

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	702 S Birch Street, Jerome, ID 83338	Order ID	7833875	Property ID	31841684
Inspection Date	01/05/2022	Date of Report	01/11/2022		
Loan Number	47432	APN	Unknown		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Jerome		

Tracking IDs

Order Tracking ID	12.20.21_BPOs	Tracking ID 1	12.20.21_BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Ronald Harvey Plant	Condition Comments Exterior inspection only. Interior condition unknown. Section of fence down. Ground and roof snow covered. House appears to originally been a 1 car garage home which was converted to living space. The two car garage was added as well. Repair to fence could be either to remove the fallen section or rebuild. There would be more value to the home if fence was rebuilt. Assumption is, some fence material could be re-used.
R. E. Taxes	\$136,016	
Assessed Value	\$11,088,800	
Zoning Classification	Jerome-R3	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Appears secure, typical home with locked doors and windows (assumed))		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$1,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$1,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Home located in less affluent portion of Jerome. Neighboring homes generally maintained with some exceptions. Snow covering area making assessment difficult.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$95000 High: \$392400	
Market for this type of property	Increased 9 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	702 S Birch Street	222 11th Ave E	520 N Birch	900 Fillmore
City, State	Jerome, ID	Jerome, ID	Jerome, ID	Jerome, ID
Zip Code	83338	83338	83338	83338
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.15 ¹	0.74 ¹	1.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$190,000	\$199,000	\$245,000
List Price \$	--	\$190,000	\$199,000	\$245,000
Original List Date		12/13/2021	01/05/2022	12/06/2021
DOM · Cumulative DOM	-- · --	26 · 29	2 · 6	25 · 36
Age (# of years)	46	50	50	50
Condition	Average	Average	Average	Fair
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	1,456	1,104	1,196	1,200
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1	3 · 2 · 1
Total Room #	6	6	6	8
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	.201 acres	.34 acres	.21 acres
Other	0	Sheds	2 Sheds	0

* 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 Superior in maintenance and overall condition. Size is inferior, but lacking listings in the entire area due to market conditions. Neighborhood and surrounding area similar to subject property.

Listing 2 Equal in curb appeal. Interior photos appear to show a home that needs deep cleaning, carpet paint and updating. Viewed property 01/08/2022 - Needs carpet, paint, and updating also has interior odor. larger yard, some downed fence similar to subject. Most similar to subject less garage.

Listing 3 Listing states needs paint, floor coverings and upgrading. States the house has a carport, but appears to be better utilized as a rear covered patio based on photos. Appears inferior in size and condition. Did have an accepted offer, but back on market.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	702 S Birch Street	803 E Avenue H	709 E Main	514 E 10th
City, State	Jerome, ID	Jerome, ID	Jerome, ID	Jerome, ID
Zip Code	83338	83338	83338	83338
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.74 ¹	0.79 ¹	1.19 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$239,000	\$265,000	\$249,000
List Price \$	--	\$239,000	\$255,000	\$249,000
Sale Price \$	--	\$210,000	\$240,000	\$245,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	09/24/2021	09/23/2021	10/22/2021
DOM · Cumulative DOM	-- · --	171 · 171	43 · 44	51 · 51
Age (# of years)	46	37	55	46
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	1,456	1,728	1,597	1,444
Bdrm · Bths · ½ Bths	3 · 1	4 · 2	3 · 2	3 · 1 · 1
Total Room #	6	8	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.21 acres	.256 acres	.19 acres
Other	0	Shed	--	--
Net Adjustment	--	+\$30,000	-\$10,000	-\$15,000
Adjusted Price	--	\$240,000	\$230,000	\$230,000

* 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** Inferior due to sold 1 is a manufactured home considered real property, but has been moved more than once. Overall condition may be superior to subject home on both the interior and exterior however, it lacks a garage.
- Sold 2** Inferior due to 1 car garage, neighborhood similar, home is older. Superior in it does have updated kitchen and appliances. Covered back patio, fully fenced back yard. Brick exterior.
- Sold 3** Appears most equal in size location and age. Adjustments made for:City just added new sidewalks, curb and gutter. Enclosed back deck, newer vinyl windows, newer tank-less water heater and water softener. Wall heaters are commercial grade. Back yard fully fenced.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Last listing date 12/03/2014 listing price \$99,900. Sold price \$99,900 3/23/2015				
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	\$235,000	\$237,000
Sales Price	\$235,000	\$237,000
30 Day Price	\$235,000	--
Comments Regarding Pricing Strategy		
Assumption, interior and exterior would be comparable to sale 3. Further assumption is house is dated on the interior. Snow covering roof and yard so a more thorough look is needed.		

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



Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 222 11th Ave E
Jerome, ID 83338



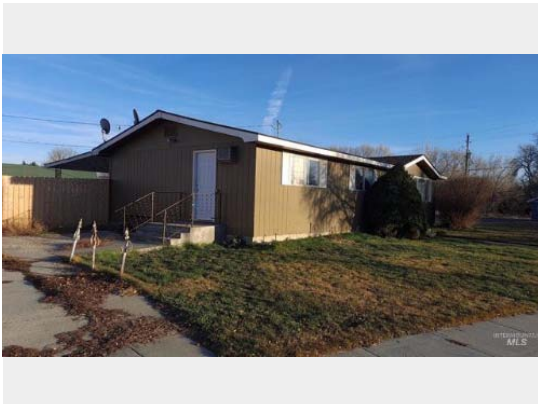
Front

L2 520 N Birch
Jerome, ID 83338



Front

L3 900 Fillmore
Jerome, ID 83338



Front

Sales Photos

S1 803 E Avenue H
Jerome, ID 83338



Front

S2 709 E Main
Jerome, ID 83338



Front

S3 514 E 10th
Jerome, ID 83338



Front

ClearMaps Addendum

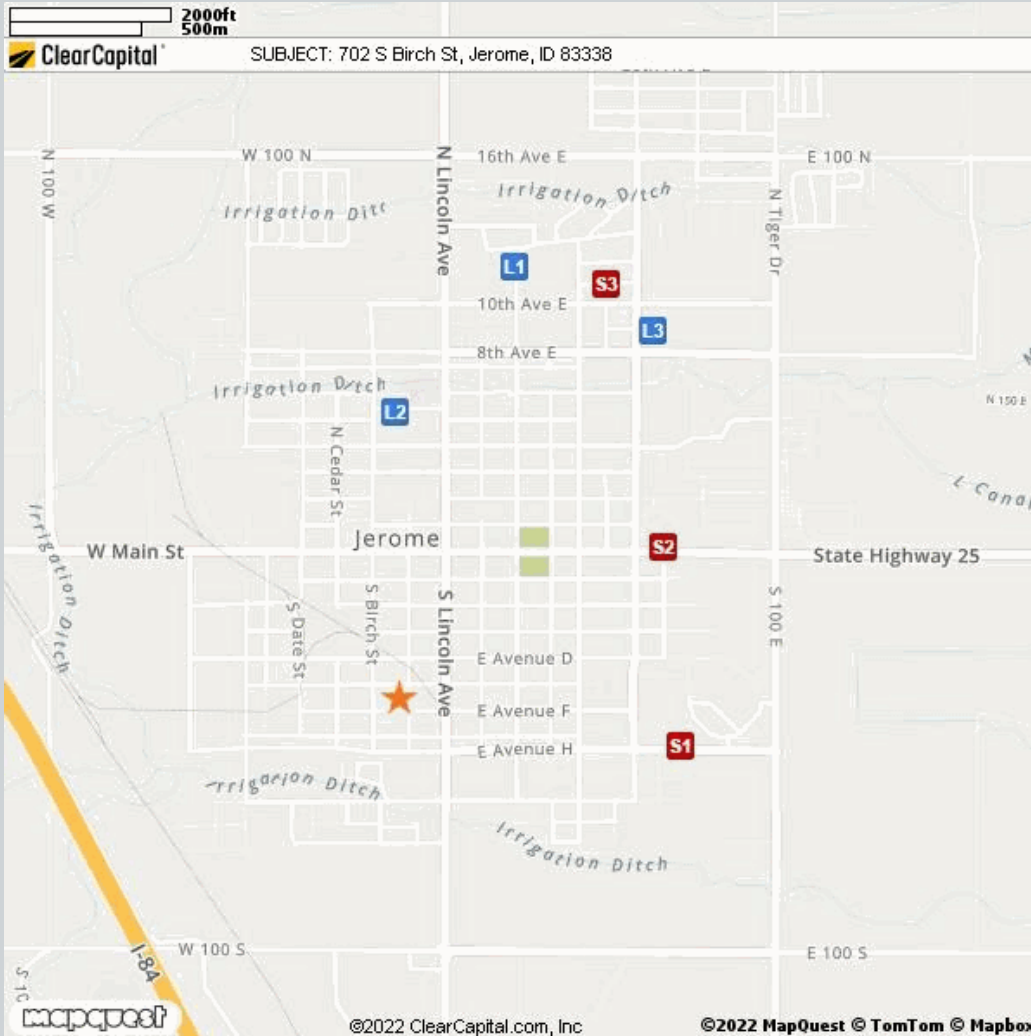
Address ★ 702 S Birch Street, Jerome, ID 83338

Loan Number 47432

Suggested List \$235,000

Suggested Repaired \$237,000

Sale \$235,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	702 S Birch Street, Jerome, ID 83338	--	Parcel Match
L1 Listing 1	222 11th Ave E, Jerome, ID 83338	1.15 Miles ¹	Parcel Match
L2 Listing 2	520 N Birch, Jerome, ID 83338	0.74 Miles ¹	Parcel Match
L3 Listing 3	900 Fillmore, Jerome, ID 83338	1.15 Miles ¹	Parcel Match
S1 Sold 1	803 E Avenue H, Jerome, ID 83338	0.74 Miles ¹	Parcel Match
S2 Sold 2	709 E Main, Jerome, ID 83338	0.79 Miles ¹	Parcel Match
S3 Sold 3	514 E 10th, Jerome, ID 83338	1.19 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	Ron Stevens	Company/Brokerage	Coldwell Banker Tomlinson
License No	AB31525	Address	827 GRACE DR W TWIN FALLS ID 83301
License Expiration	02/28/2023	License State	ID
Phone	2083405380	Email	ronstevens@ronstevensf.com
Broker Distance to Subject	9.13 miles	Date Signed	01/09/2022

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.