

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	9650 N Meadow Way, Hayden, ID 83835	Order ID	7242891	Property ID	30006164
Inspection Date	04/20/2021	Date of Report	04/20/2021		
Loan Number	44118	APN	H91000030020		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Kootenai		

Tracking IDs

Order Tracking ID	0419BPO	Tracking ID 1	0419BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	ANTHONY S DUNNINGTON	Condition Comments	
R. E. Taxes	\$1,333	The subject just closed, no noted major repairs and conforms to the area. Sold for cash no appraisal.	
Assessed Value	\$260,190		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (locked doors)		
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	Stable	The area is maintained, older and conforms to the area, with no noted major repairs. Located within 1 mile of schools, shopping, and services.	
Sales Prices in this Neighborhood	Low: \$250,000 High: \$675,000		
Market for this type of property	Increased 18 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	9650 N Meadow Way	9780 N Meadow Way	895 W Bruce Ln	10220 N Reed Rd
City, State	Hayden, ID	Hayden, ID	Hayden, ID	Hayden, ID
Zip Code	83835	83835	83835	83835
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.84 ¹	0.97 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$395,000	\$395,000	\$499,000
List Price \$	--	\$395,000	\$395,000	\$489,000
Original List Date		03/18/2021	04/02/2021	03/31/2021
DOM · Cumulative DOM	-- · --	33 · 33	18 · 18	20 · 20
Age (# of years)	43	42	52	49
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 rancher	1 Story rancher	1 Story rancher	1 Story rancher
# Units	1	1	1	1
Living Sq. Feet	1,175	1,400	988	912
Bdrm · Bths · ½ Bths	4 · 3	4 · 2	4 · 2	3 · 2
Total Room #	7	7	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	1,175	391	988	912
Pool/Spa	--	--	--	--
Lot Size	0.26 acres	.26 acres	.25 acres	.33 acres
Other	none	none	none	none

* 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 located on the same street, more above ground GLA, conforms to the area and less bathrooms.

Listing 2 Comp is smaller, conforms to the area and the main difference may be inside upgrades, no noted major repairs.

Listing 3 Comp is in a superior location, conforms to the area and has a shed, the main difference may be the inside upgrades.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	9650 N Meadow Way	2027 W St Estephe Ct	10940 N Ramsey Rd	9625 N Valley Way
City, State	Hayden, ID	Hayden, ID	Hayden, ID	Hayden, ID
Zip Code	83835	83835	83835	83835
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.67 ¹	0.89 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$350,000	\$399,000	\$424,999
List Price \$	--	\$350,000	\$399,000	\$424,999
Sale Price \$	--	\$358,000	\$375,000	\$425,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	01/29/2021	01/27/2021	04/02/2021
DOM · Cumulative DOM	-- · --	43 · 43	55 · 55	35 · 35
Age (# of years)	43	42	33	43
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 rancher	1 Story rancher	1 Story rancher	1 Story rancher
# Units	1	1	1	1
Living Sq. Feet	1,175	991	1,672	966
Bdrm · Bths · ½ Bths	4 · 3	4 · 2	3 · 2	3 · 2
Total Room #	7	7	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	Attached 3 Car(s)
Basement (Yes/No)	Yes	Yes	No	Yes
Basement (% Fin)	100%	100%	0%	100%
Basement Sq. Ft.	1175	991	--	966
Pool/Spa	--	--	--	--
Lot Size	0.26 acres	.31 acres	.34 acres	.26 acres
Other	none	none	none	none
Net Adjustment	--	+\$14,040	+\$27,340	+\$13,540
Adjusted Price	--	\$372,040	\$402,340	\$438,540

* Sold 2 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** Comp is smaller, conforms to the area and no noted major repairs, the main difference may be inside upgrades. Adjustments: GLA 5520, bathroom 3000, basement 5520.
- Sold 2** Comp has no basement, has no garage, and is like the subject, on more of a busy road, the main difference may be inside upgrades. Adjustments: GLA -14910, bathroom 3000, garage 4000, basement 35250.
- Sold 3** Comp is smaller, conforms to the area and like the subject, the main difference may be inside upgrades. Adjustments: GLA 6270, bathroom 3000, garage -2000, basement 6270.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				MLS 21-2074, closed 04/19/2021. no other listing or sold data in the past 12 months.			
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
03/16/2021	\$429,900	03/25/2021	\$429,900	Sold	04/19/2021	\$400,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$405,000	\$405,000
Sales Price	\$403,000	\$403,000
30 Day Price	\$400,000	--
Comments Regarding Pricing Strategy		
<p>The subject is an older built home and no noted major repairs, the main difference in the area may be inside upgrades. The search of the area was conducted of 20% GLA, 1 mile, 180 DOM, and 10 Years. The comps used in this order are the most like the subject. The pandemic is affecting the listings in the area, with few listings to compare, however, the sold comps are staying steady. Many homes are selling for more than the list price due to the lack of comps in the area listed. Due to the lack of comps may of not been able to bracket the listing values.</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

Listing Photos

L1 9780 N Meadow Way
Hayden, ID 83835



Front

L2 895 W Bruce Ln
Hayden, ID 83835



Front

L3 10220 N Reed Rd
Hayden, ID 83835



Front

Sales Photos

S1 2027 W St Estephe Ct
Hayden, ID 83835



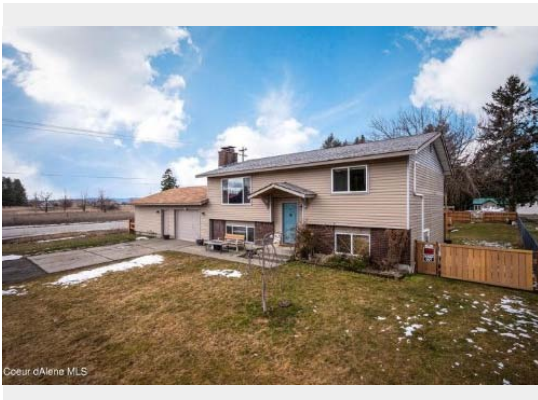
Front

S2 10940 N Ramsey Rd
Hayden, ID 83835



Front

S3 9625 N Valley Way
Hayden, ID 83835



Front

ClearMaps Addendum

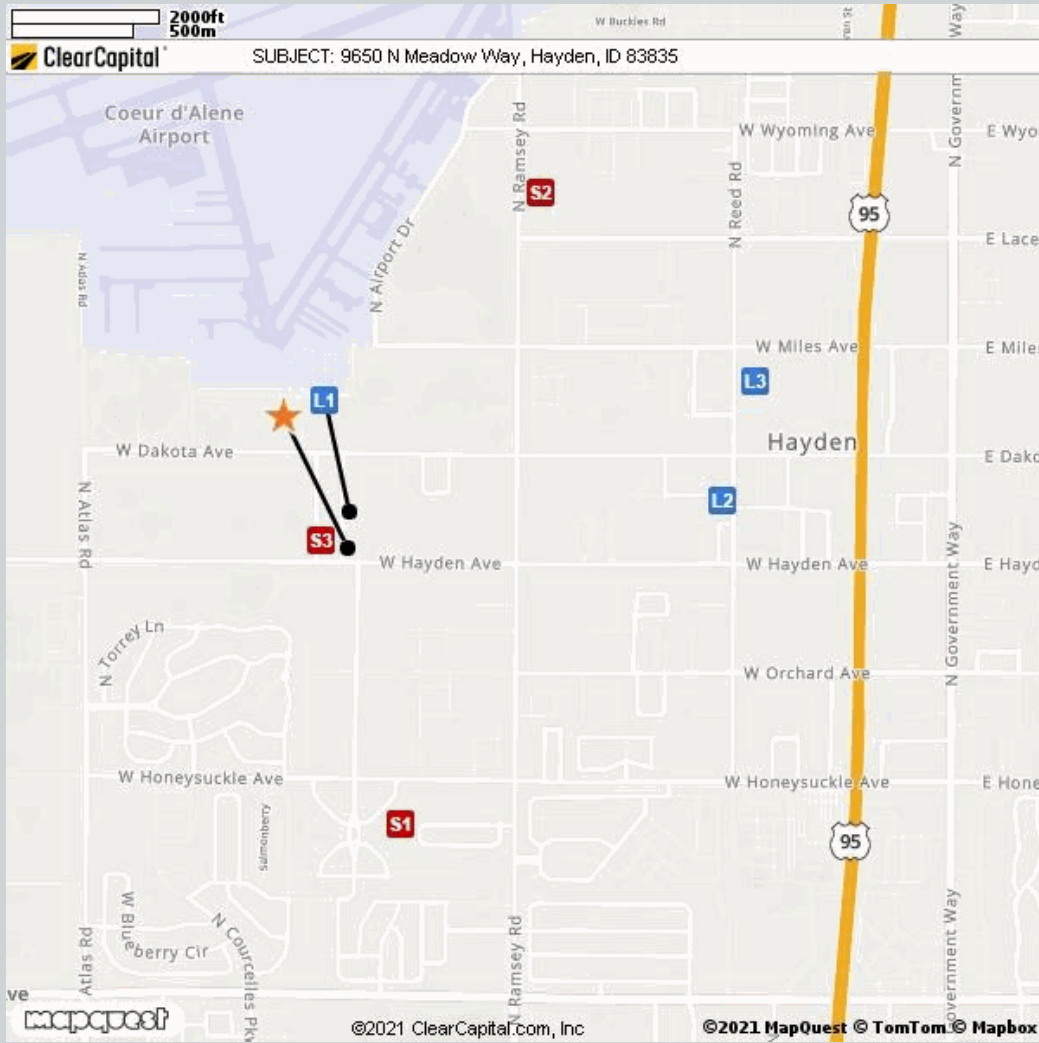
Address ★ 9650 N Meadow Way, Hayden, ID 83835

Loan Number 44118

Suggested List \$405,000

Suggested Repaired \$405,000

Sale \$403,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	9650 N Meadow Way, Hayden, ID 83835	--	Parcel Match
L1 Listing 1	9780 N Meadow Way, Hayden, ID 83835	0.09 Miles ¹	Parcel Match
L2 Listing 2	895 W Bruce Ln, Hayden, ID 83835	0.84 Miles ¹	Parcel Match
L3 Listing 3	10220 N Reed Rd, Hayden, ID 83835	0.97 Miles ¹	Parcel Match
S1 Sold 1	2027 W St Estephe Ct, Hayden, ID 83835	0.67 Miles ¹	Parcel Match
S2 Sold 2	10940 N Ramsey Rd, Hayden, ID 83835	0.89 Miles ¹	Parcel Match
S3 Sold 3	9625 N Valley Way, Hayden, ID 83835	0.09 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	Janet Ratzlaff	Company/Brokerage	Ratzlaff Investment Estates
License No	AB42864	Address	4879 E 16Th Post Falls ID 83854
License Expiration	10/31/2022	License State	ID
Phone	5597602584	Email	janratzloff@gmail.com
Broker Distance to Subject	3.90 miles	Date Signed	04/20/2021

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.