

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	851 N Benjamin Lane, Boise, IDAHO 83704	Order ID	7310933	Property ID	30341202
Inspection Date	05/22/2021	Date of Report	05/22/2021		
Loan Number	44719	APN	R0891250015		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Ada		

Tracking IDs					
Order Tracking ID	0520BPO	Tracking ID 1	0520BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	SCARDINO TAMMY	The subject is a condo in average condition with no repair items noted. The subject is a two- story property. The subject is not located on a parcel. Occupancy based on tax records (attached).
R. E. Taxes	\$1,141	
Assessed Value	\$192,200	
Zoning Classification	Residential	
Property Type	Condo	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Benjamin Lane C	
Association Fees	\$80 / Month (Landscaping)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The subject is located in a market with year to date pricing up 15%. The subject is located near parks, schools, and city services. 21 sold comps were found. 9 active comps were found within a 2 mile search radius of the subject.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$218,000 High: \$442,000	
Market for this type of property	Increased 15 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	851 N Benjamin Lane	8875 W Irving	10994 W Garverdale Lane	1050 N Camelot
City, State	Boise, IDAHO	Boise, ID	Boise, ID	Boise, ID
Zip Code	83704	83704	83713	83704
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.30 ¹	1.64 ¹	0.92 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$218,000	\$264,500	\$269,900
List Price \$	--	\$218,000	\$264,500	\$269,900
Original List Date		04/13/2021	04/22/2021	04/29/2021
DOM · Cumulative DOM	-- · --	3 · 39	5 · 30	6 · 23
Age (# of years)	41	25	13	49
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Traditional	1 Story Traditional	2 Stories Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,014	852	1,001	917
Bdrm · Bths · ½ Bths	2 · 1	2 · 2	2 · 2	1 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	None	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	None	None	None	None

* 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 Active 1 is similar to the subject based on property type (condo), location, year built, condition and square footage.

Listing 2 Active 2 is similar to the subject based on property type (condo), square footage, condition, layout.

Listing 3 Active 3 is similar to the subject based on property type (condo)m year built, condition, square footage.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	851 N Benjamin Lane	7084 W Colehaven Lane	1240 N Camelot Drive	8409 Rifleman
City, State	Boise, IDAHO	Boise, ID	Boise, ID	Boise, ID
Zip Code	83704	83704	83704	83704
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.97 ¹	0.94 ¹	0.10 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$250,000	\$235,000	\$260,000
List Price \$	--	\$250,000	\$235,000	\$260,000
Sale Price \$	--	\$240,000	\$255,000	\$260,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	03/29/2021	04/27/2021	05/21/2021
DOM · Cumulative DOM	-- · --	8 · 67	3 · 53	1 · 34
Age (# of years)	41	43	47	41
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Traditional	2 Stories Traditional	1 Story Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,014	813	840	864
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	1 · 1	2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	Carport 1 Car	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 acres	0 acres	0 acres	0 acres
Other	None	None	None	None
Net Adjustment	--	+\$3,618	+\$3,132	+\$2,700
Adjusted Price	--	\$243,618	\$258,132	\$262,700

* 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** Sold 1 is similar to the subject based on property type (condo), condition, year built, layout. The comparable has an inferior square footage.
- Sold 2** Sold 2 is similar to the subject based on property type (condo), condton, year built. The comparable has an inferior square footage. The comparable sold for more than asking price, as the subject is located in a highly appreciating market with year to date pricing up 15%. All disclosed seller concessions and buyer closing costs have been added to the form based on MLS data from Intermountain MLS.
- Sold 3** Sold 3 is similar to the subject based on property type (condo), year built, condition. The comparable has an inferior square footage.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				MLS # 98795362 (attached)			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
03/05/2021	\$249,900	04/05/2021	\$239,900	Withdrawn	04/12/2021	\$239,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$260,000	\$260,000
Sales Price	\$260,000	\$260,000
30 Day Price	\$260,000	--
Comments Regarding Pricing Strategy		
<p>Search parameters: The subject property type (condo) is uncommon in the market. The search parameters were relaxed as follows: Search radius was expanded to include a 2 miles to include similar neighborhoods, a six month timeframe, all comps of a similar property type, all other filters were removed. The most similar comparables on Intermountain MLS were selected. 21 sold comps were found and 9 active comps were found. The same market conditions exist for all properties in this report.</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



Street

Listing Photos

L1 8875 W Irving
Boise, ID 83704



Front

L2 10994 W Garverdale Lane
Boise, ID 83713



Front

L3 1050 N Camelot
Boise, ID 83704



Front

Sales Photos

S1 7084 W Colehaven Lane
Boise, ID 83704



Front

S2 1240 N Camelot Drive
Boise, ID 83704



Front

S3 8409 Rifleman
Boise, ID 83704



Front

ClearMaps Addendum

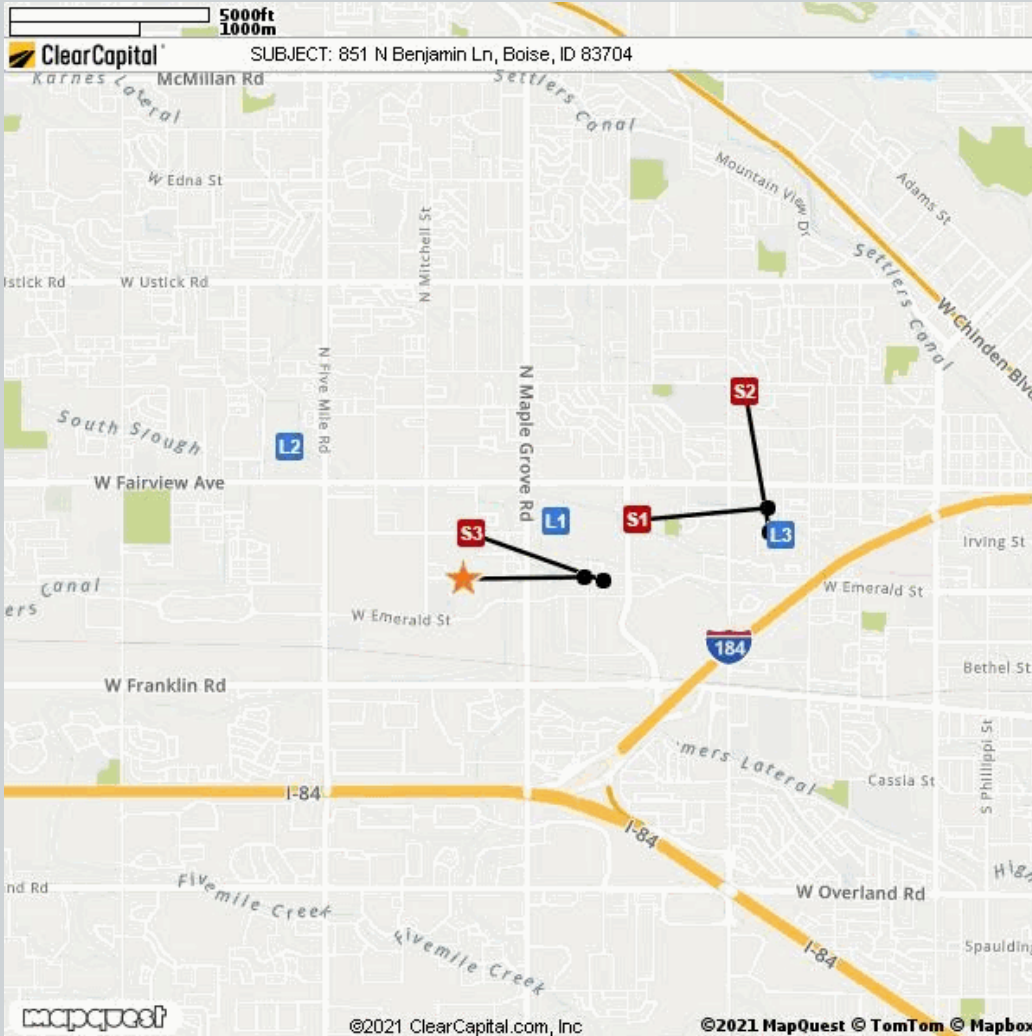
Address ★ 851 N Benjamin Lane, Boise, IDAHO 83704

Loan Number 44719

Suggested List \$260,000

Suggested Repaired \$260,000

Sale \$260,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	851 N Benjamin Lane, Boise, Idaho 83704	--	Parcel Match
L1 Listing 1	8875 W Irving, Boise, ID 83704	0.30 Miles ¹	Parcel Match
L2 Listing 2	10994 W Garverdale Lane, Boise, ID 83704	1.64 Miles ¹	Parcel Match
L3 Listing 3	1050 N Camelot, Boise, ID 83704	0.92 Miles ¹	Parcel Match
S1 Sold 1	7084 W Colehaven Lane, Boise, ID 83704	0.97 Miles ¹	Street Centerline Match
S2 Sold 2	1240 N Camelot Drive, Boise, ID 83704	0.94 Miles ¹	Parcel Match
S3 Sold 3	8409 Rifleman, Boise, ID 83704	0.10 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	Adam Levanger	Company/Brokerage	Idaho Summit Real Estate
License No	DB33983	Address	1861 E Laurelwood Drive Eagle ID 83714
License Expiration	12/31/2022	License State	ID
Phone	2084406231	Email	IdahoREO@gmail.com
Broker Distance to Subject	5.97 miles	Date Signed	05/22/2021

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.