

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.

<b>Address</b>	3990 N 2100 E, Filer, ID 83328	<b>Order ID</b>	7621051	<b>Property ID</b>	31295566
<b>Inspection Date</b>	09/28/2021	<b>Date of Report</b>	09/30/2021		
<b>Loan Number</b>	46395	<b>APN</b>	RP10S16E073000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Twin Falls		

**Tracking IDs**

<b>Order Tracking ID</b>	0928BPO	<b>Tracking ID 1</b>	0928BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Thornly D & Carol F Williams	<b>Condition Comments</b> Appears to need some maintenance and is vacant This is a drive by inspection Exterior needs paint
<b>R. E. Taxes</b>	\$107,100	
<b>Assessed Value</b>	\$173,599	
<b>Zoning Classification</b>	Single Family Detach	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(Appears locked from drive by inspection)		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$11,000	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$11,000	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

**Neighborhood & Market Data**

<b>Location Type</b>	Rural	<b>Neighborhood Comments</b> Rural area near farming Just off Hiway 30 Located within a few miles of Filer
<b>Local Economy</b>	Excellent	
<b>Sales Prices in this Neighborhood</b>	Low: \$200,000 High: \$975,000	
<b>Market for this type of property</b>	Increased 4 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3990 N 2100 E	3516 N 2200 E	1120 Stevens Ave S	2528 E 4000 N
City, State	Filer, ID	Filer, ID	Filer, ID	Filer, ID
Zip Code	83328	83328	83328	83328
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	4.77 <sup>1</sup>	1.38 <sup>1</sup>	4.24 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$499,900	\$391,700	\$612,500
List Price \$	--	\$479,900	\$391,700	\$612,500
Original List Date		08/09/2021	09/10/2021	08/01/2021
DOM · Cumulative DOM	-- · --	26 · 52	11 · 20	32 · 60
Age (# of years)	101	76	41	85
Condition	Average	Good	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Other	Beneficial ; Other	Beneficial ; Residential	Beneficial ; Residential
View	Neutral ; Residential	Neutral ; Residential	Beneficial ; Residential	Beneficial ; Pastoral
Style/Design	2 Stories Conventional	2 Stories Cottage	1 Story Ranch	2 Stories Conventional
# Units	1	1	1	1
Living Sq. Feet	2,908	2,340	2,255	3,562
Bdrm · Bths · ½ Bths	5 · 3	4 · 2	3 · 3	5 · 3
Total Room #	10	9	9	10
Garage (Style/Stalls)	None	Detached 1 Car	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.61 acres	6 acres	1.49 acres	1.72 acres
Other	close proximity to Filer	Barn, fenced, w sprinklers	Appliances water shares	Water share Hot tub

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Current Listings - Cont.

**Listing Comments** Why the comparable listing is superior or inferior to the subject.

- Listing 1** Peaceful, country living at it's finest! This 4BR/2BA house sits on just over 2 acres with a detached garage. Enjoy the beautiful views of the country from your dining room with access to an amazing deck. There is definitely room to roam on this quiet property! Don't miss out on this one!
- Listing 2** 3 bed 2 bath country home features 2255 sq ft, open floor plan, large rooms, and large master suite that also has a small room that could be an office, nursery or storage (w/ jetted soaking tub and separate door leading outside that could possibly work for a home office). Property includes paved circular driveway, RV parking, barn, mature landscaping, water shares, and fenced pasture with irrigation.
- Listing 3** This beautifully updated 5 bed 3 bath home on 1.72 acres is located a mile north of Curry in between Twin falls and Filer. This home boast 3562 square feet with granite counter tops, hardwood floors, an entertaining area w/ bar and a Indoor Hot Tub! Too many upgrades to list. Room for your RV and horses too

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3990 N 2100 E	2241 D East 4100 North	2468 E 3805 N	21317 Highway 30
City, State	Filer, ID	Filer, ID	Filer, ID	Filer, ID
Zip Code	83328	83328	83328	83328
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	4.07 <sup>1</sup>	4.07 <sup>1</sup>	4.14 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$461,900	\$499,000	\$200,000
List Price \$	--	\$461,900	\$510,000	\$200,000
Sale Price \$	--	\$450,900	\$499,000	\$200,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	02/19/2021	09/13/2021	07/14/2021
DOM · Cumulative DOM	-- · --	69 · 132	10 · 42	58 · 112
Age (# of years)	101	47	12	73
Condition	Average	Good	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	REO
Location	Beneficial ; Other	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Neutral ; Residential	Beneficial ; Pastoral	Beneficial ; Residential	Beneficial ; Residential
Style/Design	2 Stories Conventional	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,908	2,980	2,902	1,664
Bdrm · Bths · ½ Bths	5 · 3	5 · 2	4 · 2	3 · 2
Total Room #	10	9	9	8
Garage (Style/Stalls)	None	Carport 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.61 acres	1.44 acres	1.42 acres	1.7 acres
Other	close proximity to Filer	Appliances, 2 pellet stove	Water share	water share
Net Adjustment	--	-\$30,016	-\$10,362	+\$45,750
Adjusted Price	--	\$420,884	\$488,638	\$245,750

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Yr built dif 47 X 500-23500, acreage dif+34 72\*25=sq ft dif-1800Condition dif -5000 Rm dif + 250 1 bath haven and restful space? Enjoy being home when you can stretch out in 2 living spaces, amble kitchen and large dining area, spa room, 5 large bedrooms, generous space for storage, laundry and still room for more. 30 x40 shop with cooler, 220/110 and 12' overhead door. Metal storage shed, well manicured lawns with garden space makes for everyone a happy place. Healthy living style with your own grapes, apples, pear and peach trees. Much to calm the soul and strengthen the good life.
- Sold 2** yr built dif 12 X 500 =-6000 acreage dif +38, sq ft dif6\*25= +150, Condition dif -5000 + 250 bath + 200 rm 1.4 acres with corral for horses or a few cows. Large fenced in yard. So much room in the home and outside. Time to relax and enjoy peaceful living in the country. There is a 1293 sf Addition but without heat or air but so many possibilities, has living area and 3 rooms. This can easily be a game room, kids play room, office, additional family room.This yard is so amazing. So much beautiful green grass to enjoy. Just a 10 minute drive to the town of twin falls.
- Sold 3** Yrbuilt dif 28\*+=14000 1.07-1.61=.09\*200=+18acreage dif,2908-=1244\*25 sq ft dif +31100,502\*25=+12550Condition 0 + 1 bdrm 200 + 1 bathroom +250 room including a 30x50 SHOP!! Other home details include, 3 bedrooms/2.5 bath, a formal kitchen area, a home office with outside entry, large walk-in pantry, spacious laundry room and oversized 3 car garage (extra deep!) Kitchen boasts leather granite countertops, microwave drawer, double ovens, custom cabinetry and a gorgeous island. Home has built in speakers in the living room, full bathrooms, and covered back patio!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Most recent listed in 04 17 2008 MLS 98356588 Expired 11 03 2017			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$477,638	\$488,638
<b>Sales Price</b>	\$477,638	\$488,638
<b>30 Day Price</b>	\$391,700	--
<b>Comments Regarding Pricing Strategy</b>		
Subject is not comparable to any of the comparable properties Subject should have interior inspection for more accurate assessment Priced as #2 Listing		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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



Other

## Listing Photos

**L1** 3516 N 2200 E  
Filer, ID 83328



Front

**L2** 1120 Stevens Ave S  
Filer, ID 83328



Front

**L3** 2528 E 4000 N  
Filer, ID 83328



Front



## Sales Photos

**S1** 2241 D East 4100 North  
Filer, ID 83328



Front

**S2** 2468 E 3805 N  
Filer, ID 83328



Front

**S3** 21317 Highway 30  
Filer, ID 83328



Front

## ClearMaps Addendum

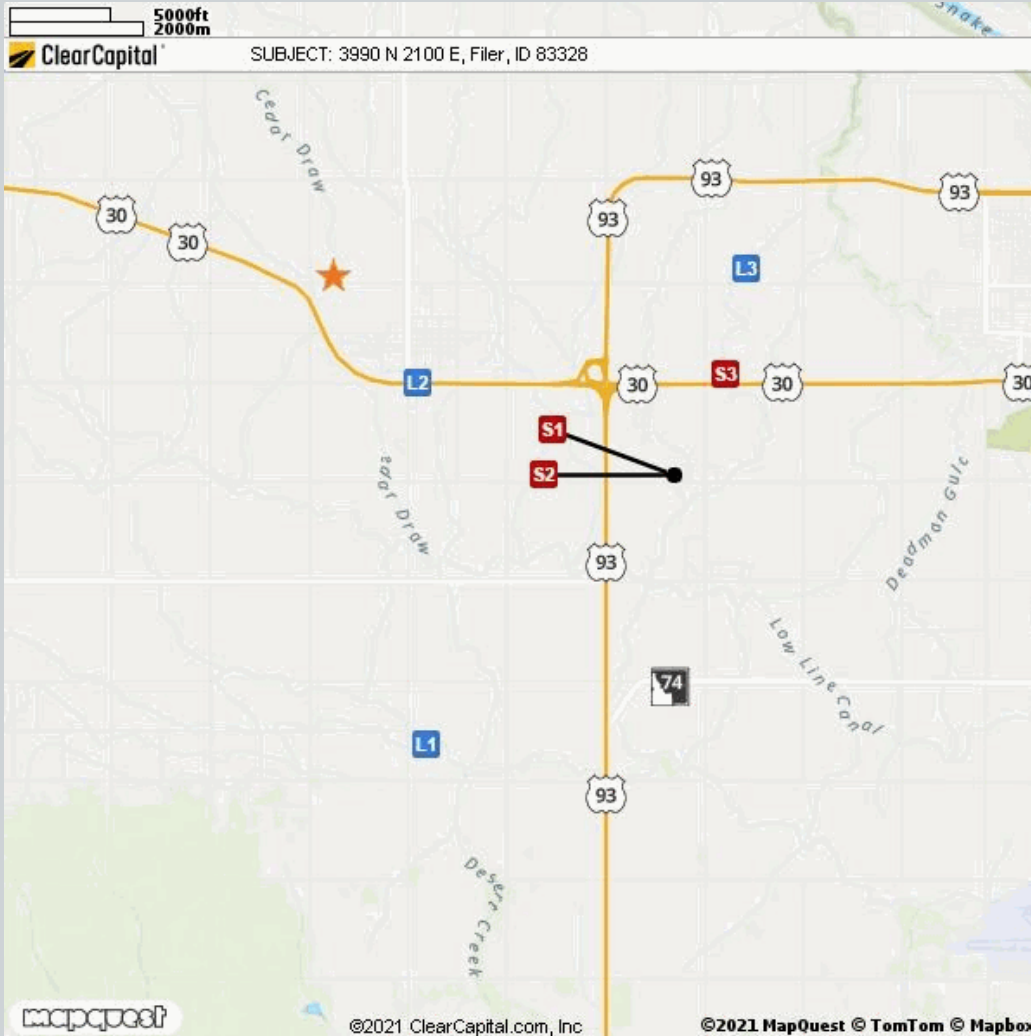
**Address** ★ 3990 N 2100 E, Filer, ID 83328

**Loan Number** 46395

**Suggested List** \$477,638

**Suggested Repaired** \$488,638

**Sale** \$477,638



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3990 N 2100 E, Filer, ID 83328	--	Parcel Match
L1 Listing 1	3516 N 2200 E, Filer, ID 83328	4.77 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1120 Stevens Ave S, Filer, ID 83328	1.38 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2528 E 4000 N, Filer, ID 83328	4.24 Miles <sup>1</sup>	Street Centerline Match
S1 Sold 1	2241 D East 4100 North, Filer, ID 83328	4.07 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2468 E 3805 N, Filer, ID 83328	4.07 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	21317 Highway 30, Filer, ID 83328	4.14 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Suzie Richardson	<b>Company/Brokerage</b>	Canyon Trail Realty LLC
<b>License No</b>	AB23238	<b>Address</b>	700 S Lincoln Jerome ID 83338
<b>License Expiration</b>	06/30/2022	<b>License State</b>	ID
<b>Phone</b>	2083243354	<b>Email</b>	reo4u230@gmail.com
<b>Broker Distance to Subject</b>	11.38 miles	<b>Date Signed</b>	09/30/2021

*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.