

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	4880 W Canvasback Lane, West Point, UT 84015	Order ID	6618510	Property ID	28065964
Inspection Date	02/20/2020	Date of Report	02/21/2020		
Loan Number	40140	APN	12-529-0051		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Davis		

Tracking IDs					
Order Tracking ID	BotW New Fac-DriveBy BPO 02.19.20	Tracking ID 1	BotW New Fac-DriveBy BPO 02.19.20		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	BENNETT MICHELLE	Condition Comments	
R. E. Taxes	\$2,052	no repairs are noted on the exterior. The current MLS listing indicates the home need cosmetic updating and is sold as is. After looking at the photos, the home is in average condition. The MLS photos show a home that is occupied, during the site visit I note a posting on the door and a key box that may indicate otherwise.	
Assessed Value	\$277,000		
Zoning Classification	residential		
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 mostly larger and newer homes, the subject will be a small home for the neighborhood, there is very little data available in this area.	
Sales Prices in this Neighborhood	Low: \$265,000 High: \$525,000		
Market for this type of property	Increased 3.0 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4880 W Canvasback Lane	3887 Augusta Dr	2033 W 1630 N	1947 W 350 N
City, State	West Point, UT	Syracuse, UT	Clearfield, UT	Clearfield, UT
Zip Code	84015	84075	84015	84015
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.61 ¹	3.16 ¹	2.90 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$315,000	\$325,000	\$359,999
List Price \$	--	\$315,000	\$320,000	\$359,999
Original List Date		01/17/2020	11/18/2019	01/23/2020
DOM · Cumulative DOM	-- · --	31 · 35	94 · 95	28 · 29
Age (# of years)	16	20	18	25
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,199	1,285	1,255	1,316
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	25%	100%	60%	95%
Basement Sq. Ft.	1,184	761	1,279	1,294
Pool/Spa	--	--	--	--
Lot Size	.28 acres	.24 acres	.18 acres	.24 acres
Other	none	none	none	none

* 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 adjust for the smaller home size due to the smaller basement, adjust for the year built differences and the basement finish differences.

Listing 2 adjust for the larger overall size of the comparable property and also for the slight year built differences

Listing 3 adjust for the inferior year built differences and also for the overall size differences of the comparable property, this comp has a pending offer at this time.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4880 W Canvasback Lane	2171 W 2265 N	3722 W 850 S	1879 N 2595 W
City, State	West Point, UT	Clearfield, UT	Syracuse, UT	Clearfield, UT
Zip Code	84015	84015	84075	84015
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.39 ¹	1.48 ¹	2.81 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$284,900	\$312,900	\$325,000
List Price \$	--	\$284,900	\$312,900	\$325,000
Sale Price \$	--	\$275,000	\$305,000	\$325,000
Type of Financing	--	Conventional	Cash	Va
Date of Sale	--	12/30/2019	11/25/2019	01/27/2020
DOM · Cumulative DOM	-- · --	116 · 116	34 · 38	41 · 46
Age (# of years)	16	16	17	14
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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,199	1,190	1,180	1,223
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	25%	0%	95%	95%
Basement Sq. Ft.	1184	1,190	1,180	1,223
Pool/Spa	--	--	--	--
Lot Size	.28 acres	.19 acres	.16 acres	.23 acres
Other	none	none	none	none
Net Adjustment	--	-\$2,500	+\$665	-\$5,840
Adjusted Price	--	\$272,500	\$305,665	\$319,160

* 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 adjust for the seller paid closing costs of -2500, the home is almost identical in size and is the same year built. This is the best comp of the 6 for the size, this comp also needed some updating.

Sold 2 This is also a similar size and year built home. adjust for the size differences only. +665

Sold 3 adjust for the seller concessions of -5000, also for the size differences -840

Subject Sales & Listing History

Current Listing Status	Currently Listed			Listing History Comments			
Listing Agency/Firm	Castlecreek Real Estate			The subject is currently listed for sale and shows that it has a pending offer. The property is being sold as is. The interior photos do not indicate any serious needs. An actual interior inspection of this property may be needed to get an accurate picture of the homes current condition. Based on available data, the subject property appears to be listed below current market value.			
Listing Agent Name	Tim Moss						
Listing Agent Phone	801-695-3884						
# 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
01/06/2020	\$279,900	--	--	Pending/Contract	02/04/2020	\$279,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$295,000	\$295,000
Sales Price	\$290,000	\$290,000
30 Day Price	\$270,000	--
Comments Regarding Pricing Strategy		
There is very limited data available at this time. The comps selected are the best available, and the closest in distance. The MLS photos do not indicate a home that needs a lot of interior updating.		

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



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 3887 augusta dr
Syracuse, UT 84075



Front

L2 2033 w 1630 n
Clearfield, UT 84015



Front

L3 1947 w 350 n
Clearfield, UT 84015



Front

Sales Photos

S1 2171 w 2265 n
Clearfield, UT 84015



Front

S2 3722 w 850 s
Syracuse, UT 84075



Front

S3 1879 n 2595 w
Clearfield, UT 84015



Front

ClearMaps Addendum

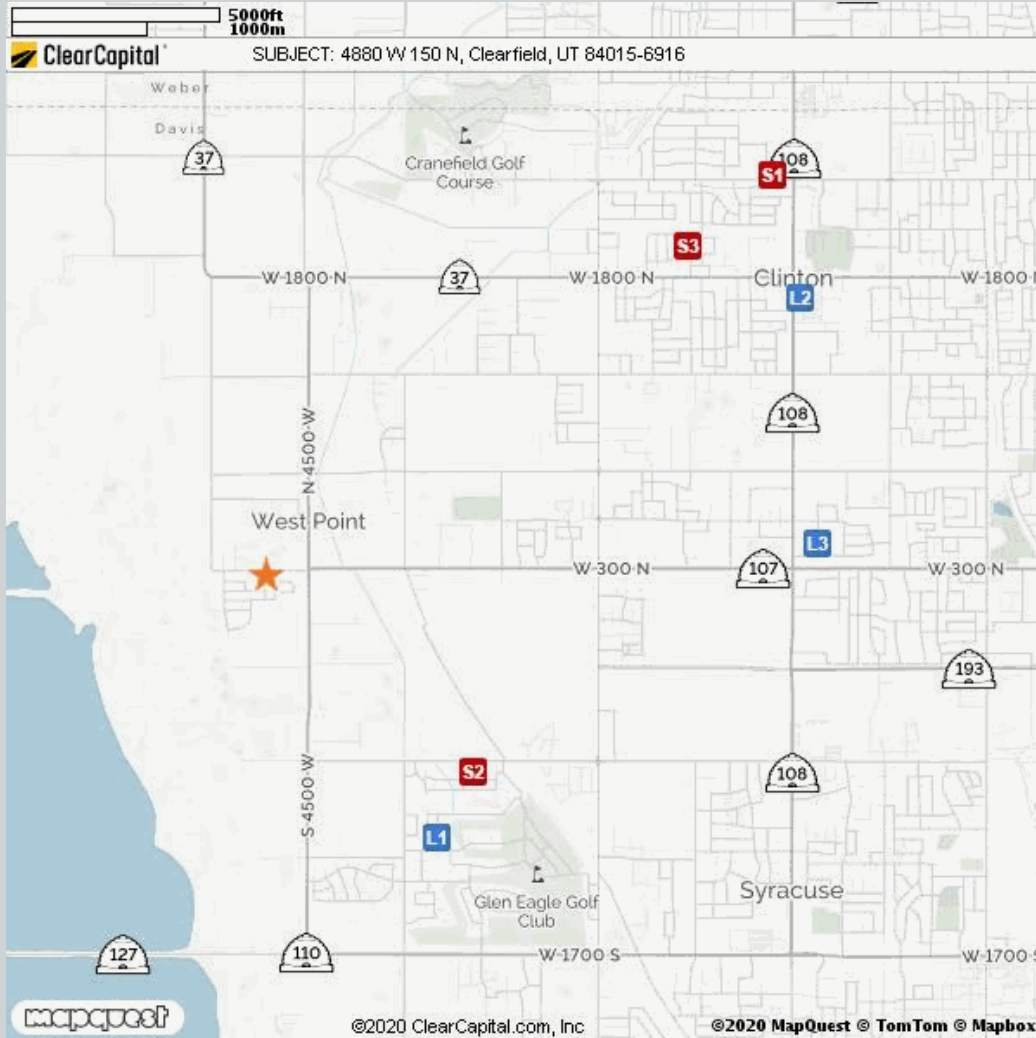
Address ★ 4880 W Canvasback Lane, West Point, UT 84015

Loan Number 40140

Suggested List \$295,000

Suggested Repaired \$295,000

Sale \$290,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4880 W 150 N, Clearfield, UT	--	Parcel Match
L1 Listing 1	3887 Augusta Dr, Syracuse, UT	1.61 Miles ¹	Parcel Match
L2 Listing 2	2033 W 1630 N, Clearfield, UT	3.16 Miles ¹	Parcel Match
L3 Listing 3	1947 W 350 N, Clearfield, UT	2.90 Miles ¹	Parcel Match
S1 Sold 1	2171 W 2265 N, Clearfield, UT	3.39 Miles ¹	Parcel Match
S2 Sold 2	3722 W 850 S, Syracuse, UT	1.48 Miles ¹	Parcel Match
S3 Sold 3	1879 N 2595 W, Clearfield, UT	2.81 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.

*** 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	Randy Benoit	Company/Brokerage	Agent For Discover Realty
License No	5482786-AB00	Address	3687 N 2225 E Layton UT 84040
License Expiration	11/30/2020	License State	UT
Phone	8015641625	Email	benoit3418@msn.com
Broker Distance to Subject	10.15 miles	Date Signed	02/20/2020

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.