

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	5749 S 3500 West, Roy, UT 84067	Order ID	6376530	Property ID	27417786
Inspection Date	10/18/2019	Date of Report	10/19/2019		
Loan Number	39052	APN	09-406-0002		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Weber		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 10.16.19	Tracking ID 1	BotW New Fac-DriveBy BPO 10.16.19
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Framton Martinez	Condition Comments	
R. E. Taxes	\$1,840	The condition of the home appears to be average and there is no major problems with the subject property.	
Assessed Value	\$221,000		
Zoning Classification	SFR		
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	The neighborhood is in good condition and there is no major problems with the subjects area.	
Sales Prices in this Neighborhood	Low: \$175,000 High: \$295,000		
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	5749 S 3500 West	3952 W 5650 S	3934 W 4700 S	4743 S 3950 W
City, State	Roy, UT	Roy, UT	Roy, UT	Roy, UT
Zip Code	84067	84067	84067	84067
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.54 ¹	1.41 ¹	1.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$250,000	\$279,900	\$265,000
List Price \$	--	\$250,000	\$279,900	\$265,000
Original List Date		06/27/2019	08/31/2019	09/18/2019
DOM · Cumulative DOM	-- · --	97 · 114	48 · 49	29 · 31
Age (# of years)	20	40	23	23
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	949	1,082	1,260	871
Bdrm · Bths · ½ Bths	2 · 2	3 · 1	3 · 2	2 · 1
Total Room #	5	5	6	4
Garage (Style/Stalls)	Attached 2 Car(s)	Carport 2 Car(s)	Attached 2 Car(s)	Carport 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	90%	75%	0%	95%
Basement Sq. Ft.	949	1,056	1,154	832
Pool/Spa	--	--	--	--
Lot Size	0.36 acres	0.19 acres	0.16 acres	0.17 acres
Other	None	None	None	None

* 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 Roy rambler 5 bed 2 bath perfect for any family. All new carpet, new paint, new appliances, updated kitchen, and bathroom. NEEDS CARPET AND SOME TLC IN THE BASEMENT. Fully

Listing 2 aulted ceilings, master bath, fenced back yard, NEW GAS RANGE, central air. 1,100 square feet of basement ready to finish just the way you like..daylight windows and stubbed for a bathroom.

Listing 3 4 bed, 2 bath home with large fenced yard and new shed. Tons of concrete area for More RV parking or whatever. Huge covered patio to enjoy outdoors almost year round.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	5749 S 3500 West	2562 W 4000 S	4109 S Lily Dr	5894 S 3325 W
City, State	Roy, UT	Roy, UT	Roy, UT	Roy, UT
Zip Code	84067	84067	84067	84067
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.59 ¹	2.38 ¹	0.34 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$219,900	\$289,500	\$295,000
List Price \$	--	\$219,900	\$289,500	\$295,000
Sale Price \$	--	\$226,000	\$282,000	\$297,500
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	08/20/2019	06/26/2019	06/10/2019
DOM · Cumulative DOM	-- · --	3 · 33	1 · 35	19 · 40
Age (# of years)	20	20	16	20
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	949	780	1,154	1,197
Bdrm · Bths · ½ Bths	2 · 2	2 · 1	3 · 2	3 · 2
Total Room #	5	4	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	90%	80%	0%	65%
Basement Sq. Ft.	949	780	850	1,151
Pool/Spa	--	--	--	--
Lot Size	0.36 acres	0.33 acres	0.18 acres	0.21 acres
Other	None	None	NOne	None
Net Adjustment	--	\$0	-\$5,000	-\$5,000
Adjusted Price	--	\$226,000	\$277,000	\$292,500

* 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.

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

Sold 1 Huge backyard and option for second bath in basement. Walking trail near by, close to I-15, shopping, splash pad.

Sold 2 New Granite Countertops, Microwave, Tile, Carpet, Fresh paint, updated kitchen and bathrooms. -5000 Condition.

Sold 3 Corain countertops. Master bedroom has ensuite bathroom. Garage has a heater and a workbench included. Stainless Steel appliances. -5000 Condition.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		No listing history for the subject.					
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	\$255,000	\$255,000
Sales Price	\$250,000	\$250,000
30 Day Price	\$245,000	--
Comments Regarding Pricing Strategy		
The home shouldn't have any problems selling at or around these values.		

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



Street

Listing Photos

L1 3952 W 5650 S
Roy, UT 84067



Front

L2 3934 W 4700 S
Roy, UT 84067



Front

L3 4743 S 3950 W
Roy, UT 84067



Front

Sales Photos

S1 2562 W 4000 S
Roy, UT 84067



Front

S2 4109 S Lily Dr
Roy, UT 84067



Front

S3 5894 S 3325 W
Roy, UT 84067



Front

ClearMaps Addendum

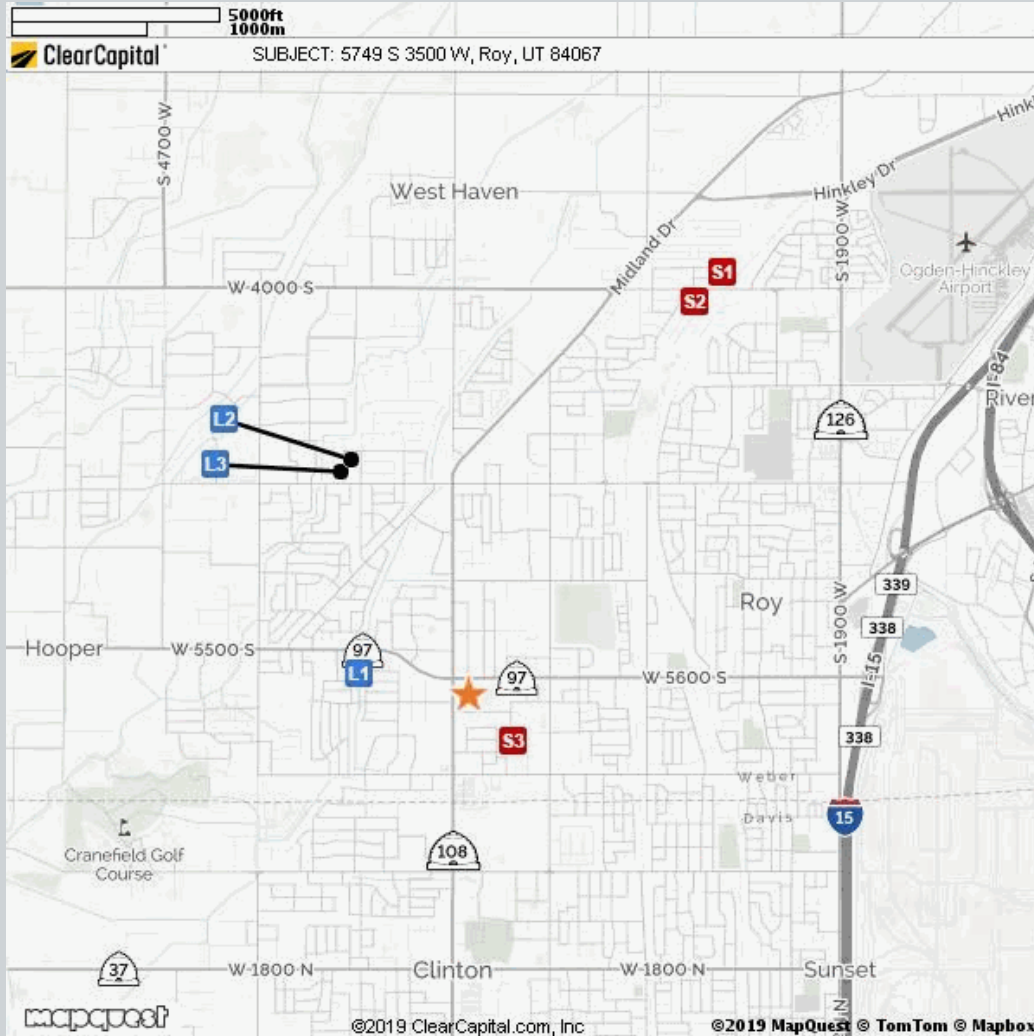
Address ★ 5749 S 3500 West, Roy, UT 84067

Loan Number 39052

Suggested List \$255,000

Suggested Repaired \$255,000

Sale \$250,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5749 S 3500 W, Roy, UT	--	Parcel Match
L1	3952 W 5650 S, Roy, UT	0.54 Miles ¹	Parcel Match
L2	3934 W 4700 S, Roy, UT	1.41 Miles ¹	Parcel Match
L3	4743 S 3950 W, Roy, UT	1.37 Miles ¹	Parcel Match
S1	2562 W 4000 S, Roy, UT	2.59 Miles ¹	Parcel Match
S2	4109 S Lily Dr, Roy, UT	2.38 Miles ¹	Parcel Match
S3	5894 S 3325 W, Roy, UT	0.34 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	Brandon Nanney	Company/Brokerage	Ascent Real Estate Group
License No	5772427-AB00	Address	3397 W 2350 N Ogden UT 84404
License Expiration	04/30/2020	License State	UT
Phone	8014586805	Email	ogdenreo@gmail.com
Broker Distance to Subject	9.74 miles	Date Signed	10/19/2019

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 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.