.
- Listing 3** Vaulted ceiling upon entry lends to a spacious feel. Well maintained, updated stylish lighting & kitchen that features SS appliances, a gas cooktop, solid surface countertops, pantry, & kitchen-sink window overlooking the East facing backyard. Which, is perfect for the summer w/pergola over patio & a fire-pit.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	430 Tindall Court	1015 E 5th S	920 N 12th E	800 N 4th E
City, State	Mountain Home, ID	Mountain Home, ID	Mountain Home, ID	Mountain Home, ID
Zip Code	83647	83647	83647	83647
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.77 ¹	0.93 ¹	0.44 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$229,000	\$234,900	\$199,900
List Price \$	--	\$229,000	\$234,900	\$199,900
Sale Price \$	--	\$235,000	\$244,000	\$199,900
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	02/11/2021	03/15/2021	03/01/2021
DOM · Cumulative DOM	-- · --	1 · 34	4 · 46	3 · 63
Age (# of years)	44	46	45	42
Condition	Average	Good	Good	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	1,248	1,512	1,390	1,040
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	3 · 2	2 · 2
Total Room #	6	6	6	5
Garage (Style/Stalls)	Attached 2 Car(s)	Carport 1 Car	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.16 acres	0.21 acres	0.15 acres
Other	CUL, DE, SAC	NONE	FIREPLACE	SHED
Net Adjustment	--	-\$8,100	-\$18,906	+\$10,700
Adjusted Price	--	\$226,900	\$225,094	\$210,600

* 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** updated. Move in ready with extra room to spread out, 3 bedrooms PLUS a bonus space and an office. NEW appliances included as well as NEW flooring, cabinets and roof. Step outside and enjoy your pergola covered patio with space to plant a garden! Yard is fully fenced with a small storage shed. ADJUSTMENTS: condition(-9500), baths(2000), sq ft(-6600), parking(6000)
- Sold 2** great layout on a spacious lot. New interior paint, professionally cleaned carpets. Newer vinyl windows at the front of house. Designated laundry room with washer and dryer included. Has a fireplace and is partially fenced. ADJUSTMENTS: sq ft(-3550), acreage(-4356), fireplace(-1500),condition(-9500)
- Sold 3** updates to the kitchen, flooring and bathrooms. Close to downtown for convenience. Storage shed plus a workshop area behind the home with power. Furnace was installed in the fall of 2019. Stainless steel appliances. ADJUSTMENTS: beds(3000), garage(3000), sq ft(5200), shed w/power(-500),

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			last listed in 2013				
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	\$219,900	\$220,200
Sales Price	\$219,900	\$220,200
30 Day Price	\$205,000	--
Comments Regarding Pricing Strategy		
Sale comp #3 shows the best support for final value conclusion. Overall it has the most similar characteristics and amenities to the subject property. All sales utilized were the closest, most recent and most similar sales of these homes in the area.		

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



Side



Side



Street



Street

Subject Photos



Other



Other



Other

Listing Photos

L1 955 PHEASANT CT
Mountain Home, ID 83647



Front

L2 685 BROOKSIDE CT
Mountain Home, ID 83647



Front

L3 910 GREGORY LN
Mountain Home, ID 83647



Front

Sales Photos

S1 1015 E 5TH S
Mountain Home, ID 83647



Front

S2 920 N 12TH E
Mountain Home, ID 83647



Front

S3 800 N 4TH E
Mountain Home, ID 83647



Front

ClearMaps Addendum

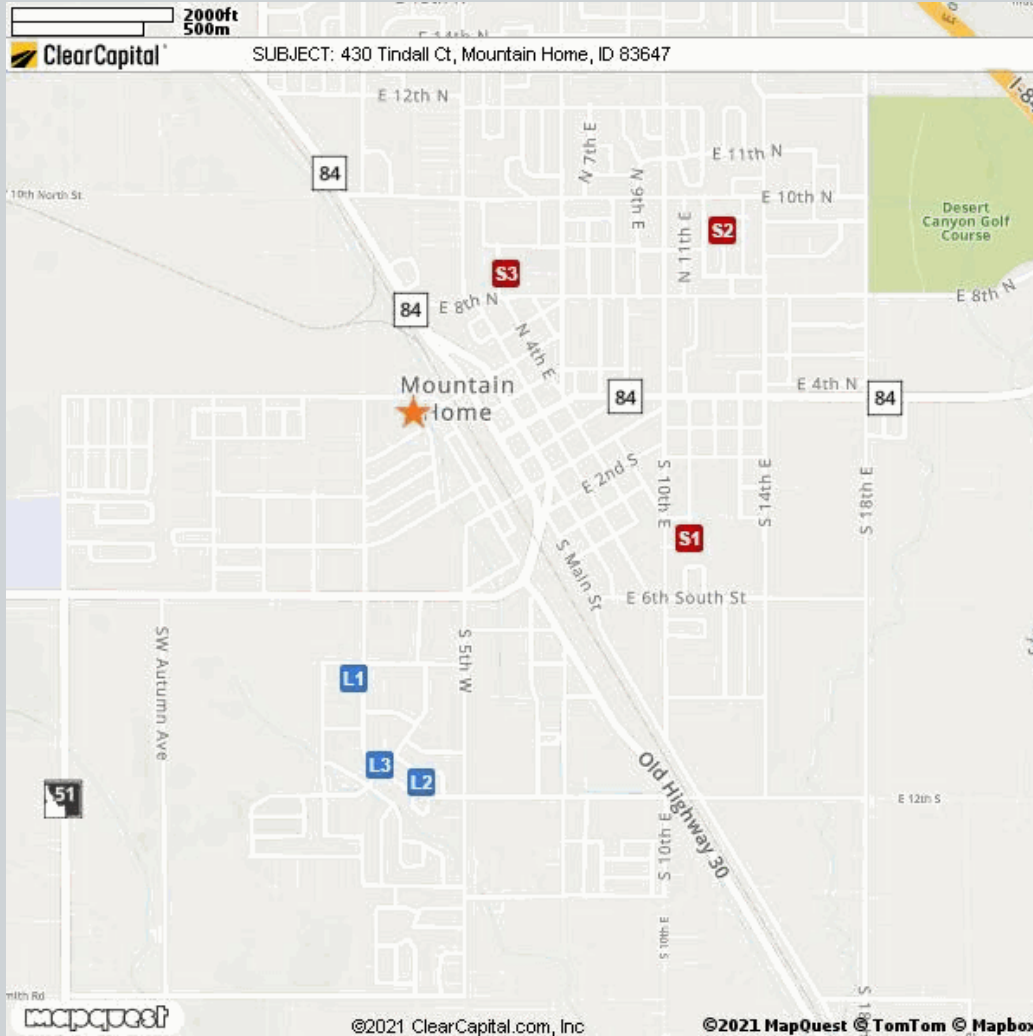
Address ★ 430 Tindall Court, Mountain Home, ID 83647

Loan Number 44099

Suggested List \$219,900

Suggested Repaired \$220,200

Sale \$219,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	430 Tindall Court, Mountain Home, ID 83647	--	Parcel Match
L1 Listing 1	955 Pheasant Ct, Mountain Home, ID 83647	0.66 Miles ¹	Parcel Match
L2 Listing 2	685 Brookside Ct, Mountain Home, ID 83647	0.91 Miles ¹	Parcel Match
L3 Listing 3	910 Gregory Ln, Mountain Home, ID 83647	0.86 Miles ¹	Parcel Match
S1 Sold 1	1015 E 5th S, Mountain Home, ID 83647	0.77 Miles ¹	Parcel Match
S2 Sold 2	920 N 12th E, Mountain Home, ID 83647	0.93 Miles ¹	Parcel Match
S3 Sold 3	800 N 4th E, Mountain Home, ID 83647	0.44 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	Mary Walters	Company/Brokerage	SILVERCREEK REALTY GROUP
License No	AB29532	Address	5312 S VALLEY ST BOISE ID 83709
License Expiration	12/31/2022	License State	ID
Phone	2087247478	Email	msasee2002@msn.com
Broker Distance to Subject	42.70 miles	Date Signed	04/01/2021

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.