

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 | 3821 N 26th W, Idaho Falls, ID 83402 | Order ID | 7251478 | Property ID | 30023060 |
| Inspection Date | 04/23/2021 | Date of Report | 04/24/2021 | | |
| Loan Number | 44117 | APN | RP02N37E037202 | | |
| Borrower Name | Breckenridge Property Fund 2016 LLC | County | Bonneville | | |

| | | | | | |
|--------------------------|---------|----------------------|---------|--|--|
| Tracking IDs | | | | | |
| Order Tracking ID | 0422BPO | Tracking ID 1 | 0422BPO | | |
| Tracking ID 2 | -- | Tracking ID 3 | -- | | |

General Conditions

| | | | |
|---|--------------|---|--|
| Owner | Tyson Harker | Condition Comments | |
| R. E. Taxes | \$1,703 | Subject is a one story single family residence with average curb appeal. There are no needed repairs apparent based on exterior inspection only. Most recent MLS shows 2 acres included with the property but the Assessor shows a total of 23.7 acres. | |
| Assessed Value | \$168,433 | | |
| Zoning Classification | Residential | | |
| Property Type | SFR | | |
| Occupancy | Vacant | | |
| Secure? | Yes | | |
| (Unknown, appears to be vacant due to lack of personal property.) | | | |
| 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 | Rural | Neighborhood Comments | |
| Local Economy | Stable | Rural neighborhood with a variety of home styles. Parks, schools and all major amenities are 2+ miles away. | |
| Sales Prices in this Neighborhood | Low: \$290,000 High: \$495,000 | | |
| Market for this type of property | Increased 10 % in the past 6 months. | | |
| Normal Marketing Days | <90 | | |

Current Listings

| | Subject | Listing 1 * | Listing 2 | Listing 3 |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 3821 N 26th W | 1896 S 52 E | 6160 N Jaring Cir | 3741 E 700 N |
| City, State | Idaho Falls, ID | Ammon, ID | Idaho Falls, ID | Rigby, ID |
| Zip Code | 83402 | 83401 | 83401 | 83442 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 8.46 ¹ | 3.84 ¹ | 15.18 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$298,000 | \$339,900 | \$380,000 |
| List Price \$ | -- | \$298,000 | \$339,900 | \$350,000 |
| Original List Date | | 12/10/2020 | 04/05/2021 | 03/03/2021 |
| DOM · Cumulative DOM | -- · -- | 2 · 135 | 3 · 19 | 36 · 52 |
| Age (# of years) | 56 | 107 | 46 | 101 |
| 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 | Beneficial ; Mountain | Neutral ; Residential | Neutral ; Residential |
| Style/Design | 1 Story ranch | 1 Story ranch | 1 Story ranch | 1.5 Stories ranch |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 2,385 | 2,310 | 1,800 | 2,756 |
| Bdrm · Bths · ½ Bths | 3 · 1 | 2 · 2 | 3 · 2 | 4 · 2 |
| Total Room # | 5 | 6 | 7 | 8 |
| Garage (Style/Stalls) | None | Attached 2 Car(s) | None | Detached 2 Car(s) |
| Basement (Yes/No) | Yes | Yes | Yes | No |
| Basement (% Fin) | 0% | 95% | 100% | 0% |
| Basement Sq. Ft. | 702 | 400 | 960 | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 23.7 acres | 1.06 acres | .99 acres | 1 acres |
| Other | none | 2 FP,shed,RV,patio | FP,RV,shed,deck,fence | 2 FP, porch |

* Listing 1 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 Comp is older, smaller and has a smaller lot but more amenities. Newer looking vinyl and brick exterior.

Listing 2 Comp is newer and has more amenities but smaller with a smaller lot. Lots of counter space. No upgrades noted.

Listing 3 Comp is larger but older and has a smaller lot. Large living room. Yard has lilacs, snowball bushes and apple trees. No upgrades noted.

Recent Sales

| | Subject | Sold 1 * | Sold 2 | Sold 3 |
|-------------------------------|-----------------------|-----------------------|--------------------------|-----------------------|
| Street Address | 3821 N 26th W | 2864 E 97 N | 3838 E 65 S | 4360 Wanda St |
| City, State | Idaho Falls, ID | Idaho Falls, ID | Idaho Falls, ID | Ammon, ID |
| Zip Code | 83402 | 83401 | 83406 | 83406 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 6.50 ¹ | 8.97 ¹ | 7.84 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$325,000 | \$300,000 | \$353,000 |
| List Price \$ | -- | \$299,900 | \$300,000 | \$318,500 |
| Sale Price \$ | -- | \$307,500 | \$360,000 | \$303,000 |
| Type of Financing | -- | Conv | Conv | Cash |
| Date of Sale | -- | 01/21/2021 | 04/02/2021 | 11/10/2020 |
| DOM · Cumulative DOM | -- · -- | 2 · 97 | 12 · 64 | 38 · 195 |
| Age (# of years) | 56 | 47 | 41 | 33 |
| Condition | Average | Average | Average | Average |
| Sales Type | -- | Fair Market Value | REO | Fair Market Value |
| Location | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| View | Neutral ; Residential | Neutral ; Residential | Beneficial ; Mountain | Neutral ; Residential |
| Style/Design | 1 Story ranch | 1 Story ranch | 1 Story ranch | 1 Story ranch |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 2,385 | 2,343 | 2,272 | 2,754 |
| Bdrm · Bths · ½ Bths | 3 · 1 | 4 · 2 | 2 · 1 | 5 · 2 · 1 |
| Total Room # | 5 | 7 | 6 | 8 |
| Garage (Style/Stalls) | None | None | Attached 2 Car(s) | Attached 2 Car(s) |
| Basement (Yes/No) | Yes | Yes | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | 702 | 1,100 | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 23.7 acres | 1 acres | 5.11 acres | .82 acres |
| Other | none | none | FP, outbldgs, part fence | RV,patio,porch,fence |
| Net Adjustment | -- | -\$10,683 | -\$18,148 | -\$13,225 |
| Adjusted Price | -- | \$296,817 | \$341,852 | \$289,775 |

* 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.

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

Sold 1 Comp is newer but has a smaller lot. It has a large open family room with natural light. Updated plumbing, electrical and HVAC.

Sold 2 Comp is smaller but newer and has a larger lot. Home sold as is. Needs some updating. No upgrades noted.

Sold 3 Comp is larger and newer but has a smaller lot. Kitchen has tile flooring and pantry. No upgrades noted.

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|---------------------------------|---------------|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | Listing History Comments | | | | |
| Listing Agency/Firm | | | Subject was sold on 1/13/21. | | | | |
| Listing Agent Name | | | | | | | |
| Listing Agent Phone | | | | | | | |
| # of Removed Listings in Previous 12 Months | 0 | | | | | | |
| # of Sales in Previous 12 Months | 1 | | | | | | |
| Original List Date | Original List Price | Final List Date | Final List Price | Result | Result Date | Result Price | Source |
| 08/05/2021 | \$150,000 | -- | -- | -- | -- | -- | MLS |

Marketing Strategy

| | | |
|---|--------------------|-----------------------|
| | As Is Price | Repaired Price |
| Suggested List Price | \$300,000 | \$300,000 |
| Sales Price | \$295,000 | \$295,000 |
| 30 Day Price | \$275,000 | -- |
| Comments Regarding Pricing Strategy | | |
| <p>Value is based on adjusted sold comps at normal market times with some weight given to current market conditions. Market in the area has been increasing steadily over the past 2 years as well as home values. Due to subject's rural location, large gla and limited comps, it was necessary to expand all search criteria in order to find enough comps to use in the report. Although the subject has such a large lot, most of it is agricultural/grazing ground and does not add much value to the property.</p> | | |

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



Street

Listing Photos

L1 1896 S 52 E
Ammon, ID 83401



Front

L2 6160 N Jaring Cir
Idaho Falls, ID 83401



Front

L3 3741 E 700 N
Rigby, ID 83442



Front

Sales Photos

S1 2864 E 97 N
Idaho Falls, ID 83401



Front

S2 3838 E 65 S
Idaho Falls, ID 83406



Front

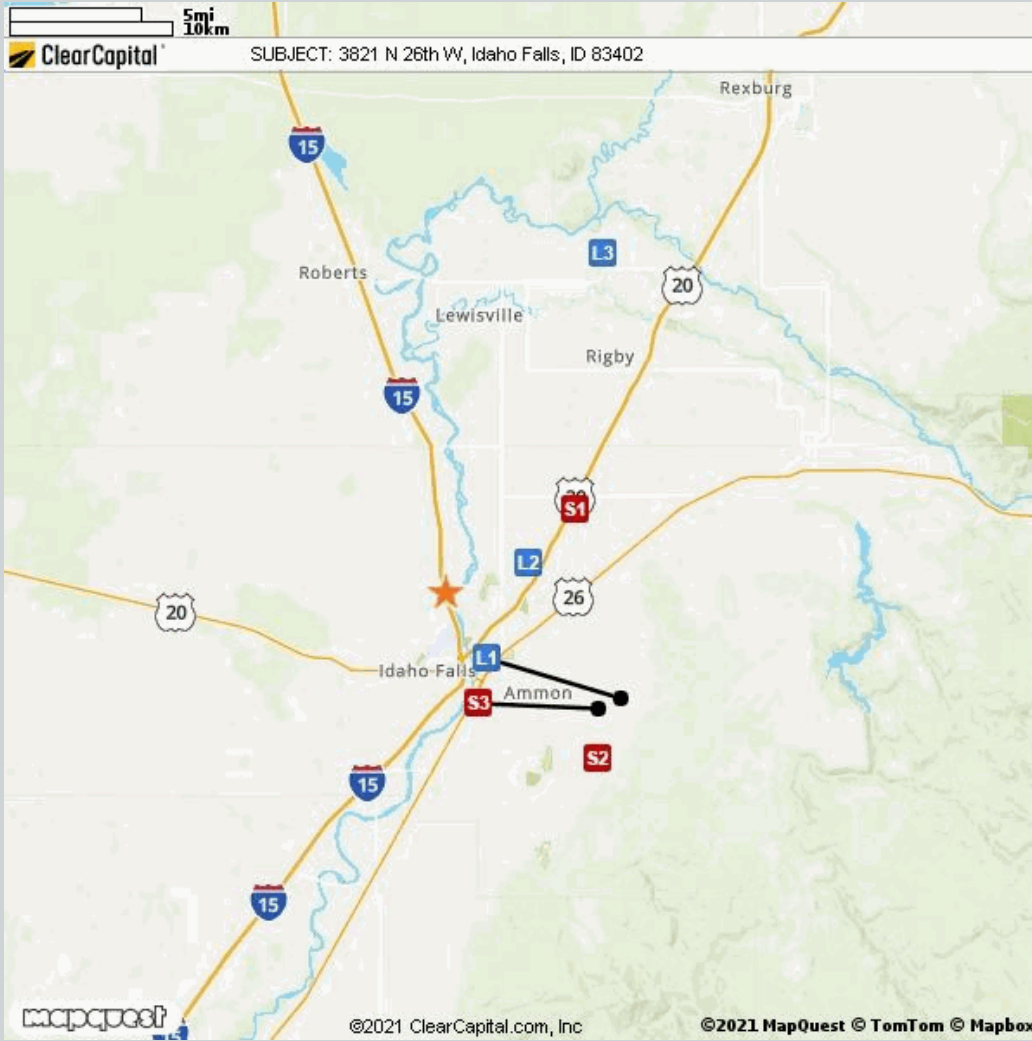
S3 4360 Wanda St
Ammon, ID 83406



Front

ClearMaps Addendum

Address ★ 3821 N 26th W, Idaho Falls, ID 83402
Loan Number 44117 **Suggested List** \$300,000 **Suggested Repaired** \$300,000 **Sale** \$295,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|--|--------------------------|------------------|
| ★ Subject | 3821 N 26th W, Idaho Falls, ID 83402 | -- | Parcel Match |
| L1 Listing 1 | 1896 S 52 E, Idaho Falls, ID 83406 | 8.46 Miles ¹ | Parcel Match |
| L2 Listing 2 | 6160 N Jaring Cir, Idaho Falls, ID 83401 | 3.84 Miles ¹ | Parcel Match |
| L3 Listing 3 | 3741 E 700 N, Rigby, ID 83442 | 15.18 Miles ¹ | Parcel Match |
| S1 Sold 1 | 2864 E 97 N, Idaho Falls, ID 83401 | 6.50 Miles ¹ | Parcel Match |
| S2 Sold 2 | 3838 E 65 S, Idaho Falls, ID 83406 | 8.97 Miles ¹ | Parcel Match |
| S3 Sold 3 | 4360 Wanda St, Idaho Falls, ID 83406 | 7.84 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 realistic market value for this property at which it would sell in a typical marketing time for the area.

Comparable Requirements:

If any of the following comparable criteria cannot be met, commentary is required as to why you expanded your search, and what the effect on value will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Property Condition Definitions:

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

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.

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.

Photo Instructions

1. One current, original photo of the front of the subject
2. Damages (upload enough photos to support your repair cost estimates)
3. Two street scene photos, one looking

Report Instructions - cont.

each direction down the street

4. One view photo looking across the street from the subject
5. One address verification photo
6. MLS photos of all (3) sold comparables, if available
7. MLS photos of all (3) listing comparables, if available

Broker Information

| | | | |
|-----------------------------------|-------------|--------------------------|---|
| Broker Name | Kevin Birch | Company/Brokerage | BirchTree Real Estate |
| License No | DB30021 | Address | 630 S Woodruff Ave Idaho Falls ID 83401 |
| License Expiration | 05/31/2022 | License State | ID |
| Phone | 2084970777 | Email | kevin@idahoreobroker.com |
| Broker Distance to Subject | 4.98 miles | Date Signed | 04/23/2021 |

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.