

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.

<b>Address</b>	5266 W Old Highway 91, Pocatello, ID 83204	<b>Order ID</b>	7211884	<b>Property ID</b>	29901898
<b>Inspection Date</b>	04/03/2021	<b>Date of Report</b>	04/07/2021		
<b>Loan Number</b>	44104	<b>APN</b>	RPRRBLR001700		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Bannock		

### Tracking IDs

<b>Order Tracking ID</b>	0402BPOb	<b>Tracking ID 1</b>	0402BPOb
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Herman Cornwall	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$606	The subject property is a ranch style home that sits back away from Highway 91 down a private road. The property appears to be in average condition for its year built and location. Other view: Active railroad line near subject. Property has a mountain view, too,	
<b>Assessed Value</b>	\$130,913		
<b>Zoning Classification</b>	SFR		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Partially Visible		
<b>Road Type</b>	Private		

### Neighborhood & Market Data

<b>Location Type</b>	Rural	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Improving	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.	
<b>Sales Prices in this Neighborhood</b>	Low: \$135,000 High: \$215,000		
<b>Market for this type of property</b>	Increased 6 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	5266 W Old Highway 91	1660 East Street	1308 N Garfield	140 Railroad Avenue
<b>City, State</b>	Pocatello, ID	Pocatello, ID	Pocatello, ID	Arimo, ID
<b>Zip Code</b>	83204	83204	83204	83214
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	8.78 <sup>1</sup>	8.52 <sup>1</sup>	18.20 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$149,900	\$147,000	\$240,000
<b>List Price \$</b>	--	\$149,900	\$147,000	\$229,000
<b>Original List Date</b>		02/22/2021	03/16/2021	03/18/2021
<b>DOM · Cumulative DOM</b>	-- · --	35 · 44	2 · 22	9 · 20
<b>Age (# of years)</b>	86	81	101	83
<b>Condition</b>	Average	Average	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Adverse ; Other	Neutral ; Residential	Neutral ; Residential	Adverse ; Other
<b>View</b>	Beneficial ; Mountain	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,144	968	908	1,022
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	3 · 1	2 · 1	2 · 1
<b>Total Room #</b>	4	5	4	4
<b>Garage (Style/Stalls)</b>	None	None	Detached 1 Car	Attached 1 Car
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	0%	0%	0%	100%
<b>Basement Sq. Ft.</b>	288	130	352	910
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.35 acres	0.22 acres	0.13 acres	0.28 acres
<b>Other</b>	None	None	None	None

\* Listing 1 is the most comparable listing to the subject.

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

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

<sup>3</sup> 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 smaller gross living area, slightly smaller lot size and similar year built compared to the subject property.

**Listing 2** List comp # 2 has a smaller gross living area, lot size and similar year built compared to the subject property. This comp has new exterior paint, LVP flooring and a new 30 year architectural roof.

**Listing 3** List comp # 3 has a similar gross living area, lot size and year built compared to the subject property. This comp is close by a railroad line and has been fully updated.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	5266 W Old Highway 91	956 Broadway	230 Ada Avenue	935 Belmont Street
<b>City, State</b>	Pocatello, ID	Pocatello, ID	Inkom, ID	Pocatello, ID
<b>Zip Code</b>	83204	83204	83245	83204
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	4.53 <sup>1</sup>	3.85 <sup>1</sup>	4.62 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$159,999	\$169,900	\$110,000
<b>List Price \$</b>	--	\$159,999	\$169,900	\$110,000
<b>Sale Price \$</b>	--	\$155,000	\$175,000	\$105,000
<b>Type of Financing</b>	--	Conventional	Cash	Cash
<b>Date of Sale</b>	--	11/23/2020	02/12/2021	04/15/2020
<b>DOM · Cumulative DOM</b>	-- · --	45 · 45	47 · 106	9 · 85
<b>Age (# of years)</b>	86	71	49	81
<b>Condition</b>	Average	Good	Average	Fair
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Quick Sale
<b>Location</b>	Adverse ; Other	Neutral ; Residential	Adverse ; Busy Road	Neutral ; Residential
<b>View</b>	Beneficial ; Mountain	Neutral ; Residential	Beneficial ; Mountain	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1.5 Stories Average	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,144	1,050	1,040	1,041
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 1	3 · 1	3 · 1
<b>Total Room #</b>	4	4	5	6
<b>Garage (Style/Stalls)</b>	None	Attached 1 Car	None	None
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	288	480	0	416
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.35 acres	0.56 acres	0.22 acres	0.12 acres
<b>Other</b>	None	Barn	None	None
<b>Net Adjustment</b>	--	-\$22,180	-\$31,130	+\$150
<b>Adjusted Price</b>	--	\$132,820	\$143,870	\$105,150

\* Sold 2 is the most comparable sale to the subject.

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

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

<sup>3</sup> 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, year built and lot size compared to the subject property. This comp has been updated. Adjustments: -\$15,500 barn, +\$15,500 no mountain view, -\$2000 concessions, -\$2880 basement, +\$6200 increasing market, -\$15500 great access to amenities, -\$8000 garage
- Sold 2** Sold comp # 2 has a similar gross living area, slightly newer year built and smaller lot size compared to the subject property. This comp is located on a busy street. Adjustments: -\$26,250 updated property, -\$5200 concessions, +\$4320 no basement, -\$4000 garage
- Sold 3** Sold comp # 3 has a similar gross living area, year built and lot size compared to the subject property. Adjustments: -\$15750 shop, -\$7200 basement, +\$21000 fair condition (estate sale), -\$10500 location has superior access to amenities, +\$12600 increase market.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The subject property has no recent MLS history.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$141,000	\$141,000
<b>Sales Price</b>	\$137,000	\$137,000
<b>30 Day Price</b>	\$129,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The values were determined by weighting the sold comparables using the following weights: S1: 30%, S2: 60% &amp; 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. Revisions (04/06/2021): Provided comp review: 956 Broadway, Pocatello was not used because it has an exterior shop. The shop alone would provide a -20% adjustment which would be support of the current value and</p>		

### 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.

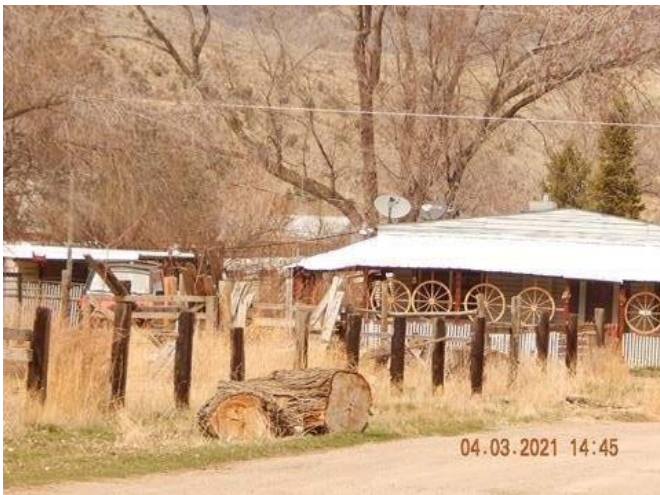
### Subject Photos



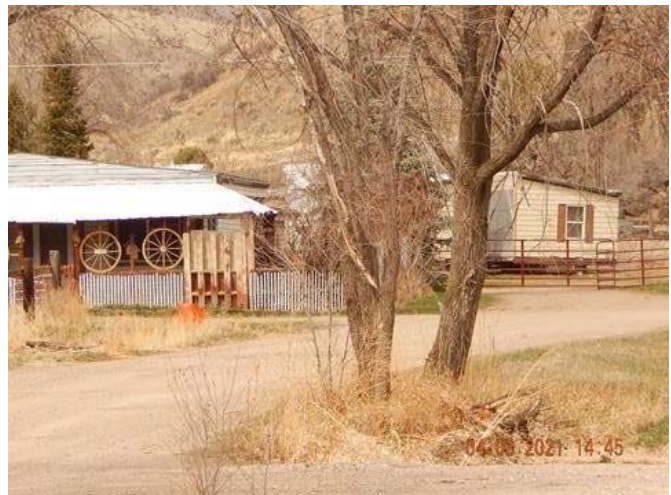
Front



Address Verification



Side



Side



Street



Street

### Subject Photos



Other



Other



## Listing Photos

**L1** 1660 East Street  
Pocatello, ID 83204



Front

**L2** 1308 N Garfield  
Pocatello, ID 83204



Front

**L3** 140 Railroad Avenue  
Arimo, ID 83214



Front

## Sales Photos

**S1** 956 Broadway  
Pocatello, ID 83204



Front

**S2** 230 Ada Avenue  
Inkom, ID 83245



Front

**S3** 935 Belmont Street  
Pocatello, ID 83204



Front

### ClearMaps Addendum

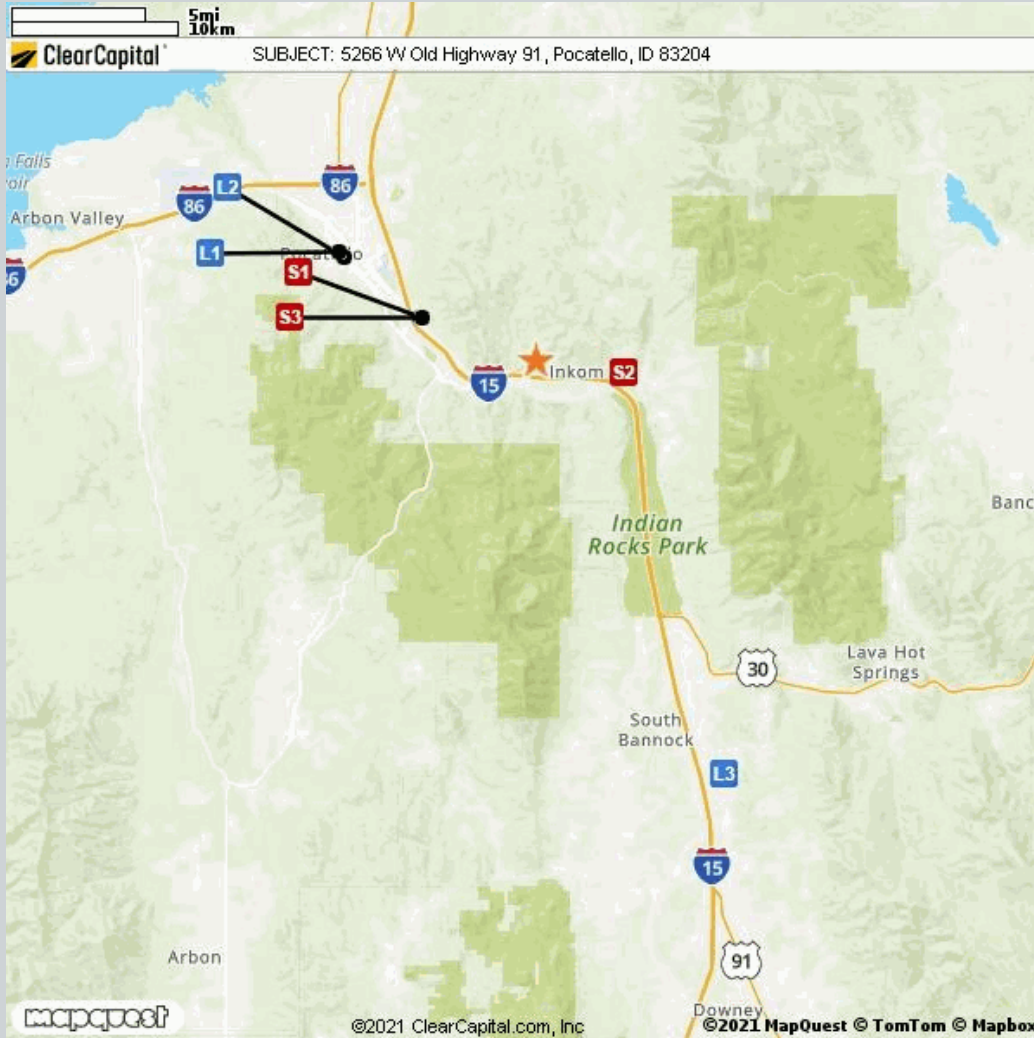
**Address** ★ 5266 W Old Highway 91, Pocatello, ID 83204

**Loan Number** 44104

**Suggested List** \$141,000

**Suggested Repaired** \$141,000

**Sale** \$137,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5266 W Old Highway 91, Pocatello, ID 83204	--	Parcel Match
L1 Listing 1	1660 East Street, Pocatello, ID 83204	8.78 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1308 N Garfield, Pocatello, ID 83204	8.52 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	140 Railroad Avenue, Arimo, ID 83214	18.20 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	956 Broadway, Pocatello, ID 83204	4.53 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	230 Ada Avenue, Inkom, ID 83245	3.85 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	935 Belmont Street, Pocatello, ID 83204	4.62 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Kenneth Edwards	<b>Company/Brokerage</b>	Exp Realty, LLC
<b>License No</b>	AB37809	<b>Address</b>	1287 W Quinn Road Pocatello ID 83202
<b>License Expiration</b>	04/30/2022	<b>License State</b>	ID
<b>Phone</b>	2082205679	<b>Email</b>	kenedwardsre@gmail.com
<b>Broker Distance to Subject</b>	10.67 miles	<b>Date Signed</b>	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.**