

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	713 7th Avenue, Buhl, ID 83316	Order ID	7568471	Property ID	31002623
Inspection Date	09/09/2021	Date of Report	09/09/2021		
Loan Number	46149	APN	RPB73410650050		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Twin Falls		

Tracking IDs

Order Tracking ID	0908BPO	Tracking ID 1	0908BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	R A FOSS	Condition Comments subject is an older home in an area of similar older homes. appears to be in average condition and no repairs were noted from drive by inspection. storage shed, fenced.
R. E. Taxes	\$1,466	
Assessed Value	\$80,157	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(appears to be locked)		
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 located in a small rural community in an area of similar type older homes. no sidewalks or curbs and gutters in the area. homes in the area are in average condition.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$150,000 High: \$200,000	
Market for this type of property	Increased 4 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	713 7th Avenue	617 11th Ave. North	527 9th Ave. North	222 Filer Ave.
City, State	Buhl, ID	Buhl, ID	Buhl, ID	Twin Falls, ID
Zip Code	83316	83316	83316	83301
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.28 ¹	0.20 ¹	14.90 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$175,000	\$195,000	\$180,000
List Price \$	--	\$169,000	\$195,000	\$180,000
Original List Date		08/16/2021	07/20/2021	07/06/2021
DOM · Cumulative DOM	-- · --	24 · 24	36 · 51	21 · 65
Age (# of years)	85	86	95	91
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	984	970	1,100	780
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	2 · 1	2 · 1
Total Room #	6	5	6	5
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	Detached 1 Car	None
Basement (Yes/No)	No	No	Yes	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	564	--
Pool/Spa	--	--	--	--
Lot Size	.14 acres	.14 acres	.14 acres	.12 acres
Other	storage shed	storage shed	storage shed	storage shed

* Listing 3 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 similar area, condition and location as the subject. has a carport, fenced and storage shed. shopping and schools are close by.

Listing 2 totally refinished home with detached garage and storage shed. small unfinished basement for storage and has a fully landscaped and fenced back yard. park and schools close by.

Listing 3 smaller than subject, no garage or carport. located in near by Twin Falls due to lack of listed properties in the subject's area. similar condition and vintage as the subject.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	713 7th Avenue	809 Broadway Ave. North	329 7th Ave. South	301 11th Ave. North
City, State	Buhl, ID	Buhl, ID	Buhl, ID	Buhl, ID
Zip Code	83316	83316	83316	83316
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.83 ¹	0.47 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$189,900	\$182,500	\$182,000
List Price \$	--	\$189,900	\$182,500	\$182,000
Sale Price \$	--	\$182,000	\$182,000	\$182,000
Type of Financing	--	Va	Conventional	Conventional
Date of Sale	--	05/21/2021	08/03/2021	08/03/2021
DOM · Cumulative DOM	-- · --	7 · 46	7 · 46	5 · 61
Age (# of years)	85	91	99	99
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	984	968	810	1,059
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	2 · 1	3 · 1
Total Room #	6	5	5	6
Garage (Style/Stalls)	Carport 1 Car	Detached 1 Car	Detached 2 Car(s)	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.14 acres	.14 acres	.15 acres	.14 acres
Other	storage shed	storage shed	storage shed	storage shed
Net Adjustment	--	-\$500	-\$1,000	-\$500
Adjusted Price	--	\$181,500	\$181,000	\$181,500

* 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** clean home with large fenced backyard with parking for RV. shop with electricity and fully landscaped. similar vintage and condition as the subject. detached garage.
- Sold 2** adjusted for 2 car garage. located in a similar area and condition as the subject, little less square footage. has been updated and has a partially fenced yard and storage shed. schools close by.
- Sold 3** cozy cottage with schools, park and shopping close by. adjusted for 1 car detached garage, similar location and condition as the subject. partially fenced and storage shed.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				no listing noted in the local MLS in the last 12 months			
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	\$185,000	\$185,000
Sales Price	\$181,500	\$181,500
30 Day Price	\$181,000	--
Comments Regarding Pricing Strategy		
limited amount of listed properties in the area so had to use one property similar to subject in near by Twin Falls. value is based upon recent sold properties in the area and high demand for housing in the area.		

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.
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Subject Photos



Front



Address Verification



Side



Side



Back



Street

Listing Photos

L1 617 11th Ave. North
Buhl, ID 83316



Front

L2 527 9th Ave. North
Buhl, ID 83316



Front

L3 222 Filer Ave.
Twin Falls, ID 83301



Front

Sales Photos

S1 809 Broadway Ave. North
Buhl, ID 83316



Front

S2 329 7th Ave. South
Buhl, ID 83316



Front

S3 301 11th Ave. North
Buhl, ID 83316



Front

ClearMaps Addendum

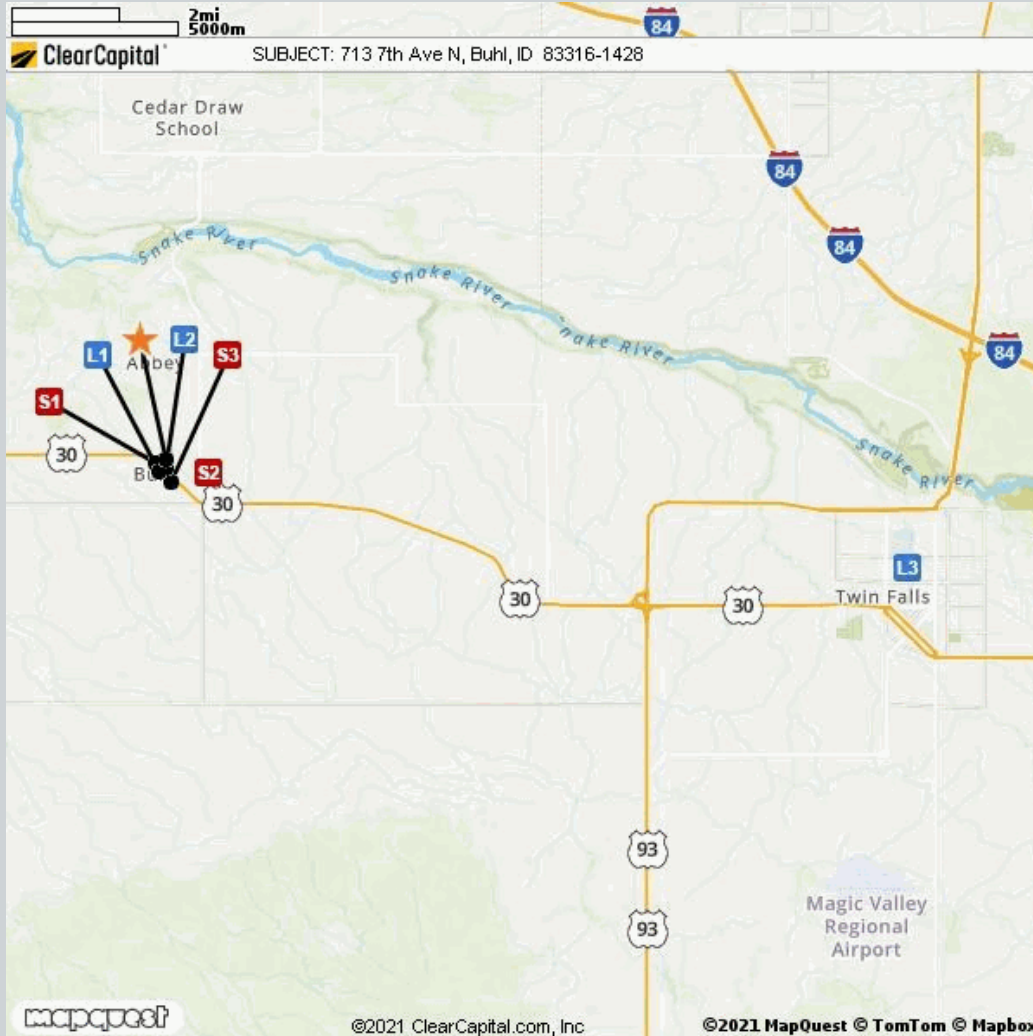
Address ★ 713 7th Avenue, Buhl, ID 83316

Loan Number 46149

Suggested List \$185,000

Suggested Repaired \$185,000

Sale \$181,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	713 7th Avenue, Buhl, ID 83316	--	Parcel Match
L1 Listing 1	617 11th Ave. North, Buhl, ID 83316	0.28 Miles ¹	Parcel Match
L2 Listing 2	527 9th Ave. North, Buhl, ID 83316	0.20 Miles ¹	Parcel Match
L3 Listing 3	222 Filer Ave., Twin Falls, ID 83301	14.90 Miles ¹	Parcel Match
S1 Sold 1	809 Broadway Ave. North, Buhl, ID 83316	0.22 Miles ¹	Parcel Match
S2 Sold 2	329 7th Ave. South, Buhl, ID 83316	0.83 Miles ¹	Parcel Match
S3 Sold 3	301 11th Ave. North, Buhl, ID 83316	0.47 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	Donna Bach	Company/Brokerage	Gateway Real Estate
License No	AB300	Address	1868 Boston Way Twin Falls ID 83301
License Expiration	05/31/2023	License State	ID
Phone	2084204504	Email	donnajoannbach@gmail.com
Broker Distance to Subject	14.70 miles	Date Signed	09/09/2021

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.