

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	4308 W Cassia Street, Boise, ID 83705	Order ID	9176966	Property ID	35122515
Inspection Date	02/23/2024	Date of Report	02/24/2024		
Loan Number	56705	APN	R7780510610		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Ada		

Tracking IDs					
Order Tracking ID	2.22_BPO	Tracking ID 1	2.22_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	ELLIS SIOUX	Condition Comments	
R. E. Taxes	\$1,636	The subject appears occupied, is maintained, marketable, and is located on a low traffic residential street. The landscaping is maintained. The home has similar appeal when compared to other homes in the neighborhood with no functional obsolescence or repairs visible.	
Assessed Value	\$296,300		
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	
Local Economy	Stable	Older, established neighborhood with small houses of similar styles on small and standard-sized lots. The subdivision is averagelyl maintained throughout and does not offer community amenities.	
Sales Prices in this Neighborhood	Low: \$225,000 High: \$379,000		
Market for this type of property	Decreased 4 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4308 W Cassia Street	218 S Randall St	309 S Garden St	517 S Latah St
City, State	Boise, ID	Boise, ID	Boise, ID	Boise, ID
Zip Code	83705	83705	83705	83705
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.60 ¹	0.33 ¹	0.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$324,900	\$330,000	\$425,000
List Price \$	--	\$314,900	\$330,000	\$397,500
Original List Date		01/26/2024	02/07/2024	05/23/2023
DOM · Cumulative DOM	-- · --	28 · 29	16 · 17	276 · 277
Age (# of years)	74	75	76	94
Condition	Average	Good	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 Cottage	1 Story Cottage	1 Story Cottage	1 Story Cottage
# Units	1	1	1	1
Living Sq. Feet	812	775	784	898
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	3 · 2 · 1
Total Room #	4	4	4	5
Garage (Style/Stalls)	None	None	None	Carport 1 Car
Basement (Yes/No)	No	No	No	Yes
Basement (% Fin)	0%	0%	0%	100%
Basement Sq. Ft.	--	--	--	520
Pool/Spa	--	--	--	--
Lot Size	.13 acres	0.13 acres	0.20 acres	0.07 acres
Other	--	--	--	--

* 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 New HVAC in 2022. Updated metal roof with some updated windows. Newly renovated bathroom. Garden space, RV parking, and partially fenced.

Listing 2 Updated bathroom, light fixtures and LVP flooring throughout. Storage shed with heating and cooling. Garden space and fully fenced. The sale includes the refrigerator. New front landscaping to be installed prior to closing.

Listing 3 Newly renovated interior including kitchen and bathroom cabinets, quartz counters throughout, stainless steel appliances with a gas range, LVP flooring, and light fixtures. New fence. Covered patio.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4308 W Cassia Street	2027 S. Pacific	1416 S. Newell	4226 W. Morris Hill
City, State	Boise, ID	Boise, ID	Boise, ID	Boise, ID
Zip Code	83705	83705	83705	83706
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.98 ¹	0.47 ¹	0.76 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$349,999	\$379,900	\$385,000
List Price \$	--	\$349,999	\$359,900	\$385,000
Sale Price \$	--	\$349,999	\$359,900	\$377,000
Type of Financing	--	Conventional	Fha	Cash
Date of Sale	--	10/18/2023	11/27/2023	09/07/2023
DOM · Cumulative DOM	-- · --	2 · 43	71 · 88	21 · 43
Age (# of years)	74	74	72	74
Condition	Average	Average	Good	Good
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 Cottage	1 Story Cottage	1 Story Cottage	1 Story Cottage
# Units	1	1	1	1
Living Sq. Feet	812	881	819	736
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	2 · 1
Total Room #	4	4	4	4
Garage (Style/Stalls)	None	Detached 3 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.13 acres	.14 acres	.13 acres	.16 acres
Other	--	--	--	--
Net Adjustment	--	-\$25,000	\$0	+\$11,000
Adjusted Price	--	\$324,999	\$359,900	\$388,000

* 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** New kitchen cabinets and laminate counters. Updated bathroom. Bamboo flooring, RV parking, covered patio, and fully fenced. The sale includes the dryer.
- Sold 2** New roof in 2018. New HVAC in 2017. New interior/exterior paint, water heater, stainless steel appliances, carpet in the bedrooms, LVP flooring in the kitchen and utility room. Quartz kitchen counters, subway tile backsplash, under counter lighting, and completely remodeled bathroom. Garden space, RV parking, storage shed, and fully fenced.
- Sold 3** New HVAC and water heater. Remodeled kitchen includes new cabinets, quartz counters new appliances. Updated bathroom. Hardwood flooring, storage shed, and partially fenced.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no listing history within the past 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	\$358,000	\$358,000
Sales Price	\$355,000	\$355,000
30 Day Price	\$347,000	--
Comments Regarding Pricing Strategy		
<p>The most weight was placed on Sale Comp 2 because it is the most similar in GLA and lot size. The most weight was placed on Active Comp 2 due to GLA and distance. Unless the broker is licensed under the Idaho real estate appraisers act, chapter 41, title 54, Idaho Code, the report is not intended to meet the uniform standards of professional appraisal practice. The broker's price opinion is not intended to be an appraisal of the market value of the property, and that if an appraisal is desired, the services of a licensed or certified appraiser should be obtained.</p>		

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



Side



Side



Street

Listing Photos

L1 218 S Randall St
Boise, ID 83705



Front

L2 309 S Garden St
Boise, ID 83705



Front

L3 517 S Latah St
Boise, ID 83705



Front

Sales Photos

S1 2027 S. Pacific
Boise, ID 83705



Front

S2 1416 S. Newell
Boise, ID 83705



Front

S3 4226 W. Morris Hill
Boise, ID 83706



Front

ClearMaps Addendum

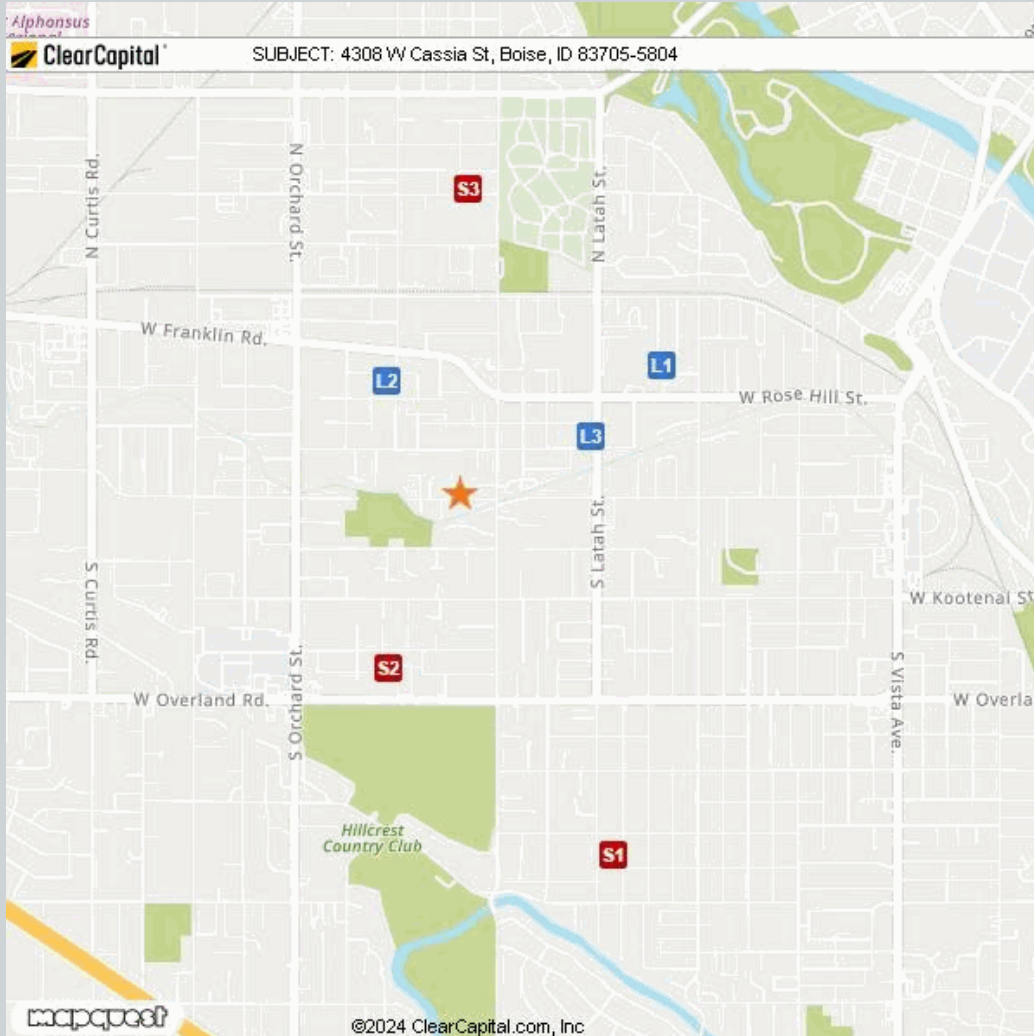
Address ★ 4308 W Cassia Street, Boise, ID 83705

Loan Number 56705

Suggested List \$358,000

Suggested Repaired \$358,000

Sale \$355,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4308 W Cassia Street, Boise, ID 83705	--	Parcel Match
L1 Listing 1	218 S Randall St, Boise, ID 83705	0.60 Miles ¹	Parcel Match
L2 Listing 2	309 S Garden St, Boise, ID 83705	0.33 Miles ¹	Parcel Match
L3 Listing 3	517 S Latah St, Boise, ID 83705	0.36 Miles ¹	Parcel Match
S1 Sold 1	2027 S. Pacific, Boise, ID 83705	0.98 Miles ¹	Parcel Match
S2 Sold 2	1416 S. Newell, Boise, ID 83705	0.47 Miles ¹	Parcel Match
S3 Sold 3	4226 W. Morris Hill, Boise, ID 83706	0.76 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	Angela Gale	Company/Brokerage	A & R Enterprises LLC dba A & R Realty
License No	DB22965	Address	12000 W Fairview Ave #F202 Boise ID 83713
License Expiration	08/31/2025	License State	ID
Phone	2088672526	Email	angela.galere@gmail.com
Broker Distance to Subject	5.12 miles	Date Signed	02/24/2024

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.