

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	945 N 9th Avenue, Pocatello, ID 83201	Order ID	7687812	Property ID	31464441
Inspection Date	10/22/2021	Date of Report	10/26/2021		
Loan Number	46066	APN	RPRPPOC115200		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Bannock		

Tracking IDs

Order Tracking ID	1022BPO	Tracking ID 1	1022BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Charles Woods	Condition Comments	
R. E. Taxes	\$979	The subject property is a ranch style home with a full, finished basement and 1 car, detached garage that is in average condition for its year built and location.	
Assessed Value	\$121,110		
Zoning Classification	SFR		
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'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.	
Sales Prices in this Neighborhood	Low: \$160,000 High: \$279,000		
Market for this type of property	Increased 6 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	945 N 9th Avenue	244 N 12th	457 Fairmont	764 Washington
City, State	Pocatello, ID	Pocatello, ID	Pocatello, ID	Pocatello, ID
Zip Code	83201	83201	83201	83201
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.54 ¹	0.68 ¹	0.94 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$162,000	\$218,000	\$260,000
List Price \$	--	\$162,000	\$218,000	\$260,000
Original List Date		09/15/2021	09/17/2021	09/30/2021
DOM · Cumulative DOM	-- · --	11 · 41	4 · 39	1 · 26
Age (# of years)	62	81	71	56
Condition	Average	Average	Average	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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	696	554	720	768
Bdrm · Bths · ½ Bths	2 · 1	1 · 1	2 · 1	2 · 1
Total Room #	4	3	4	4
Garage (Style/Stalls)	Detached 1 Car	Detached 1 Car	None	None
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	0%	100%	100%
Basement Sq. Ft.	696	440	720	768
Pool/Spa	--	--	--	--
Lot Size	0.10 acres	0.14 acres	0.16 acres	0.29 acres
Other	None	None	Shed	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 List comp # 1 has a slightly smaller gross living area, similar lot size and year built compared to the subject property.

Listing 2 List comp # 2 has a similar gross living area, lot size and year built compared to the subject property.

Listing 3 List comp # 3 has a similar gross living area, lot size and year built compared to the subject property. This comp has been updated throughout.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	945 N 9th Avenue	1335 E Wyeth	1255 E Whitman	1605 Ammon Street
City, State	Pocatello, ID	Pocatello, ID	Pocatello, ID	Pocatello, ID
Zip Code	83201	83201	83201	83201
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.43 ¹	0.84 ¹	0.95 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$155,000	\$207,000	\$204,900
List Price \$	--	\$155,000	\$207,000	\$204,900
Sale Price \$	--	\$165,800	\$213,400	\$221,100
Type of Financing	--	Fha	Va	Fha
Date of Sale	--	07/12/2021	09/03/2021	08/20/2021
DOM · Cumulative DOM	-- · --	32 · 32	50 · 50	24 · 389
Age (# of years)	62	81	80	62
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	696	854	632	840
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	1 · 1	2 · 1
Total Room #	4	4	4	4
Garage (Style/Stalls)	Detached 1 Car	Detached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	50%	100%	98%
Basement Sq. Ft.	696	344	632	552
Pool/Spa	--	--	--	--
Lot Size	0.10 acres	0.13 acres	0.10 acres	0.16 acres
Other	None	None	None	Solar Panels
Net Adjustment	--	+\$6,586	-\$23,566	-\$34,493
Adjusted Price	--	\$172,386	\$189,834	\$186,607

* 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.

Recent Sales - Cont.

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

- Sold 1** compared to the subject property. Adjustment: -\$12640 GLA, +\$14252 basement, +\$4974 increasing market value @ 1% per month since close of escrow in July 2021.
- Sold 2** Sold comp # 2 has a similar gross living area, lot size and year built compared to the subject property. Adjustment: -21,340 condition (many updates to property roof), -\$2226 concessions
- Sold 3** Sold comp # 3 slightly larger gross living area, slightly smaller basement, similar year built and lot size compared to the subject property. Adjustment: -\$11520 GLA, +\$5760 basement, +\$4422 increasing market value @ 1% per month since escrow closed in August 2021, -\$22,100 solar panels, -\$11,055 condition (some updates throughout).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject property has no recent MLS history.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# 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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$184,000	\$184,000
Sales Price	\$180,000	\$180,000
30 Day Price	\$170,000	--
Comments Regarding Pricing Strategy		
The values were determined by weighting the sold comparables using the following weights: S1: 50%, S2: 30% & S3: 20%. 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.		

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



Side



Street



Street

Subject Photos



Street



Garage



Other



Other

Listing Photos

L1 244 N 12th
Pocatello, ID 83201



Front

L2 457 Fairmont
Pocatello, ID 83201



Front

L3 764 Washington
Pocatello, ID 83201



Front

Sales Photos

S1 1335 E Wyeth
Pocatello, ID 83201



Front

S2 1255 E Whitman
Pocatello, ID 83201



Front

S3 1605 Ammon Street
Pocatello, ID 83201



Front

ClearMaps Addendum

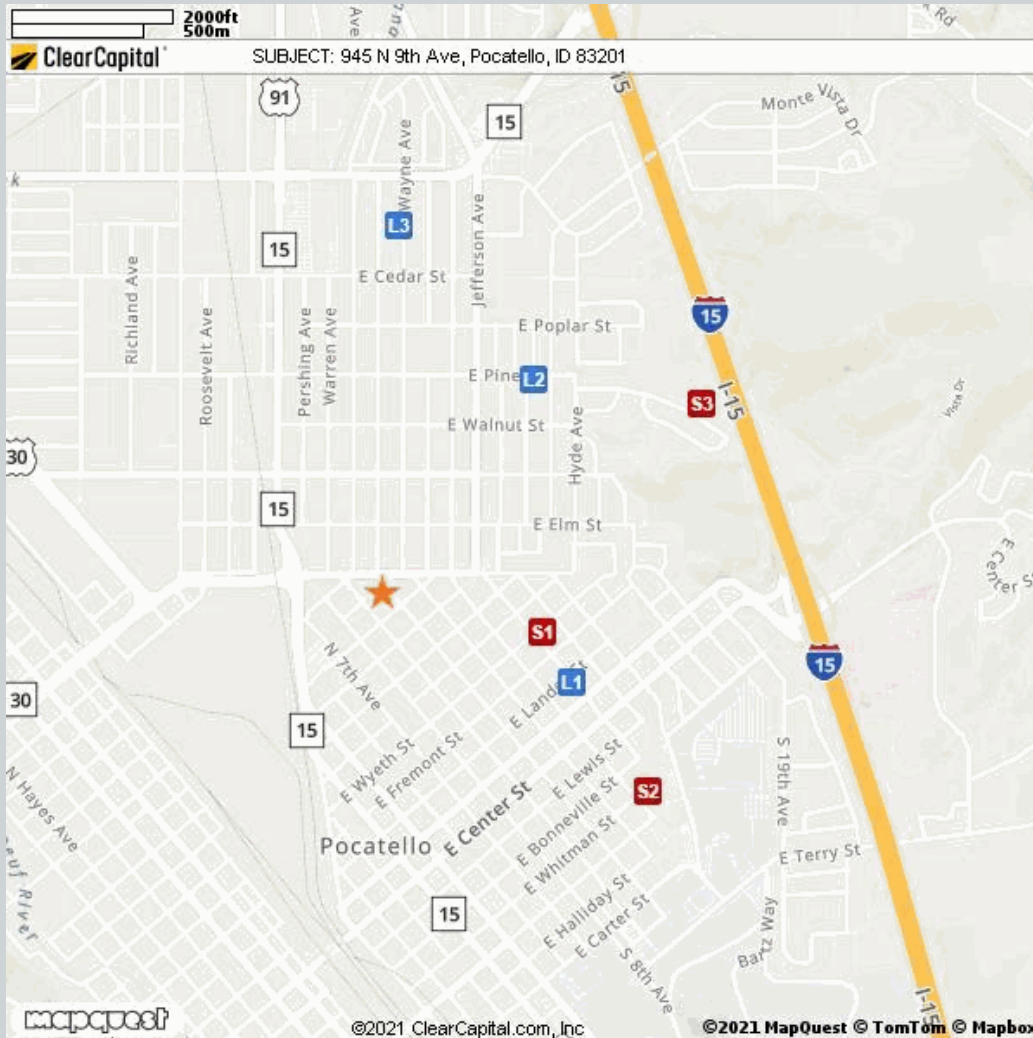
Address ★ 945 N 9th Avenue, Pocatello, ID 83201

Loan Number 46066

Suggested List \$184,000

Suggested Repaired \$184,000

Sale \$180,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	945 N 9th Avenue, Pocatello, ID 83201	--	Parcel Match
L1 Listing 1	244 N 12th, Pocatello, ID 83201	0.54 Miles ¹	Parcel Match
L2 Listing 2	457 Fairmont, Pocatello, ID 83201	0.68 Miles ¹	Parcel Match
L3 Listing 3	764 Washington, Pocatello, ID 83201	0.94 Miles ¹	Parcel Match
S1 Sold 1	1335 E Wyeth, Pocatello, ID 83201	0.43 Miles ¹	Parcel Match
S2 Sold 2	1255 E Whitman, Pocatello, ID 83201	0.84 Miles ¹	Parcel Match
S3 Sold 3	1605 Ammon Street, Pocatello, ID 83201	0.95 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	Kenneth Edwards	Company/Brokerage	Exp Realty, LLC
License No	AB37809	Address	1287 W Quinn Road Pocatello ID 83202
License Expiration	04/30/2022	License State	ID
Phone	2082205679	Email	kenedwardsre@gmail.com
Broker Distance to Subject	2.58 miles	Date Signed	10/25/2021

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.