

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	2427 Cherry Street, Caldwell, ID 83605	Order ID	9280736	Property ID	35308937
Inspection Date	04/17/2024	Date of Report	04/23/2024		
Loan Number	57259	APN	R0446700000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Canyon		

Tracking IDs

Order Tracking ID	4.16_BPO	Tracking ID 1	4.16_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Doris Ross	Condition Comments The subject property was observed to be in average to good condition as nothing adverse was noted at the time of drive by inspection.
R. E. Taxes	\$1,453	
Assessed Value	\$192,600	
Zoning Classification	SFR	
Property Type	townhouse	
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 Near schools, shopping and city parks, the immediate area is comprised of similar age and styles in like condition to that of the subject property. Nothing adverse noted regarding location. Search radius expanded due to limited inventory at this time.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$170,000 High: \$520,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2427 Cherry Street	716 S 9th Ave	3021 Cougar Ave	724 E Maryland Ave
City, State	Caldwell, ID	Caldwell, ID	Nampa, ID	Nampa, ID
Zip Code	83605	83605	83687	83686
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.65 ¹	8.60 ¹	8.41 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	\$	\$345,000	\$305,000	\$275,000
List Price \$	--	\$320,000	\$305,000	\$275,000
Original List Date		02/19/2024	03/27/2024	04/15/2024
DOM · Cumulative DOM	-- · --	51 · 64	22 · 27	3 · 8
Age (# of years)	47	26	29	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	2 Stories townhouse	1 Story townhouse	1 Story townhouse	1 Story townhouse
# Units	1	1	1	1
Living Sq. Feet	900	1,227	1,099	822
Bdrm · Bths · ½ Bths	2 · 1	2 · 2	3 · 2	2 · 1
Total Room #	5	6	7	5
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.04 acres	.09 acres	.11 acres	.09 acres
Other	--	--	--	--

* Listing 1 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 PENDING fair market townhouse located in the subject market area, superior due to age and GLA, search radius expanded due to minimal townhouse inventory market wide. This is the only competing townhouse in the Caldwell market area.

Listing 2 Competing townhouse listing located in the Canyon County market area, search radius expanded due to limited inventory, superior due to age and GLA.

Listing 3 Search radius expanded due to limited inventory. Competing fair market townhouse listing located in the Nampa market area, similar overall.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2427 Cherry Street	421 Sunnyside Dr	2810 Morning Mist Ln	2914 Airport Ave
City, State	Caldwell, ID	Caldwell, ID	Caldwell, ID	Caldwell, ID
Zip Code	83605	83605	83605	83605
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.08 ¹	0.11 ¹	1.75 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	--	\$299,000	\$314,900	\$325,000
List Price \$	--	\$280,000	\$314,000	\$325,000
Sale Price \$	--	\$260,000	\$310,000	\$310,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	08/07/2023	10/30/2023	02/16/2024
DOM · Cumulative DOM	-- · --	90 · 138	11 · 34	5 · 36
Age (# of years)	47	44	31	28
Condition	Average	Good	Average	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	2 Stories townhouse	1 Story townhouse	1 Story townhouse	1 Story townhouse
# Units	1	1	1	1
Living Sq. Feet	900	1,008	1,138	1,113
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	2 · 2	2 · 2
Total Room #	5	6	6	6
Garage (Style/Stalls)	Attached 1 Car	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	--	--	--	--
Lot Size	.04 acres	.11 acres	.09 acres	.11 acres
Other	--	--	--	--
Net Adjustment	--	-\$61,760	-\$21,940	-\$92,090
Adjusted Price	--	\$198,240	\$288,060	\$217,910

* Sold 1 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** Recent fair market townhouse sale located in the subject market area, adjustments applied ad follows: (-)\$70,000 for superior condition, (-)\$3240 for superior GLA and (-)\$5000 for superior garage size.
- Sold 2** Recent fair market townhouse sale located in the subject market area, adjustments applied ad follows: (-)\$4800 for superior age, (-)\$7140 for superior GLA, (-)\$5000 for superior bathroom count and (-)\$5000 for superior garage size, no others warranted.
- Sold 3** Recent fair market townhouse sale located in the subject market area, adjustments applied ad follows: (-)\$70,000 for superior condition, (-)\$5700 for superior age, (-)\$6390 for superior GLA, (-)\$5000 for superior bathroom count and (-)\$5000 for superior garage size, no others warranted.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		No data noted in MLS.					
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	\$203,000	\$203,000
Sales Price	\$200,000	\$200,000
30 Day Price	\$190,000	--
Comments Regarding Pricing Strategy		
Market values continue to level off due to increasing interest rates as rates are the driving factor in market stagnation. In past months values had been rapidly increasing. This was due to limited availability, an increase in buyer demands, an influx of out of state buyers and a decline in both the amount and influence of bank owned and short sale inventories.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes **Dispute Resolution (4/23/2024)** The report has been corrected/additional commentary provided to address the dispute requested.
property type updated to townhome

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 716 S 9th Ave
Caldwell, ID 83605



Front

L2 3021 Cougar Ave
Nampa, ID 83687



Front

L3 724 E Maryland Ave
Nampa, ID 83686



Front

Sales Photos

S1 421 Sunnyside Dr
Caldwell, ID 83605



Front

S2 2810 Morning Mist Ln
Caldwell, ID 83605



Front

S3 2914 Airport Ave
Caldwell, ID 83605



Front

ClearMaps Addendum

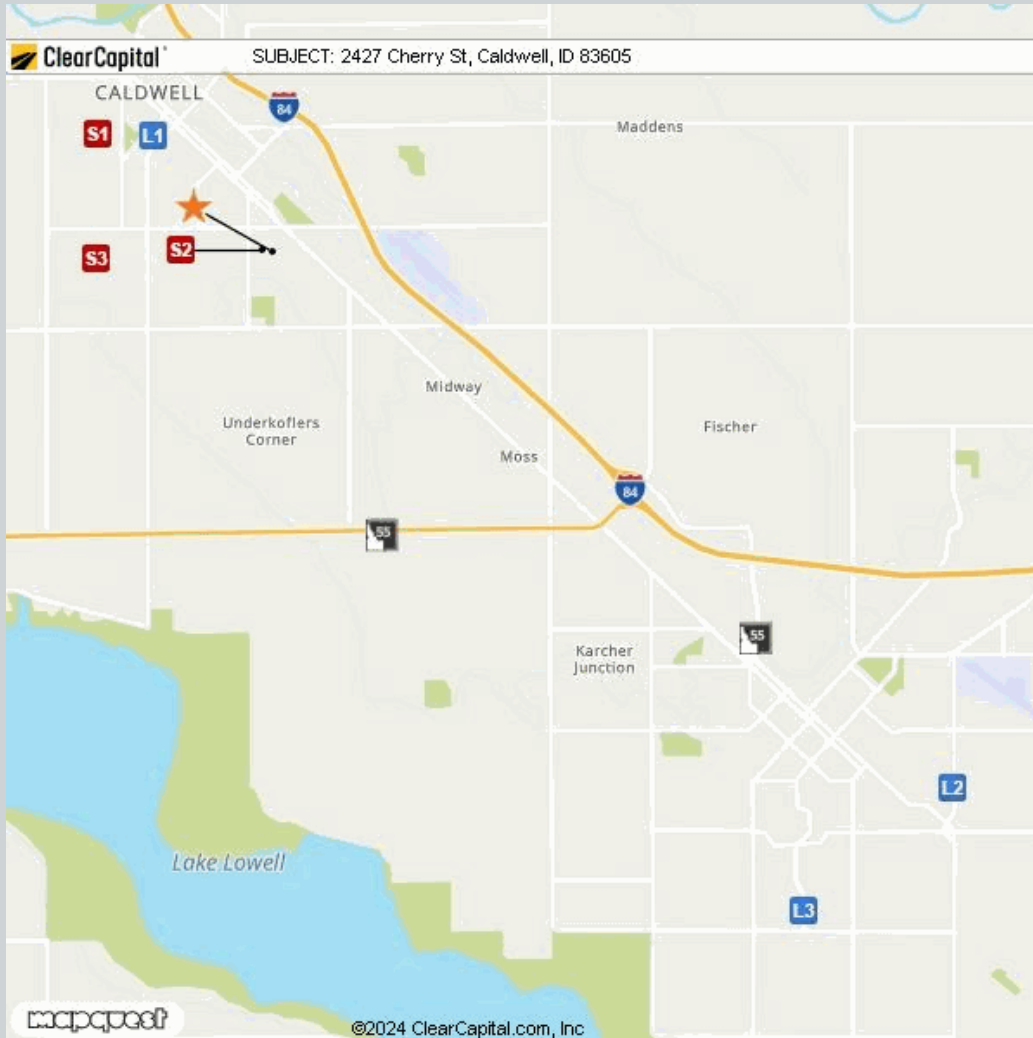
Address ★ 2427 Cherry Street, Caldwell, ID 83605

Loan Number 57259

Suggested List \$203,000

Suggested Repaired \$203,000

Sale \$200,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2427 Cherry Street, Caldwell, ID 83605	--	Parcel Match
L1 Listing 1	716 S 9th Ave, Caldwell, ID 83605	1.65 Miles ¹	Parcel Match
L2 Listing 2	3021 Cougar Ave, Nampa, ID 83687	8.60 Miles ¹	Parcel Match
L3 Listing 3	724 E Maryland Ave, Nampa, ID 83686	8.41 Miles ¹	Parcel Match
S1 Sold 1	421 Sunnyside Dr, Caldwell, ID 83605	2.08 Miles ¹	Parcel Match
S2 Sold 2	2810 Morning Mist Ln, Caldwell, ID 83605	0.11 Miles ¹	Parcel Match
S3 Sold 3	2914 Airport Ave, Caldwell, ID 83605	1.75 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	Jason Lampman	Company/Brokerage	Homes Of Idaho
License No	SP22650	Address	148 N Yale St Nampa ID 83651
License Expiration	04/30/2025	License State	ID
Phone	2088809470	Email	jasonlampman@gmail.com
Broker Distance to Subject	6.30 miles	Date Signed	04/23/2024

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.