

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	2724 Sackett Drive, Park City, UT 84098	Order ID	6044240	Property ID	25901774
Inspection Date	01/12/2019	Date of Report	01/15/2019		
Loan Number	33756	APN	JR-4-4146		
Borrower Name	BPF2				

Tracking IDs

Order Tracking ID	CS_FundingBatch53_01.10.2019	Tracking ID 1	CS_FundingBatch53_01.10.2019
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	
Occupancy	Occupied		Dumpster in front, construction going on, unsure how much remodeling or the cost to complete construction.
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Jeremy Ranch HOA 801-641-61844		
Association Fees	\$210 / Year (Other: Snow clearing main road.)		
Visible From Street	Partially Visible		

II. Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments	
Listing Agency/Firm			It had a list date of 5/24/2018 and went off the market and was expired on 11/26/2018.
Listing Agent Name			
Listing Agent Phone			
# of Removed Listings in Previous 12 Months	1		
# 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
05/24/2018	\$899,900	11/08/2018	\$799,900	Expired	11/26/2018	\$799,900	MLS

III. Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Stable		Home is within an area that is rurally located and where homeowners enjoy 20 minute access to local conveniences, shopping, schools, parks and other places of interest. Out of all actives, none are distressed, none of the sold homes within the past 6 months have been distressed. Search radius 5 miles
Sales Prices in this Neighborhood	Low: \$732,000 High: \$1,275,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

IV. Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	2724 Sackett Drive	95 Matterhorn	7483 Susans Cr.	5866 Fairview Dr.
City, State	Park City, UT	Park City, UT	Park City, UT	Park City, UT
Zip Code	84098	84098	84098	84098
Datasource	MLS	MLS	MLS	Public Records
Miles to Subj.	--	2.88 ¹	1.45 ¹	4.91 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$778,500	\$810,000	\$845,000
List Price \$	--	\$732,000	\$810,000	\$845,000
Original List Date		09/18/2001	01/04/2019	01/06/2019
DOM · Cumulative DOM	-- · --	165 · 6328	4 · 11	7 · 9
Age (# of years)	22	17	19	17
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	2 Stories Mountain home	2 Stories Cabin	2 Stories Single Family	2 Stories Ranch
# Units	1	1	1	1
Living Sq. Feet	3,236	4,840	2,769	3,387
Bdrm · Bths · ½ Bths	4 · 2 · 2	3 · 3	5 · 3	6 · 3 · 1
Total Room #	13	14	13	15
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	0%	100%
Basement Sq. Ft.	1,808	1,190	1,380	1,432
Pool/Spa	--	--	--	--
Lot Size	.37 acres	.29 acres	.23 acres	.50 acres
Other	--	--	--	--

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

Listing 1 Superior to the subject in age by 5 years. Superior to the subject by 1400 sq feet GLA, offset by subject having a larger basement. Slightly inferior lot size by .08. Inferior y 1 bdrm 1 bathroom and 1 garage stall.

Listing 2 Superior to the subject in age by 3 years. Inferior to the subject by 500 sq feet GLA, Inferior lot size by .14. Superior by 1 bdrm

Listing 3 Superior to the subject in age by 5 years. Superior to the subject by 150 sq feet GLA, Superior lot size by .13. Superior by 2 bdrm, 1 full bath.

* 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.

V. Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2724 Sackett Drive	9225 N Jeremy Rd. #1	8765 N Silver Spur Rd.	8847 N Jeremy Ranch Rd
City, State	Park City, UT	Park City, UT	Park City, UT	Park City, UT
Zip Code	84098	84098	84098	84098
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.02 ¹	1.18 ¹	0.76 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$795,000	\$810,000	\$885,000
List Price \$	--	\$795,000	\$810,000	\$970,000
Sale Price \$	--	\$795,000	\$810,000	\$885,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	9/20/2018	10/2/2018	6/15/2018
DOM · Cumulative DOM	-- · --	6 · 41	38 · 39	124 · 138
Age (# of years)	22	22	37	20
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	2 Stories Mountain home	3 Stories Tri/Multi-Level	2 Stories Single Family	2 Stories Single Family
# Units	1	1	1	1
Living Sq. Feet	3,236	3,420	3,237	3,380
Bdrm · Bths · ½ Bths	4 · 2 · 2	4 · 3 · 1	5 · 2 · 2	4 · 2 · 1
Total Room #	13	13	15	13
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	50%	100%	0%
Basement Sq. Ft.	1808%	598	1,479	1,231
Pool/Spa	--	--	--	--
Lot Size	.37 acres	.51 acres	.41 acres	.63 acres
Other	--	--	--	--
Net Adjustment	--	+\$13,000	+\$20,000	-\$75,000
Adjusted Price	--	\$808,000	\$830,000	\$810,000

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

Sold 1 Equal in age to the subject. Superior to the subject by 184 sq feet GLA, Inferior lot size by .14. Equal room count, bedroom and bath count. Adj -\$27 for GLA Adj \$40k for basement size and finish.

Sold 2 Inferior in age to the subject in age by 14 years. Almost equal GLA, Almost equal lot size. Superior by 1 bdrm. similar room count. Similar otherwise, only adj +\$20k for age for roofing, furnace, AC, etc.

Sold 3 Superior to the subject in age by 2 years. Inferior to the subject by 144 sq feet GLA, Superior lot size by .26. Inferior by 1 half bath Adj for 1 bath and lot size \$75,000

* 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.

VI. Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$829,900	\$829,900
Sales Price	\$808,000	\$808,000
30 Day Price	\$775,000	--

Comments Regarding Pricing Strategy

Subjects value represents a value w/ normal marketing times and based on the most similar and proximate comps in this report. Recommend an as is sale for this value.

VII. Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The report is well supported. The broker has supplied good comps considering the market area and comp availability. Subject sales and listing history lends support to current price conclusion.

VIII. Property Images

Address 2724 Sackett Drive, Park City, UT 84098

Loan Number 33756

Suggested List \$829,900

Suggested Repaired \$829,900

Sale \$808,000



Subject 2724 Sackett Dr

View Front



Subject 2724 Sackett Dr

View Front

VIII. Property Images (continued)

Address 2724 Sackett Drive, Park City, UT 84098

Loan Number 33756

Suggested List \$829,900

Suggested Repaired \$829,900

Sale \$808,000



Subject 2724 Sackett Dr

View Front



Subject 2724 Sackett Dr

View Address Verification

VIII. Property Images (continued)

Address 2724 Sackett Drive, Park City, UT 84098

Loan Number 33756

Suggested List \$829,900

Suggested Repaired \$829,900

Sale \$808,000



Subject 2724 Sackett Dr

View Side



Subject 2724 Sackett Dr

View Street

VIII. Property Images (continued)

Address 2724 Sackett Drive, Park City, UT 84098

Loan Number 33756

Suggested List \$829,900

Suggested Repaired \$829,900

Sale \$808,000



Subject 2724 Sackett Dr

View Street



Listing Comp 1

View Front

VIII. Property Images (continued)

Address 2724 Sackett Drive, Park City, UT 84098
Loan Number 33756 **Suggested List** \$829,900

Suggested Repaired \$829,900

Sale \$808,000



Listing Comp 2 7483 Susans Cr.

View Front



Listing Comp 3

View Front

VIII. Property Images (continued)

Address 2724 Sackett Drive, Park City, UT 84098

Loan Number 33756

Suggested List \$829,900

Suggested Repaired \$829,900

Sale \$808,000



Sold Comp 1 9225 N Jeremy Rd. #1

View Front



Sold Comp 2

View Front

VIII. Property Images (continued)

Address 2724 Sackett Drive, Park City, UT 84098

Loan Number 33756

Suggested List \$829,900

Suggested Repaired \$829,900

Sale \$808,000

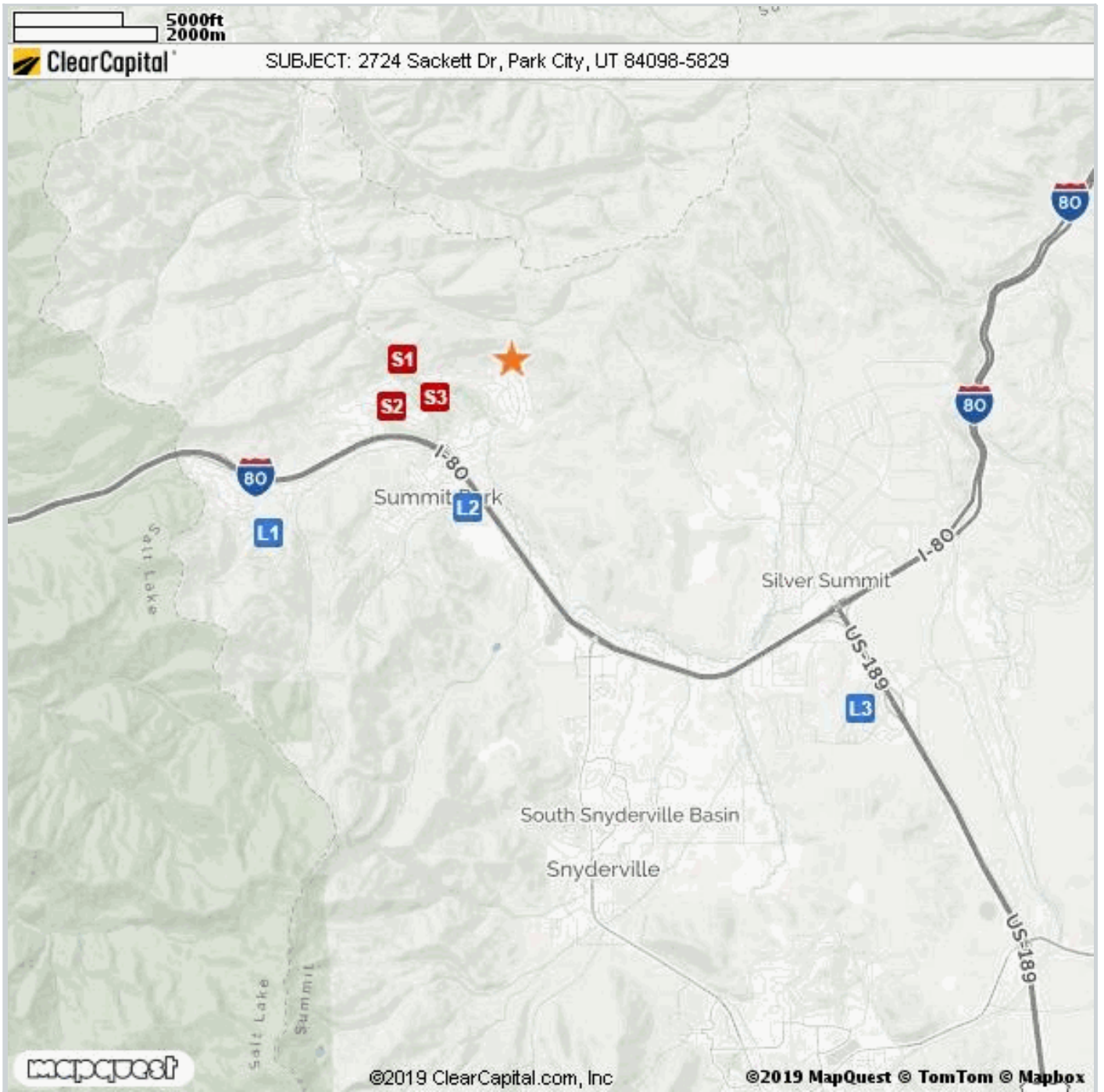


Sold Comp 3 8847 N Jeremy Ranch Rd

View Front

ClearMaps Addendum

Address ★ 2724 Sackett Drive, Park City, UT 84098
Loan Number 33756 **Suggested List** \$829,900 **Suggested Repaired** \$829,900 **Sale** \$808,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2724 Sackett Dr, Park City, UT	--	Parcel Match
L1 Listing 1	95 Matterhorn , Park City, UT	2.88 Miles ¹	Parcel Match
L2 Listing 2	7483 Susans Cr. , Park City, UT	1.45 Miles ¹	Parcel Match
L3 Listing 3	5866 Fairview Dr., Park City, UT	4.91 Miles ¹	Parcel Match
S1 Sold 1	9225 N Jeremy Rd. #1, Park City, UT	1.02 Miles ¹	Parcel Match
S2 Sold 2	8765 N Silver Spur Rd. , Park City, UT	1.18 Miles ¹	Parcel Match
S3 Sold 3	8847 N Jeremy Ranch Rd, Park City, UT	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.

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.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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.

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	Pamela Clark	Company/Brokerage	Neeleman Clark Realty Group
License No	5508120-PB00		
License Expiration	08/31/2019	License State	UT
Phone	4353155846	Email	neelemanpamela@gmail.com
Broker Distance to Subject	21.23 miles	Date Signed	01/13/2019

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 Valuation Report.

Disclaimer

This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

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.