

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	2102 E Pennsylvania Avenue, Coeur D Alene, ID 83814	Order ID	7317790	Property ID	30373511
Inspection Date	05/24/2021	Date of Report	05/26/2021		
Loan Number	44994	APN	C00000184830		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Kootenai		

Tracking IDs					
Order Tracking ID	0524BPO_BOTW	Tracking ID 1	0524BPO_BOTW		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	ROBERT R WEBER	Condition Comments	
R. E. Taxes	\$1,610	The subject is in average condition with minor deferred maintenance visible. The subjects roof appears to be showing signs of wear however it still appears functional.	
Assessed Value	\$177,525		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
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	Improving	The subject area has seen steady appreciation over the last several years which has accelerated into the current year. There is no REO activity in the area.	
Sales Prices in this Neighborhood	Low: \$262,000 High: \$1,195,000		
Market for this type of property	Increased 8 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2102 E Pennsylvania Avenue	1520 N 9th St	313 N 18th St	1901 E Pennsylvania Ave
City, State	Coeur D Alene, ID	Coeur D Alene, ID	Coeur D Alene, ID	Coeur D Alene, ID
Zip Code	83814	83814	83814	83814
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.05 ¹	0.30 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$350,000	\$375,000	\$375,000
List Price \$	--	\$350,000	\$375,000	\$375,000
Original List Date		05/10/2021	04/30/2021	05/11/2021
DOM · Cumulative DOM	-- · --	16 · 16	26 · 26	15 · 15
Age (# of years)	100	120	94	100
Condition	Average	Average	Good	Good
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 Bungalow	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
# Units	1	1	1	1
Living Sq. Feet	952	744	1,024	932
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 1	3 · 1
Total Room #	5	4	5	5
Garage (Style/Stalls)	None	Detached 1 Car	None	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.22 acres	.23 acres	.17 acres	.17 acres
Other	--	--	--	--

* 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 Listing 1 Is overall most similar to the subject it has a slightly smaller gla but has a garage. Most similar in condition among the active comps.

Listing 2 Listing two has a larger GLA and a matching room count is in Superior condition to the subject.

Listing 3 Listing two has a similar GLA and a matching room count is in Superior condition to the subject. Has a detached garage that the subject lacks.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	2102 E Pennsylvania Avenue	959 N 6th St	317 N 18th St	208 N 17th St
City, State	Coeur D Alene, ID	Coeur D Alene, ID	Coeur D Alene, ID	Coeur D Alene, ID
Zip Code	83814	83814	83814	83814
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.07 ¹	0.30 ¹	0.38 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$339,000	\$275,000	\$350,000
List Price \$	--	\$339,000	\$275,000	\$350,000
Sale Price \$	--	\$339,000	\$345,000	\$350,000
Type of Financing	--	Conv	Cash	Conv
Date of Sale	--	12/02/2020	05/12/2021	01/28/2021
DOM · Cumulative DOM	-- · --	50 · 50	20 · 14	59 · 41
Age (# of years)	100	100	95	102
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 Bungalow	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
# Units	1	1	1	1
Living Sq. Feet	952	648	756	1,122
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	1 · 1	3 · 1 · 1
Total Room #	5	4	4	6
Garage (Style/Stalls)	None	Detached 2 Car(s)	Detached 1 Car	None
Basement (Yes/No)	No	Yes	No	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.		648	--	165
Pool/Spa	--	--	--	--
Lot Size	.22 acres	.13 acres	.17 acres	.12 acres
Other	--	--	--	--
Net Adjustment	--	+\$13,600	+\$6,500	-\$1,800
Adjusted Price	--	\$352,600	\$351,500	\$348,200

* 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** Sale 1 has a smaller GLA but has a full basement which offsets this difference somewhat. Also has a detached garage that the subject lacks.
- Sold 2** Sale 2 is in slightly Superior condition to the subject but has a inferior GLA and room count. Very recent sale.
- Sold 3** Sale 3 is overall most similar to the subject. It has a slightly larger GLA but an inferior lot size and is in very similar condition to the subject.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			The subject was recently installed in an MLs Sale.				
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
05/06/2021	\$425,000	05/14/2021	\$360,000	Sold	05/24/2021	\$344,444	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$350,000	\$350,000
Sales Price	\$350,000	\$350,000
30 Day Price	\$345,000	--
Comments Regarding Pricing Strategy		
<p>The subjects recent sale was taken into account in the evaluation and is supported by the available sales and listings. The sales we're given the most weight in the evaluation as they are similar in condition and features to the subject. This report was performed following public awareness that COVID-19 was affecting residents in the United States. At the time of the report, COVID-19 was having widespread health and economic impacts. The effects of COVID-19 on the real estate market in the area of the subject property were not yet measurable based on reliable data. The analyses and value opinion in this report are based on the data available at the time of the assignment and apply only as of the effective date indicated. No analyses or opinions contained in this report should be construed as predictions of future market conditions or value.</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



Street

Listing Photos

L1 1520 N 9th St
Coeur D Alene, ID 83814



Front

L2 313 N 18th St
Coeur D Alene, ID 83814



Front

L3 1901 E Pennsylvania Ave
Coeur D Alene, ID 83814



Front

Sales Photos

S1 959 N 6th St
Coeur D Alene, ID 83814



Front

S2 317 N 18th St
Coeur D Alene, ID 83814



Front

S3 208 N 17th St
Coeur D Alene, ID 83814



Front

ClearMaps Addendum

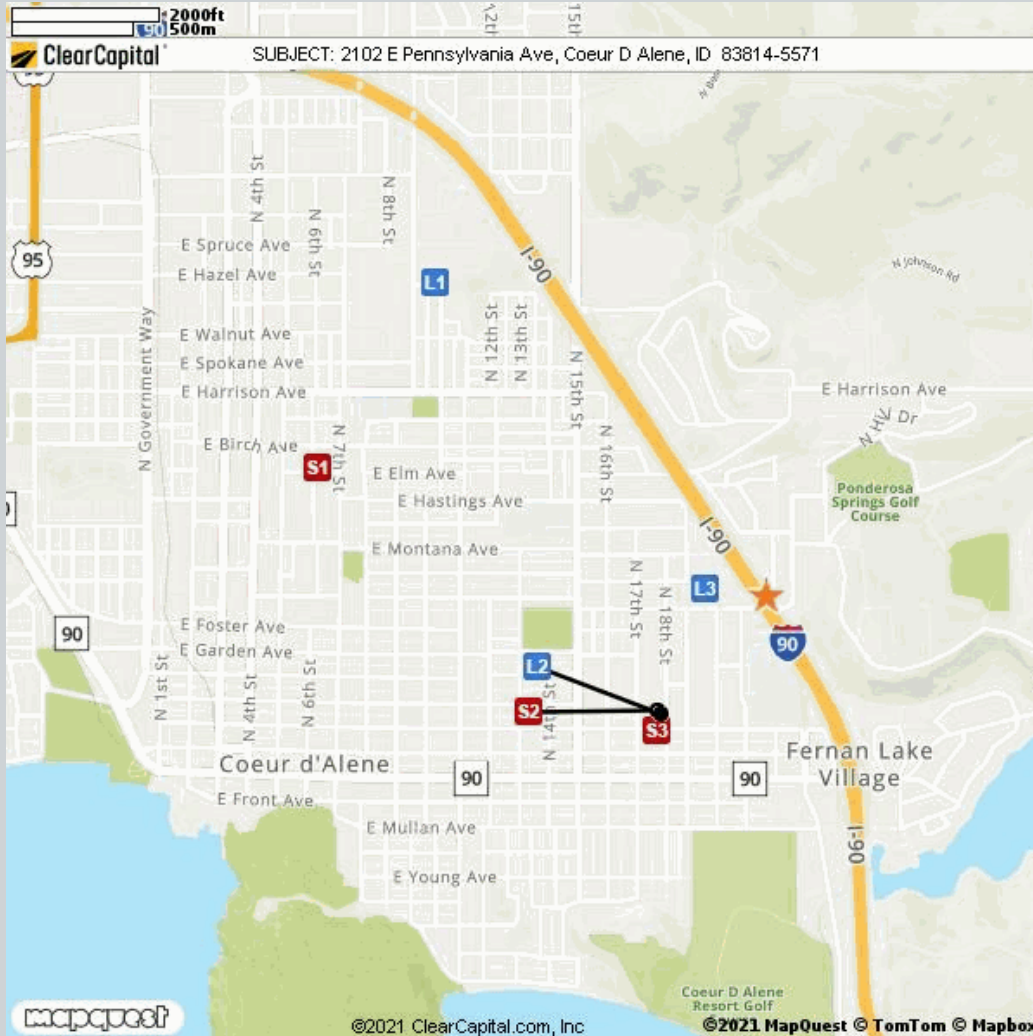
Address ★ 2102 E Pennsylvania Avenue, Coeur D Alene, ID 83814

Loan Number 44994

Suggested List \$350,000

Suggested Repaired \$350,000

Sale \$350,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2102 E Pennsylvania Avenue, Coeur D Alene, ID 83814	--	Parcel Match
L1 Listing 1	1520 N 9th St, Coeur D Alene, ID 83814	1.05 Miles ¹	Parcel Match
L2 Listing 2	313 N 18th St, Coeur D Alene, ID 83814	0.30 Miles ¹	Parcel Match
L3 Listing 3	1901 E Pennsylvania Ave, Coeur D Alene, ID 83814	0.13 Miles ¹	Parcel Match
S1 Sold 1	959 N 6th St, Coeur D Alene, ID 83814	1.07 Miles ¹	Parcel Match
S2 Sold 2	317 N 18th St, Coeur D Alene, ID 83814	0.30 Miles ¹	Parcel Match
S3 Sold 3	208 N 17th St, Coeur D Alene, ID 83814	0.38 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	Christopher Mason Gross	Company/Brokerage	Gross
License No	SP41233	Address	250 Northwest Blvd Coeur d'Alene ID 83814
License Expiration	08/31/2021	License State	ID
Phone	5098280315	Email	chrisgross.apex@gmail.com
Broker Distance to Subject	1.43 miles	Date Signed	05/26/2021

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.