

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	6913 W Kings Estate Drive, West Valley City, UT 84128	Order ID	6490137	Property ID	27792645
Inspection Date	01/15/2020	Date of Report	01/16/2020		
Loan Number	36402	APN	14-34-377-009		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Salt Lake		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 01.14.20	Tracking ID 1	BotW New Fac-DriveBy BPO 01.14.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	BRECKENRIDGE PROPERTY FUND 2016
R. E. Taxes	\$170,866
Assessed Value	\$197,800
Zoning Classification	RES
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

Condition Comments

The subject property is a rambler style home located on a standard sized suburban mid-block lot. The subject appears to be well maintained. The roof, foundation, and over all structure all appear to be in sound condition based on exterior only inspection.

Neighborhood & Market Data

Location Type	Suburban
Local Economy	Slow
Sales Prices in this Neighborhood	Low: \$111,000 High: \$419,000
Market for this type of property	Increased 1.2 % in the past 6 months.
Normal Marketing Days	<90

Neighborhood Comments

This is a well maintained neighborhood. REO/SS activity is moderate and holding steady. Short Sales make up 3.3% of the current listings, and 2.1% of the sold properties over the past 6 months. REO's make up 2.2% of the current listings, and 2.1% of the sold properties over the past 6 months

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	6913 W Kings Estate Drive	3687 S Royal Scott Dr	3940 S Brina Ln	3686 S Deann Dr
City, State	West Valley City, UT	West Valley City, UT	Magna, UT	West Valley City, UT
Zip Code	84128	84128	84044	84128
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.44 ¹	0.63 ¹	0.99 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$255,900	\$285,000	\$289,000
List Price \$	--	\$255,900	\$285,000	\$289,000
Original List Date		11/25/2019	09/26/2019	12/11/2019
DOM · Cumulative DOM	-- · --	35 · 52	20 · 112	20 · 36
Age (# of years)	38	47	41	44
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 rambler	1 Story rambler	1 Story rambler	1 Story rambler
# Units	1	1	1	1
Living Sq. Feet	935	910	938	916
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	2 · 1	2 · 1
Total Room #	6	5	5	5
Garage (Style/Stalls)	None	Carport 1 Car	Attached 2 Car(s)	Carport 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	44%	70%	90%	95%
Basement Sq. Ft.	918	910	925	900
Pool/Spa	--	--	--	--
Lot Size	0.20 acres	0.18 acres	0.19 acres	0.18 acres
Other	n, a	n, a	n, a	n, a

* 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 Central air conditioning, RV parking slab, ample storage space, walk-in closet in the largest bedroom, fully fenced back yard, custom three ton paint scheme throughout

Listing 2 Acrylic counterstops ,SS appliances, plenty of storage everywhere in the house. Anderson windows 2017.built-in shelving. lighting fixtures updated.Downstairs bathroom

Listing 3 large open feel kitchen, fully fenced back yard with covered patio and mature fruit trees and raised garden beds, neutral paint colors throughout

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	6913 W Kings Estate Drive	6831 W 4015 S	4073 S Castle Rd	6644 W Castle View Dr
City, State	West Valley City, UT	West Valley City, UT	West Valley City, UT	West Valley City, UT
Zip Code	84128	84128	84128	84128
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.64 ¹	0.38 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$274,900	\$269,999	\$299,999
List Price \$	--	\$274,900	\$269,999	\$299,999
Sale Price \$	--	\$278,000	\$279,999	\$303,000
Type of Financing	--	Fha	Conventional	Fha
Date of Sale	--	12/06/2019	11/29/2019	10/23/2019
DOM · Cumulative DOM	-- · --	31 · 28	28 · 58	5 · 34
Age (# of years)	38	34	43	42
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 rambler	1 Story rambler	1 Story rambler	1 Story rambler
# Units	1	1	1	1
Living Sq. Feet	935	961	994	925
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 1	2 · 1
Total Room #	6	5	6	5
Garage (Style/Stalls)	None	Detached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	44%	95%	100%	95%
Basement Sq. Ft.	918	910	994	925
Pool/Spa	--	--	--	--
Lot Size	0.20 acres	0.19 acres	0.24 acres	0.19 acres
Other	n, a	n, a	n, a	n, a
Net Adjustment	--	-\$10,150	-\$19,160	-\$10,250
Adjusted Price	--	\$267,850	\$260,839	\$292,750

* 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.

Recent Sales - Cont.

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

Sold 1 Adjustments: -\$5500 (seller paid concessions provided), -\$10,000 (superior car storage), +\$1000 (inferior lot size), +\$5000 (inferior bedrooms), -\$650 (superior gross living area)

Sold 2 Adjustments: -\$3685 (seller paid concessions provided), -\$4000 (superior lot size), -\$10,000 (superior car storage), -\$1475 (superior gross living area)

Sold 3 Adjustments: -\$5500 (seller paid concessions provided), +\$5000 (inferior bedrooms), -\$10,000 (superior car storage), +\$250 (inferior gross living area)

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No MLS listed or sold history available for the subject property			
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	\$277,500	\$277,500
Sales Price	\$272,500	\$272,500
30 Day Price	\$255,000	--
Comments Regarding Pricing Strategy		
Properties that are over valued from the initial listing date tend to stay on the market for an extended period of time, even after the value has been reduced to a reasonable market friendly value		

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



Side



Street

Subject Photos



Street



Other

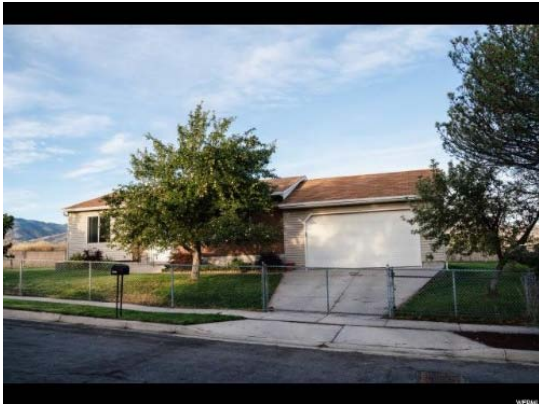
Listing Photos

L1 3687 S Royal Scott Dr
West Valley City, UT 84128



Front

L2 3940 S Brina Ln
Magna, UT 84044



Front

L3 3686 S Deann Dr
West Valley City, UT 84128



Front

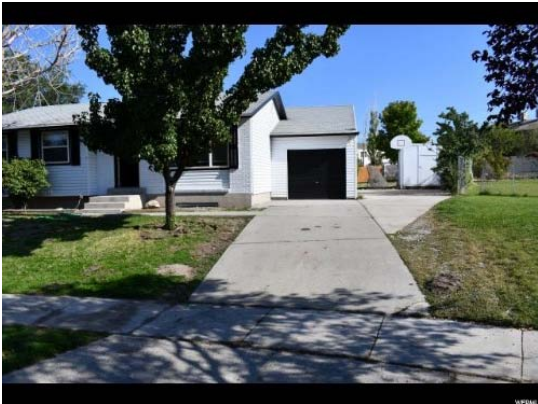
Sales Photos

S1 6831 W 4015 S
West Valley City, UT 84128



Front

S2 4073 S Castle Rd
West Valley City, UT 84128



Front

S3 6644 W Castle View Dr
West Valley City, UT 84128



Front

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.

*** 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

Report Instructions - cont.

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	David Forsberg	Company/Brokerage	Select Group Realty LLC
License No	6004247-sa00	Address	435 W 400 South Salt Lake City UT 84101
License Expiration	09/30/2021	License State	UT
Phone	8016510707	Email	bigdavesells@gmail.com
Broker Distance to Subject	9.48 miles	Date Signed	01/15/2020

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

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.