

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	1066 Orchard Drive, Brigham City, UT 84302	Order ID	6618510	Property ID	28066129
Inspection Date	02/20/2020	Date of Report	02/21/2020		
Loan Number	40167	APN	03-042-0075		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Box Elder		

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	CLOUGH EARLE W	Condition Comments The condition of the home is average and there is no major problems with the subject property.
R. E. Taxes	\$1,094	
Assessed Value	\$153,395	
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 The neighborhood is in good condition and there is no major problems with the subjects neighborhood.
Local Economy	Stable	
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	1066 Orchard Drive	144 N 900 E	405 N Highland Blvd	1464 N 675 W
City, State	Brigham City, UT	Brigham City, UT	Brigham City, UT	Brigham City, UT
Zip Code	84302	84302	84302	84302
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.39 ¹	0.04 ¹	1.77 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$259,900	\$299,900	\$319,900
List Price \$	--	\$259,900	\$299,900	\$319,900
Original List Date		12/17/2019	01/15/2020	11/22/2019
DOM · Cumulative DOM	-- · --	28 · 66	22 · 37	91 · 91
Age (# of years)	61	65	58	14
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	2 Stories Conv
# Units	1	1	1	1
Living Sq. Feet	2,268	1,643	1,708	2,090
Bdrm · Bths · ½ Bths	2 · 1	3 · 2	3 · 1 · 1	4 · 2 · 1
Total Room #	4	6	6	8
Garage (Style/Stalls)	Attached 1 Car	Carport 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	No
Basement (% Fin)	98%	25%	100%	0%
Basement Sq. Ft.	600	745	1,196	--
Pool/Spa	--	--	--	--
Lot Size	0.22 acres	0.28 acres	0.26 acres	0.24 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 It has unique vaulted ceilings with a large family room for gatherings. Three Bedrooms on the main floor with two full bathrooms. A huge master bedroom gives you plenty of room and is accompanied by a spacious master bathroom.

Listing 2 This home has amazing large spaces and will measure up to the luxury home you expect. Grand mountain views out the front windows, an oversize workshop/garage and covered patio space.

Listing 3 A great house in a great neighborhood in Brigham City. Beautiful Mountain views. Quick access to Interstate 15. Open floor plan

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1066 Orchard Drive	526 W 100 N	730 W 2250 S	181 N 800 E
City, State	Brigham City, UT	Brigham City, UT	Brigham City, UT	Brigham City, UT
Zip Code	84302	84302	84302	84302
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.35 ¹	3.80 ¹	0.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$225,000	\$299,000	\$260,000
List Price \$	--	\$225,000	\$299,000	\$260,000
Sale Price \$	--	\$240,000	\$290,000	\$252,850
Type of Financing	--	Fha	Va	Va
Date of Sale	--	02/12/2020	12/13/2019	10/31/2019
DOM · Cumulative DOM	-- · --	38 · 55	59 · 98	31 · 61
Age (# of years)	61	59	52	66
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	2,268	2,034	1,835	2,379
Bdrm · Bths · ½ Bths	2 · 1	3 · 1 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	4	6	7	7
Garage (Style/Stalls)	Attached 1 Car	Carport 1 Car	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	No
Basement (% Fin)	98%	95%	75%	0%
Basement Sq. Ft.	600	1,163	1,215	--
Pool/Spa	--	--	--	--
Lot Size	0.22 acres	0.20 acres	0.42 acres	0.40 acres
Other	None	NOne	None	None
Net Adjustment	--	\$0	-\$5,000	-\$5,000
Adjusted Price	--	\$240,000	\$285,000	\$247,850

* 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 This home has full landscaping and has mature trees and has outdoor lighting.

Sold 2 New carpet and paint. Two car garage and separate carport . Back-up generator system. Central air, fully fenced yard with auto sprinklers.

Sold 3 Located on a corner lot and in a quiet area this home is very conveniently located. The home is all brick for low maintenance. Inside the rooms are large and give great space.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	New Star Real Estate	The home is currently under contract.					
Listing Agent Name	Barbara Abplanalp						
Listing Agent Phone	435-724-2792						
# 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
01/26/2020	\$210,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$245,000	\$245,000
Sales Price	\$240,000	\$240,000
30 Day Price	\$235,000	--
Comments Regarding Pricing Strategy		
The market is stable and homes are moving quickly on the market. The value is within the sold comps for the subject.		

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



Street

Listing Photos

L1 144 N 900 E
Brigham City, UT 84302



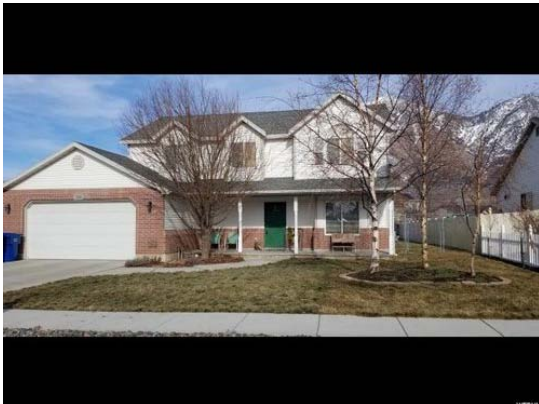
Front

L2 405 N Highland Blvd
Brigham City, UT 84302



Front

L3 1464 N 675 W
Brigham City, UT 84302



Front

Sales Photos

S1 526 W 100 N
Brigham City, UT 84302



Front

S2 730 W 2250 S
Brigham City, UT 84302



Front

S3 181 N 800 E
Brigham City, UT 84302



Front

ClearMaps Addendum

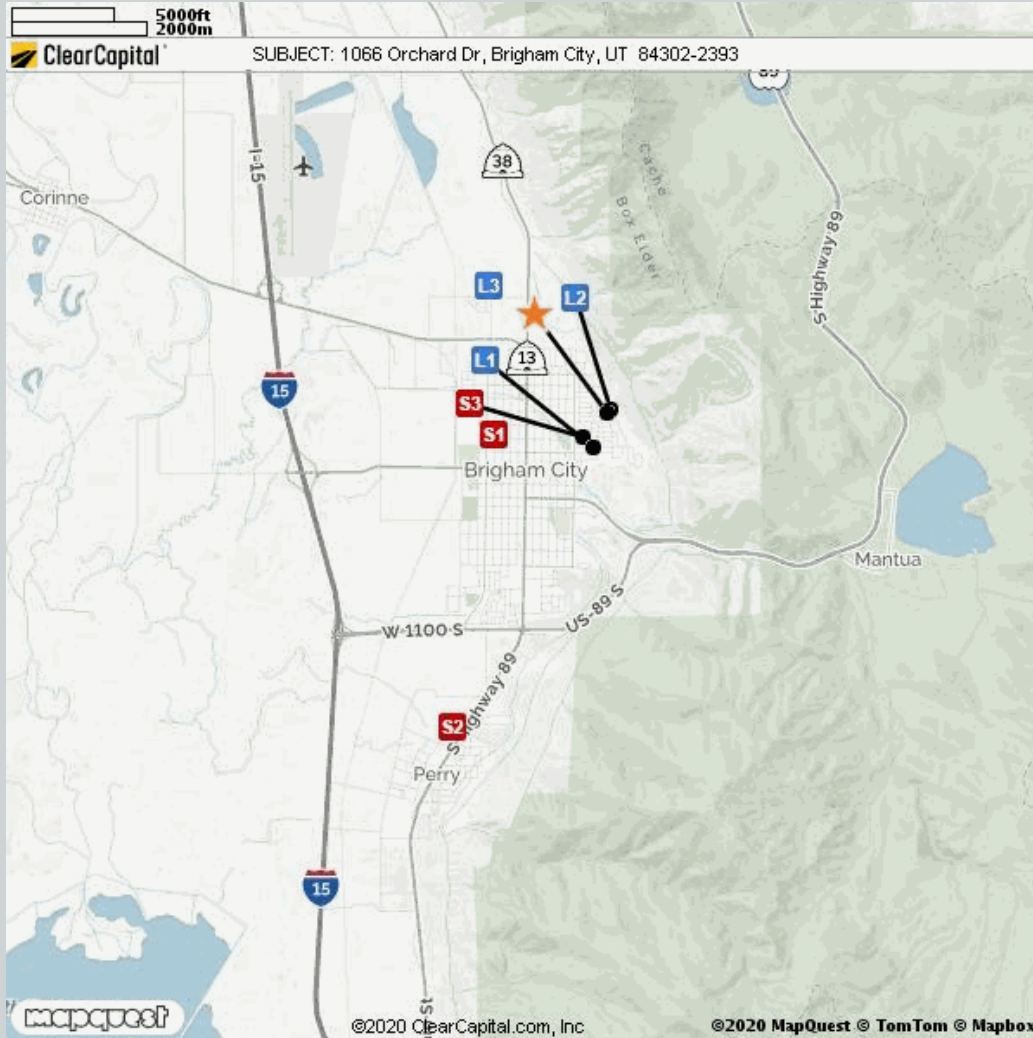
Address ★ 1066 Orchard Drive, Brigham City, UT 84302

Loan Number 40167

Suggested List \$245,000

Suggested Repaired \$245,000

Sale \$240,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1066 Orchard Dr, Brigham City, UT	--	Parcel Match
L1 Listing 1	144 N 900 E, Brigham City, UT	0.39 Miles ¹	Parcel Match
L2 Listing 2	405 N Highland Blvd, Brigham City, UT	0.04 Miles ¹	Parcel Match
L3 Listing 3	1464 N 675 W, Brigham City, UT	1.77 Miles ¹	Parcel Match
S1 Sold 1	526 W 100 N, Brigham City, UT	1.35 Miles ¹	Parcel Match
S2 Sold 2	730 W 2250 S, Brigham City, UT	3.80 Miles ¹	Parcel Match
S3 Sold 3	181 N 800 E, Brigham City, UT	0.37 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	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	15.45 miles	Date Signed	02/21/2020

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.