

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.

<b>Address</b>	3385 S 2040 West, West Valley City, UT 84119	<b>Order ID</b>	5994584	<b>Property ID</b>	25648890
<b>Inspection Date</b>	11/16/2018	<b>Date of Report</b>	11/16/2018		
<b>Loan Number</b>	36558	<b>APN</b>	15-27-352-008		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC				

#### Tracking IDs

<b>Order Tracking ID</b>	BotW New Fac-DriveBy BPO 11.15.18	<b>Tracking ID 1</b>	BotW New Fac-DriveBy BPO 11.15.18
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

#### I. General Conditions

<b>Property Type</b>	SFR	<b>Condition Comments</b>	
<b>Occupancy</b>	Occupied	The subject property is an all brick rambler style home located on a standard sized suburban mid-block lot. The subject is in average condition. The roof, foundation, and overall structure all appear to be in sound condition based on exterior only inspection.	
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		

#### II. Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>	
<b>Listing Agency/Firm</b>		full MLS listing and sold history attached to this report	
<b>Listing Agent Name</b>			
<b>Listing Agent Phone</b>			
<b># of Removed Listings in Previous 12 Months</b>	0		
<b># of Sales in Previous 12 Months</b>	1		

Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
09/20/2018	\$244,900	09/27/2018	\$236,000	Sold	11/01/2018	\$230,000	MLS

#### III. Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	This is a well maintained neighborhood. REO/SS activity is moderate and holding steady. Short Sales make up 6% of the current listings, and 4% of the sold properties over the past 6 months. REO's make up 4% of the current listings, and 3% of the sold properties over the past 6 months	
<b>Sales Prices in this Neighborhood</b>	Low: \$163,000 High: \$319,000		
<b>Market for this type of property</b>	Increased 1.8 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

#### IV. Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	3385 S 2040 West	1620 W Claybourne Ave	3840 S Hallmark Dr	2991 W Amherst Ave
City, State	West Valley City, UT	West Valley City, UT	West Valley City, UT	West Valley City, UT
Zip Code	84119	84119	84119	84119
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.95 <sup>1</sup>	0.92 <sup>1</sup>	1.00 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$225,000	\$234,900	\$238,900
List Price \$	--	\$225,000	\$234,900	\$239,900
Original List Date		11/13/2018	11/15/2018	11/01/2018
DOM · Cumulative DOM	-- · --	3 · 3	1 · 1	15 · 15
Age (# of years)	59	62	57	60
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story rambler	1 Story rambler	1 Story rambler	1 Story rambler
# Units	1	1	1	1
Living Sq. Feet	1,036	1,125	1,115	1,125
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 1	3 · 1	3 · 1
Total Room #	7	6	6	6
Garage (Style/Stalls)	Carport 1 Car	None	Attached 1 Car	Detached 2 Car(s)
Basement (Yes/No)	No	No	Yes	No
Basement (% Fin)	0%	0%	100%	0%
Basement Sq. Ft.	--	--	598	--
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.14 acres	0.17 acres	0.20 acres
Other	n, a	n, a	n, a	n, a

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

**Listing 1** open floor plan concept, neutrila paint colors throughout, fully fenced back yard, mature fruit trees in back yard, covered back patio slab, large back patio slab

**Listing 2** Large fully fenced and flat yard. open feel kitchen, jack and jill bath, wet-bar in big basement family and entertainment room. Garage and workshop have 220v and gas,

**Listing 3** sitting on a huge corner lot! Open layout with lots of natural lighting! Newer windows throughout! Granite countertops! New carpet and flooring. Home has a massive 700+ sq ft garage with 220 power and large work bench

\* Listing 3 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## V. Recent Sales

	<b>Subject</b>	<b>Sold 1 *</b>	<b>Sold 2</b>	<b>Sold 3</b>
<b>Street Address</b>	3385 S 2040 West	3366 S 2040 W	3337 S Pearce	3370 S 2000 W
<b>City, State</b>	West Valley City, UT	West Valley City, UT	West Valley City, UT	West Valley City, UT
<b>Zip Code</b>	84119	84119	84119	84119
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.04 <sup>1</sup>	0.69 <sup>1</sup>	0.03 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$200,000	\$220,000	\$244,900
<b>List Price \$</b>	--	\$200,000	\$220,000	\$236,000
<b>Sale Price \$</b>	--	\$225,000	\$221,300	\$230,000
<b>Type of Financing</b>	--	Conventional	Fha	Fha
<b>Date of Sale</b>	--	8/30/2018	11/9/2018	11/1/2018
<b>DOM · Cumulative DOM</b>	-- · --	3 · 35	10 · 63	43 · 42
<b>Age (# of years)</b>	59	59	64	57
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Style/Design</b>	1 Story rambler	1 Story rambler	1 Story rambler	1 Story rambler
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,036	1,036	1,170	1,064
<b>Bdrm · Bths · ½ Bths</b>	3 · 1 · 1	3 · 1	3 · 1	3 · 1 · 1
<b>Total Room #</b>	7	6	6	7
<b>Garage (Style/Stalls)</b>	Carport 1 Car	Carport 1 Car	None	Carport 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	%	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.17 acres	0.16 acres	0.22 acres	0.16 acres
<b>Other</b>	n, a	n, a	n, a	n, a
<b>Net Adjustment</b>	--	-\$1,500	-\$8,350	-\$2,100
<b>Adjusted Price</b>	--	\$223,500	\$212,950	\$227,900

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

**Sold 1** Adjustments: -\$5000 (seller paid concessions provided), +\$1000 (inferior lot size), +\$2500 (inferior bathrooms)

**Sold 2** Adjustments: -\$5000 (seller paid concessions provided), -\$5000 (superior lot size), -\$3350 (superior gross living area), +\$2500 (inferior bathrooms), +\$2500 (inferior car storage)

**Sold 3** Adjustments: -\$2400 (seller paid concessions provided), +\$1000 (inferior lot size), -\$700 (superior gross living area)

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## VI. Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$232,500	\$232,500
<b>Sales Price</b>	\$227,500	\$227,500
<b>30 Day Price</b>	\$212,500	--

### 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. No address plate on subject property, a dress verified via comparison of surrounding homes address plates.

## VII. 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.

**VIII. Property Images**

**Address** 3385 S 2040 West, West Valley City, UT 84119  
**Loan Number** 36558      **Suggested List** \$232,500      **Suggested Repaired** \$232,500      **Sale** \$227,500



**Subject** 3385 S 2040 W

**View** Front



**Subject** 3385 S 2040 W

**View** Front

**VIII. Property Images (continued)**

**Address** 3385 S 2040 West, West Valley City, UT 84119  
**Loan Number** 36558

**Suggested List** \$232,500

**Suggested Repaired** \$232,500

**Sale** \$227,500



**Subject** 3385 S 2040 W

**View** Address Verification



**Subject** 3385 S 2040 W

**View** Side

**VIII. Property Images (continued)**

**Address** 3385 S 2040 West, West Valley City, UT 84119  
**Loan Number** 36558

**Suggested List** \$232,500

**Suggested Repaired** \$232,500

**Sale** \$227,500



**Subject** 3385 S 2040 W

**View** Side



**Subject** 3385 S 2040 W

**View** Street

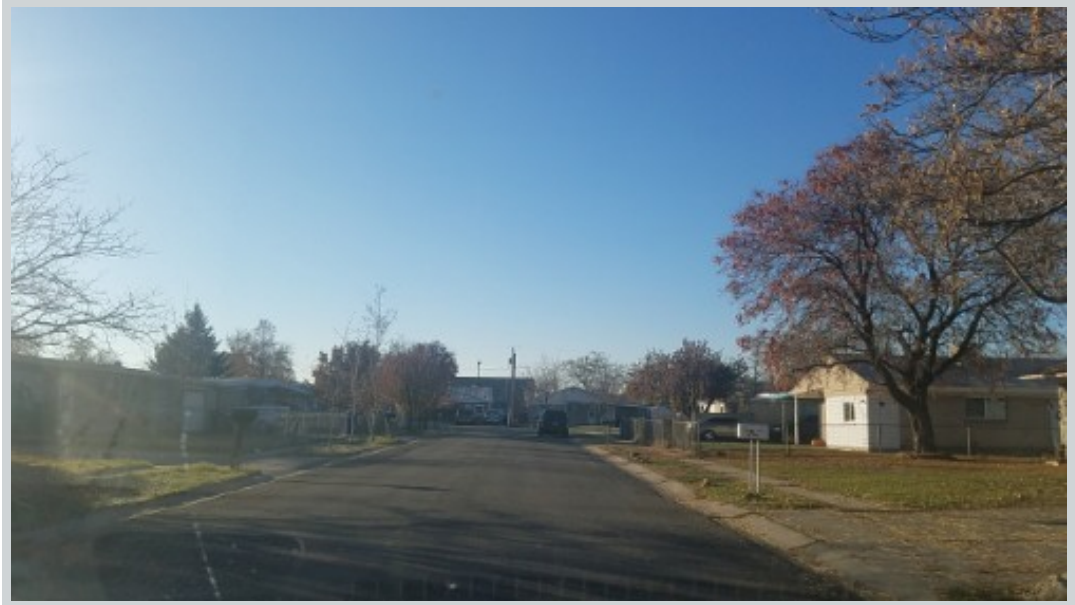
**VIII. Property Images (continued)**

**Address** 3385 S 2040 West, West Valley City, UT 84119  
**Loan Number** 36558

**Suggested List** \$232,500

**Suggested Repaired** \$232,500

**Sale** \$227,500



**Subject** 3385 S 2040 W

**View** Street



**Subject** 3385 S 2040 W

**View** Other

**Comment** "what subject faces"



**VIII. Property Images (continued)**

**Address** 3385 S 2040 West, West Valley City, UT 84119  
**Loan Number** 36558

**Suggested List** \$232,500

**Suggested Repaired** \$232,500

**Sale** \$227,500



**Subject** 3385 S 2040 W

**View** Other

**Comment** "street sign"



**Listing Comp 1** 1620 W Claybourne Ave

**View** Front

**VIII. Property Images (continued)**

**Address** 3385 S 2040 West, West Valley City, UT 84119  
**Loan Number** 36558

**Suggested List** \$232,500

**Suggested Repaired** \$232,500

**Sale** \$227,500



**Listing Comp 2** 3840 S Hallmark Dr

**View** Front



**Listing Comp 3** 2991 W Amherst Ave

**View** Front

**VIII. Property Images (continued)**

**Address** 3385 S 2040 West, West Valley City, UT 84119  
**Loan Number** 36558

**Suggested List** \$232,500

**Suggested Repaired** \$232,500

**Sale** \$227,500



**Sold Comp 1** 3366 S 2040 W

**View** Front



**Sold Comp 2** 3337 S Pearce

**View** Front

**VIII. Property Images (continued)**

**Address** 3385 S 2040 West, West Valley City, UT 84119  
**Loan Number** 36558

**Suggested List** \$232,500

**Suggested Repaired** \$232,500

**Sale** \$227,500

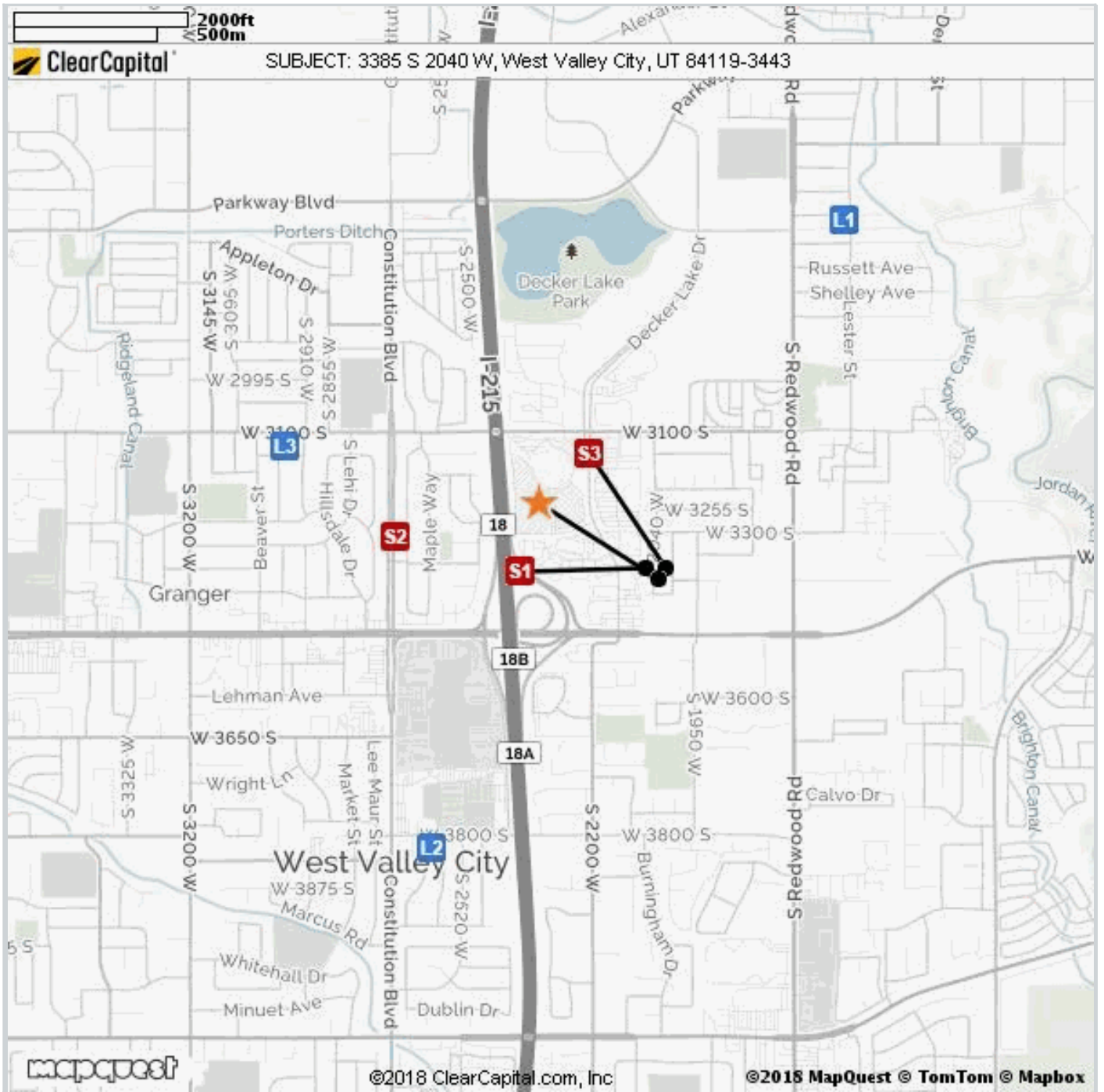


**Sold Comp 3** 3370 S 2000 W

**View** Front

ClearMaps Addendum

Address ★ 3385 S 2040 West, West Valley City, UT 84119  
 Loan Number 36558      Suggested List \$232,500      Suggested Repaired \$232,500      Sale \$227,500



Comparable	Address	Miles to Subject	Mapping Accuracy
<span style="color: orange;">★</span> Subject	3385 S 2040 W, West Valley City, UT	--	Parcel Match
<span style="color: blue;">L1</span> Listing 1	1620 W Claybourne Ave, West Valley City, UT	0.95 Miles <sup>1</sup>	Parcel Match
<span style="color: blue;">L2</span> Listing 2	3840 S Hallmark Dr, West Valley City, UT	0.92 Miles <sup>1</sup>	Parcel Match
<span style="color: blue;">L3</span> Listing 3	2991 W Amherst Ave, West Valley City, UT	1.00 Miles <sup>1</sup>	Parcel Match
<span style="color: red;">S1</span> Sold 1	3366 S 2040 W, West Valley City, UT	0.04 Miles <sup>1</sup>	Parcel Match
<span style="color: red;">S2</span> Sold 2	3337 S Pearce, West Valley City, UT	0.69 Miles <sup>1</sup>	Parcel Match
<span style="color: red;">S3</span> Sold 3	3370 S 2000 W, West Valley City, UT	0.03 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.  
<sup>2</sup> 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

<b>Broker Name</b>	David Forsberg	<b>Company/Brokerage</b>	Select Group Realty LLC
<b>License No</b>	6004247-sa00		
<b>License Expiration</b>	09/30/2019	<b>License State</b>	UT
<b>Phone</b>	8016510707	<b>Email</b>	bigdavesells@gmail.com
<b>Broker Distance to Subject</b>	4.77 miles	<b>Date Signed</b>	11/16/2018

*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.**