

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	10937 W Glen Ellyn Street, Boise, ID 83713	Order ID	7951023	Property ID	32090122
Inspection Date	02/07/2022	Date of Report	02/08/2022		
Loan Number	47990	APN	R9403960410		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Ada		

Tracking IDs					
Order Tracking ID	02.07.22_BPO	Tracking ID 1	02.07.22_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CURTIS J HOLMES	Condition Comments	
R. E. Taxes	\$2,535	Physical depreciation is limited to wear and tear on the systems of the home. The home shows good maintenance and condition for its age.	
Assessed Value	\$289,100		
Zoning Classification	Residential R-1C		
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	Partially Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	Subject property is located by many different schools in the area and is a traditional style- built home located in a neighborhood made up of homes typically built in the last 35 years .	
Sales Prices in this Neighborhood	Low: \$351,000 High: \$552,500		
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	10937 W Glen Ellyn Street	2498 N Carissa Ave	11315 Montana St	10024 W Cory St
City, State	Boise, ID	Boise, ID	Boise, ID	Boise, ID
Zip Code	83713	83704	83713	83704
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.63 ¹	0.41 ¹	0.57 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$387,000	\$380,000	\$365,000
List Price \$	--	\$387,000	\$380,000	\$365,000
Original List Date		02/03/2022	02/03/2022	01/06/2022
DOM · Cumulative DOM	-- · --	4 · 5	3 · 5	32 · 33
Age (# of years)	31	37	29	36
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	1,174	1,236	1,050	1,068
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 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	0.14 acres	0.21 acres	0.16 acres	0.16 acres
Other	shed	shed, fireplace	covered patio	fireplace

* 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.

Current Listings - Cont.

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

- Listing 1** Large corner lot with big back yard, plenty of room for RV parking. Centrally located and close to the Village, schools, dining, shopping. The owners have replaced the following: water heater, air conditioner, roof, exterior painted, new pipes under house. No HOA
- Listing 2** well maintained throughout the years. The home features vaulted ceilings, with hard surface flooring in the living areas and carpeted bedrooms. The guest bath has a newer tub and shower combo. The Master bedroom features a walk-in closet and a beautifully renovated walk-in Shower. The garage is extra-spacious featuring a nice storage room, and the back yard is well-maintained with a covered patio.
- Listing 3** Centrally located in the Treasure valley it is a quick drive anywhere you want to go! This home has a newer roof (4 years old) new Furnace and A/C unit (6months old), garage floor is epoxied, and new flooring replaced in the bedrooms.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	10937 W Glen Ellyn Street	2088 Currant Pl	10265 W Cory St	10971 W Irving Ct
City, State	Boise, ID	Boise, ID	Boise, ID	Boise, ID
Zip Code	83713	83704	83704	83713
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.92 ¹	0.42 ¹	0.74 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$395,000	\$359,900	\$385,000
List Price \$	--	\$375,000	\$359,900	\$365,000
Sale Price \$	--	\$375,000	\$362,000	\$367,000
Type of Financing	--	Conventional	Va	Conventional
Date of Sale	--	01/06/2022	12/22/2021	09/03/2021
DOM · Cumulative DOM	-- · --	61 · 96	38 · 38	36 · 36
Age (# of years)	31	36	36	29
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	1,174	1,266	1,060	1,100
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 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	--	--	Spa - Yes	--
Lot Size	0.14 acres	0.14 acres	0.19 acres	0.17 acres
Other	shed	fireplace	fireplace, shed	fireplace,cul, de, sac
Net Adjustment	--	-\$8,010	-\$4,686	-\$4,394
Adjusted Price	--	\$366,990	\$357,314	\$362,606

* Sold 2 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** ADJUSTMENTS: sq ft(-2760), no shed(500), concessions(-4250), fireplace(-1500) home has vaulted ceiling and beautiful brick wood burning fireplace in family room. Enjoy evenings in the east facing, fully fenced back yard with room for a garden and pets.
- Sold 2** ADJUSTMENTS: acreage(-4686), sq ft(3420), hot tub(-2250), fireplace(-1500) freshly painted deck. Hot tub is included sold with home "as is" -never used by current owners may need maintenance. Also includes 2 Storage Sheds dog run and firepit. Carpets were just cleaned. This little gem has a nice size front yard with plenty of room on the side of the 2 car garage to store a trailer or small RV with no HOA.
- Sold 3** ADJUSTMENTS: acreage(-2614), sq ft(2220), concessions(-2500), fireplace(-1500) Kitchen has plenty of cabinet space. Just painted and carpets cleaned throughout. Furnace and water heater only 3 years old. Spacious fenced back yard with patio for entertaining and BBQ'S. Automatic sprinklers. Close to stores and dinning. No HOA.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			property just currently closed last week.				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
09/03/2021	\$370,000	01/24/2022	\$350,000	Withdrawn	09/25/2021	\$370,000	MLS
01/24/2022	\$350,000	--	--	Sold	02/04/2022	\$351,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$359,000	\$359,000
Sales Price	\$357,500	\$357,500
30 Day Price	\$349,000	--
Comments Regarding Pricing Strategy		
Sale comp #2 shows the best support for final value conclusion. Overall, it has the most similar characteristics and amenities to the subject property. The subject does not contain any additional features above what is considered normal or typical in the subject market.		

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



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 2498 N Carissa Ave
Boise, ID 83704



Front

L2 11315 Montana St
Boise, ID 83713



Front

L3 10024 W Cory St
Boise, ID 83704



Front

Sales Photos

S1 2088 Currant Pl
Boise, ID 83704



Front

S2 10265 W Cory St
Boise, ID 83704



Front

S3 10971 W Irving Ct
Boise, ID 83713



Front

ClearMaps Addendum

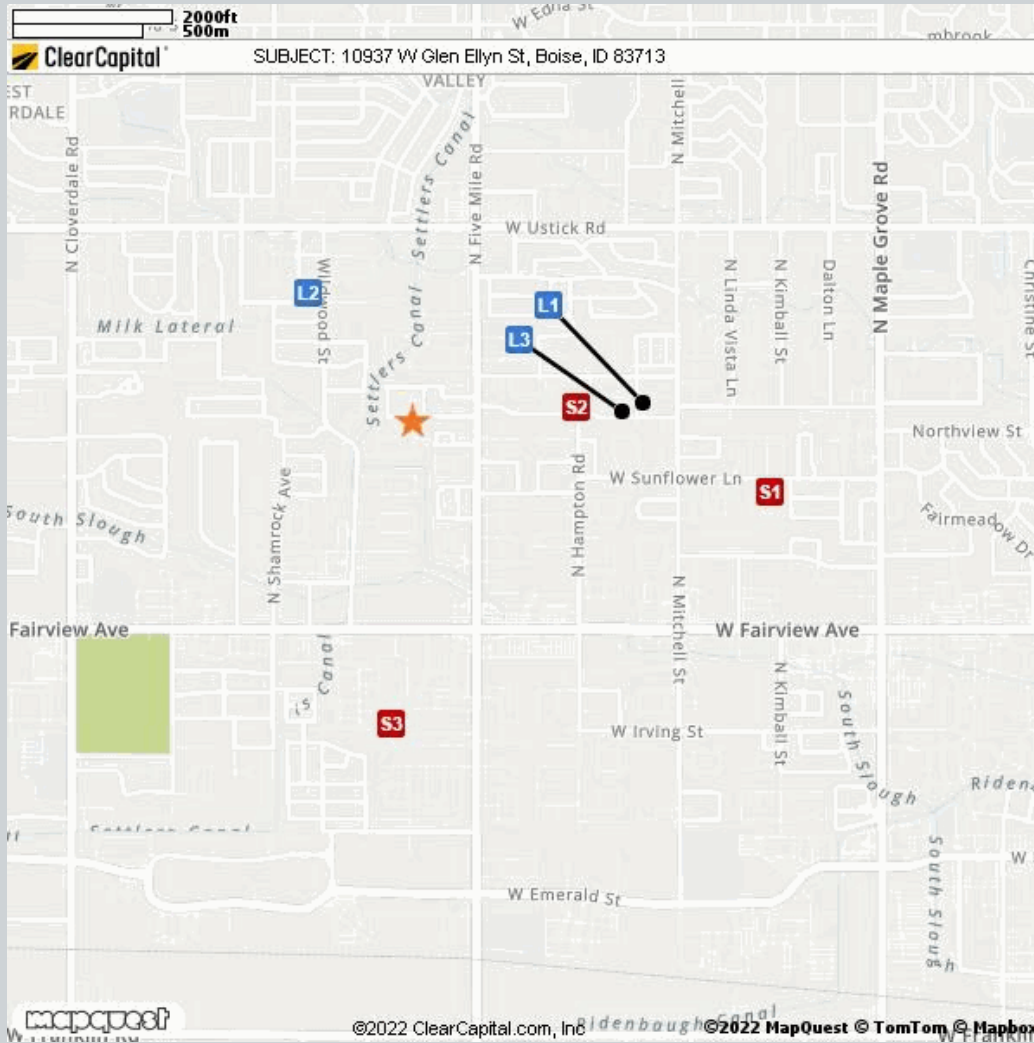
Address ★ 10937 W Glen Ellyn Street, Boise, ID 83713

Loan Number 47990

Suggested List \$359,000

Suggested Repaired \$359,000

Sale \$357,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10937 W Glen Ellyn Street, Boise, ID 83713	--	Parcel Match
L1 Listing 1	2498 N Carissa Ave, Boise, ID 83704	0.63 Miles ¹	Parcel Match
L2 Listing 2	11315 Montana St, Boise, ID 83713	0.41 Miles ¹	Parcel Match
L3 Listing 3	10024 W Cory St, Boise, ID 83704	0.57 Miles ¹	Parcel Match
S1 Sold 1	2088 Currant Pl, Boise, ID 83704	0.92 Miles ¹	Parcel Match
S2 Sold 2	10265 W Cory St, Boise, ID 83704	0.42 Miles ¹	Parcel Match
S3 Sold 3	10971 W Irving Ct, Boise, ID 83713	0.74 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	Mary Walters	Company/Brokerage	SILVERCREEK REALTY GROUP
License No	AB29532	Address	5312 S VALLEY ST BOISE ID 83709
License Expiration	12/31/2022	License State	ID
Phone	2087247478	Email	msasee2002@msn.com
Broker Distance to Subject	4.95 miles	Date Signed	02/07/2022

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.