

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	1045 Se Bonneville Drive, Idaho Falls, ID 83404	Order ID	8572518	Property ID	33792847
Inspection Date	01/05/2023	Date of Report	01/20/2023		
Loan Number	51963	APN	RPA05200060190		
Borrower Name	BRECKENRIDGE PROPERTY FUND 2016 LLC	County	Bonneville		

Tracking IDs					
Order Tracking ID	01.05.22 BPO	Tracking ID 1	01.05.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	BRECKENRIDGE PROPERTY FUND 2016 LLC	Condition Comments Vinyl siding with rock wainscot front exterior in good condition Metal roof in good condition No repairs noted
R. E. Taxes	\$1,170	
Assessed Value	\$212,240	
Zoning Classification	Residential	
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 4 active and pending listings in the subject's neighborhood LLP \$155,000HLP \$271,900 Avg LP\$218,475 Avg dom 52 12 sold in the past 6 months LSP\$190,000 HSP\$299,900 Avg SP \$242,233 Avg dom 45
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$190,000 High: \$275,000	
Market for this type of property	Increased 10 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1045 Se Bonneville Drive	1123 Irving St	845 Royal Ave	1245 Susanne Ave
City, State	Idaho Falls, ID	Idaho Falls, ID	Idaho Falls, ID	Idaho Falls, ID
Zip Code	83404	83401	83401	83404
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.94 ¹	1.05 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$299,900	\$250,000	\$290,000
List Price \$	--	\$219,900	\$250,000	\$271,900
Original List Date		07/19/2022	12/01/2022	08/21/2022
DOM · Cumulative DOM	-- · --	171 · 185	36 · 50	138 · 152
Age (# of years)	73	73	70	74
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 1 story	1 Story 1 story	1 Story 1 story	1 Story 1 story
# Units	1	1	1	1
Living Sq. Feet	1,012	1,108	1,040	1,034
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1	3 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	None	Attached 1 Car	Detached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.16 acres	.11 acres	.15 acres	.15 acres
Other	metal roof	metal roof deck	none	none

* 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 Stucco exterior Metal roof Adjustments for Lot size +\$3,000 Deck -\$1,000 Garage size -\$3,000

Listing 2 Stucco exterior Adjustments for metal roof +\$2,000 Garage size -\$3,000 Chain link fenced

Listing 3 Vinyl siding exterior Tile floors Adjustments for metal roof +\$2,000 Garage size -\$3,000

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1045 Se Bonneville Drive	1310 Cathryn	280 Tabor Ave	1395 Se Bonneville Dr
City, State	Idaho Falls, ID	Idaho Falls, ID	Idaho Falls, ID	Idaho Falls, ID
Zip Code	83404	83404	83401	83404
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.71 ¹	0.25 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$220,000	\$274,900	\$285,000
List Price \$	--	\$200,000	\$225,000	\$279,000
Sale Price \$	--	\$200,000	\$225,000	\$275,000
Type of Financing	--	Fha	Conventional	Fha
Date of Sale	--	12/27/2022	12/12/2022	07/25/2022
DOM · Cumulative DOM	-- · --	35 · 74	86 · 115	12 · 39
Age (# of years)	73	73	70	71
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 1 story	1 Story 1 story	1 Story 1 story	1 Story 1 story
# Units	1	1	1	1
Living Sq. Feet	1,012	968	1,040	943
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1	3 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	None	None	Detached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.16 acres	.15 acres	.19 acres	.18 acres
Other	metal roof	metal roof patio	patio	metal roof cov patio
Net Adjustment	--	-\$8,000	-\$6,300	-\$9,500
Adjusted Price	--	\$192,000	\$218,700	\$265,500

* 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.

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

Sold 1 Vinyl siding exterior Metal roof Gas fireplace -\$2,000 Patio Seller concessions -\$6,000

Sold 2 Stucco exterior Patio Adjustments for Seller concessions -\$5,300 Metal roof +\$2,000 Garage size -\$3,000

Sold 3 Vinyl siding exterior Metal roof Adjustments for Seller concessions -\$5,000 Garage size -\$3,000 Covered patio -\$1,500

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Keller Williams	List date 12/15/2022 Pending sale 12/15/2022					
Listing Agent Name	Michele Robison						
Listing Agent Phone	208-529-8888						
# 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
12/15/2022	\$155,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$255,000	\$255,000
Sales Price	\$250,000	\$250,000
30 Day Price	\$245,000	--
Comments Regarding Pricing Strategy		
Emphasis placed upon GLA with other similar characteristics to subject mainly 0 basement Distances expanded for best comparables Active comp #3 and Sold comp #3 most comparable due to close proximity to subject Subject was listed under market value hence the selling days on the market 1 Subject tax assessed value 2022 \$212,240		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes **Dispute Resolution (1/20/2023)** The BPO has been corrected/additional commentary added to address the dispute requested.

Subject Photos



Front



Side



Side



Street



Other



Other

Listing Photos

L1 1123 Irving St
Idaho Falls, ID 83401



Front

L2 845 Royal Ave
Idaho Falls, ID 83401



Front

L3 1245 Susanne Ave
Idaho Falls, ID 83404



Front

Sales Photos

S1 1310 Cathryn
Idaho Falls, ID 83404



Front

S2 280 Tabor Ave
Idaho Falls, ID 83401



Front

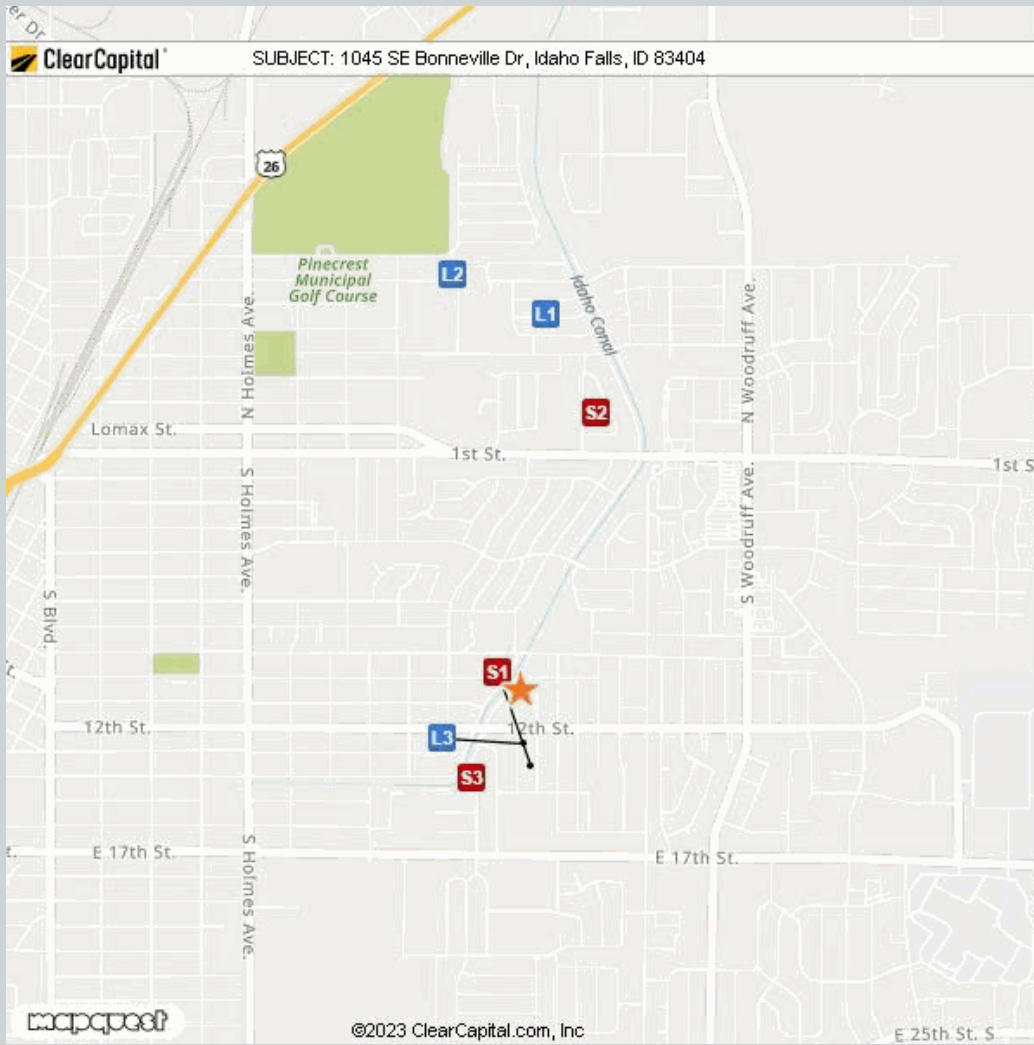
S3 1395 SE Bonneville Dr
Idaho Falls, ID 83404



Front

ClearMaps Addendum

Address ★ 1045 Se Bonneville Drive, Idaho Falls, ID 83404
Loan Number 51963 **Suggested List** \$255,000 **Suggested Repaired** \$255,000 **Sale** \$250,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1045 Se Bonneville Drive, Idaho Falls, ID 83404	--	Parcel Match
L1 Listing 1	1123 Irving St, Idaho Falls, ID 83401	0.94 Miles ¹	Parcel Match
L2 Listing 2	845 Royal Ave, Idaho Falls, ID 83401	1.05 Miles ¹	Parcel Match
L3 Listing 3	1245 Susanne Ave, Idaho Falls, ID 83404	0.13 Miles ¹	Parcel Match
S1 Sold 1	1310 Cathryn, Idaho Falls, ID 83404	0.19 Miles ¹	Parcel Match
S2 Sold 2	280 Tabor Ave, Idaho Falls, ID 83401	0.71 Miles ¹	Parcel Match
S3 Sold 3	1395 Se Bonneville Dr, Idaho Falls, ID 83404	0.25 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	Wayne Harding	Company/Brokerage	C21 Greater Landco Realty
License No	AB14371	Address	11315 N 25 E Idaho Falls ID 83401
License Expiration	09/30/2023	License State	ID
Phone	2085223300	Email	wharding@ida.net
Broker Distance to Subject	7.64 miles	Date Signed	01/06/2023

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.