

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	4940 S 2625 E, Vernal, UT 84078	Order ID	6966735	Property ID	29172398
Inspection Date	12/05/2020	Date of Report	12/07/2020		
Loan Number	42644	APN	060610097		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Uintah		

Tracking IDs

Order Tracking ID	1201BPOs	Tracking ID 1	1201BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	JARED PERRIGO	Condition Comments	
R. E. Taxes	\$109,084	Subject is in average condition with no visible damage.	
Assessed Value	\$89,106		
Zoning Classification	A1		
Property Type	Manuf. Home		
Occupancy	Vacant		
Secure?	Yes		
(Lock box on side door)			
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	Rural	Neighborhood Comments	
Local Economy	Stable	Subject is located within an agricultural community. It is also near an oil and gas industry.	
Sales Prices in this Neighborhood	Low: \$115,000 High: \$210,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4940 S 2625 E	5387 S 9500 E	191 E 550s	2914 E 5000 S
City, State	Vernal, UT	Jensen, UT	Vernal, UT	Vernal, UT
Zip Code	84078	84035	84078	84078
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	6.97 ¹	5.10 ¹	0.36 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$137,000	\$146,500	\$199,900
List Price \$	--	\$104,000	\$146,500	\$199,900
Original List Date		04/16/2020	08/29/2020	12/04/2020
DOM · Cumulative DOM	-- · --	105 · 235	99 · 100	2 · 3
Age (# of years)	18	20	19	39
Condition	Average	Average	Average	Average
Sales Type	--	REO	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 Manufactured	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured
# Units	1	1	1	1
Living Sq. Feet	1,613	1,634	1,350	1,782
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	8	8	8	9
Garage (Style/Stalls)	Carport 2 Car(s)	None	None	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.46 acres	.64 acres	.18 acres	2.00 acres
Other	NA	NA	NA	Workshop

* 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 Awesome home in Jensen on 0.64 Acres! Great floor plan with tons of easy to maintain laminate flooring, neutral paint, large kitchen, and large bedrooms. Kitchen is complete with tons of cabinet space, bar, and large pantry. 2 large living areas are great for entertaining and just about any use you can think of.

Listing 2 3 bedroom home with office space. Downtown location, corner lot close to food, rec center, places of worship and shopping.

Listing 3 Hobby farm! Room to roam! 4 bedroom 2 bathroom home on 2 acres. Open floor plan with a wood burning stove to keep things cozy! Enjoy the covered patio out the back for family bbq's before the weather turns too cold! Fenced for horses, and a small lean-to for shelter.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4940 S 2625 E	1466 E 5800 S	2065 S 450 W	1650 S 1400 W
City, State	Vernal, UT	Vernal, UT	Vernal, UT	Vernal, UT
Zip Code	84078	84078	84078	84078
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.44 ¹	4.24 ¹	5.27 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$183,900	\$159,900	\$184,000
List Price \$	--	\$183,900	\$159,900	\$184,000
Sale Price \$	--	\$155,500	\$150,000	\$169,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	07/30/2020	08/10/2020	11/15/2020
DOM · Cumulative DOM	-- · --	218 · 254	43 · 81	190 · 276
Age (# of years)	18	27	13	41
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 Manufactured	1 Story Manufactured	1 Story Manufactured	1 Story Manufactured
# Units	1	1	1	1
Living Sq. Feet	1,613	1,568	1,404	1,680
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	Carport 2 Car(s)	Detached 1 Car	Attached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.46 acres	1.05 acres	.17 acres	.43 acres
Other	NA	Workshop	NA	NA2002
Net Adjustment	--	-\$3,660	+\$170	-\$1,705
Adjusted Price	--	\$151,840	\$150,170	\$167,295

* Sold 2 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 Lots of parking room for the equipment and toys! Shop has concrete floor, overhead and service door.

Sold 2 Well cared for Sunburst home with central air, 2 car garage, master suite, walk-in closets in all bedrooms. 3 bedroom, 2 full bathrooms. Door from laundry room to garage. And another door from garage to fenced backyard. Patio windows access patio.

Sold 3 Fantastic home with a very nice floor plan. It includes two family room spaces, 2 wood fireplaces, a huge oversized 2 car garage, and almost 1/2 acre of land.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject was listed on 8/21/20 as a short sale and withdrawn on 9/30/20			
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	\$169,000	\$169,000
Sales Price	\$150,900	\$150,900
30 Day Price	\$140,900	--
Comments Regarding Pricing Strategy		
I used the sale price from the sold comps. I needed to expand my search due to the subject being a manufactured home and limited comps available.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	Due to a lack of more similar comps available, these search parameters were expanded in order to provide comps from the subject's competitive market area that reflect current market conditions.
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Subject Photos



Front



Address Verification



Street

Listing Photos

L1 5387 S 9500 E
Jensen, UT 84035



Front

L2 191 E 550S
Vernal, UT 84078



Front

L3 2914 E 5000 S
Vernal, UT 84078



Front

Sales Photos

S1 1466 E 5800 S
Vernal, UT 84078



Front

S2 2065 S 450 W
Vernal, UT 84078



Front

S3 1650 S 1400 W
Vernal, UT 84078



Front

ClearMaps Addendum

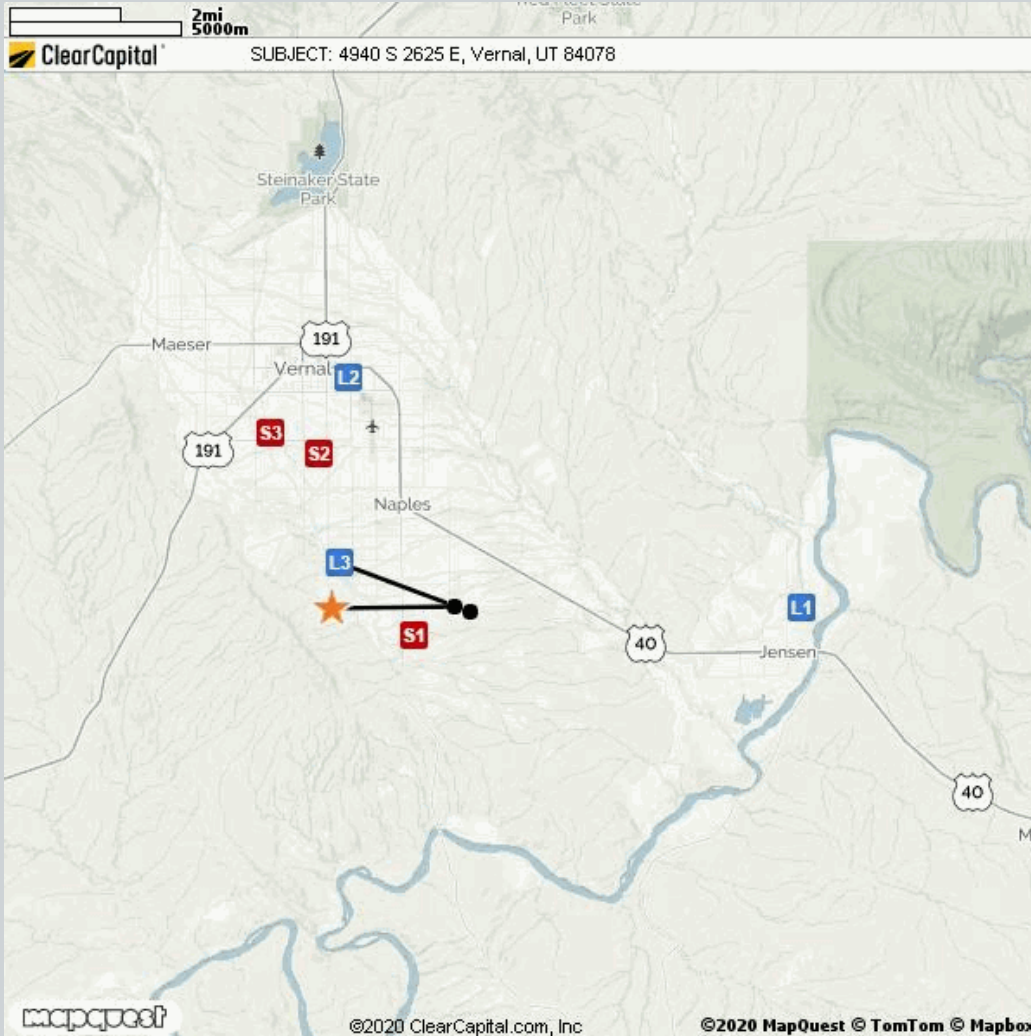
Address ★ 4940 S 2625 E, Vernal, UT 84078

Loan Number 42644

Suggested List \$169,000

Suggested Repaired \$169,000

Sale \$150,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4940 S 2625 E, Vernal, UT 84078	--	Street Centerline Match
L1 Listing 1	5387 S 9500 E, Jensen, UT 84035	6.97 Miles ¹	Parcel Match
L2 Listing 2	191 E 550s, Vernal, UT 84078	5.10 Miles ¹	Parcel Match
L3 Listing 3	2914 E 5000 S, Vernal, UT 84078	0.36 Miles ¹	Parcel Match
S1 Sold 1	1466 E 5800 S, Vernal, UT 84078	1.44 Miles ¹	Parcel Match
S2 Sold 2	2065 S 450 W, Vernal, UT 84078	4.24 Miles ¹	Parcel Match
S3 Sold 3	1650 S 1400 W, Vernal, UT 84078	5.27 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	Cindy Duncan	Company/Brokerage	Avalon Realty
License No	5503131-SA00	Address	3450 East HWY 40 Ballard UT 84066
License Expiration	10/31/2022	License State	UT
Phone	4358230903	Email	cindyleeduncan@gmail.com
Broker Distance to Subject	23.70 miles	Date Signed	12/06/2020

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.