

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	265 N 300 West, La Verkin, UT 84745	Order ID	7209536	Property ID	29895132
Inspection Date	04/02/2021	Date of Report	04/06/2021		
Loan Number	44183	APN	LV-114-A-6		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Washington		

Tracking IDs

Order Tracking ID	0401BPO	Tracking ID 1	0401BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	BOYDEAN & VERA FRAZIER	Condition Comments THE SUBJECT PROPERTY APPEARS TO BE IN GOOD CONDITION AND WELL MAINTAINED.
R. E. Taxes	\$3,275	
Assessed Value	\$114,235	
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 THIS IS AN OLDER AREA WITH MOST OF THE PROPERTIES IN THE AREA BEING OF A SIMILAR AGE AND TYPE. GOOD STARTER HOME AREA. CLOSE TO NEWER DEVELOPMENTS IN THE COMMUNITY.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$245,900 High: \$515,000	
Market for this type of property	Increased 6 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	265 N 300 West	81 E. 840 N.	711 N. 100 E.	112 S. 400 W.
City, State	La Verkin, UT	La Verkin, UT	La Verkin, UT	La Verkin, UT
Zip Code	84745	84745	84745	84745
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.63 ²	0.63 ¹	0.51 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$419,420	\$465,900	\$515,000
List Price \$	--	\$419,420	\$465,900	\$515,000
Original List Date		10/16/2020	03/15/2021	01/18/2021
DOM · Cumulative DOM	-- · --	1 · 172	1 · 22	75 · 78
Age (# of years)	30	1	1	4
Condition	Average	Good	Good	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	1.5 Stories RANCH	1.5 Stories RANCH	1 Story RANCH
# Units	1	1	1	1
Living Sq. Feet	2,699	2,633	2,600	2,432
Bdrm · Bths · ½ Bths	4 · 3	4 · 2 · 1	4 · 2 · 1	4 · 3
Total Room #	9	9	9	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.40 acres	27 acres	0.61 acres	0.39 acres
Other	BLOCK WALL, PATIO	BLOCK WALL, PATI	BLOCK WALL, PATI	BLOCK WALL, PATI

* Listing 3 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** COMP IS BASED SOLEY OFF THE GLA. IT IS VERY DIFFICULT TO FIND HOMES SIMILAR TO THE SUBJECT IN THE AREA WITH THE SAME ROOM COUT, DESIGN AND AGE IN THIS EXTREMELY LOW INVENTORY AREA. NEW BUILD AND NEVER BEEN LIVED IN. NEW DEVELOPMENT IN THE AREA.
- Listing 2** COMP IS BASED SOLEY OFF THE GLA. IT IS VERY DIFFICULT TO FIND HOMES SIMILAR TO THE SUBJECT IN THE AREA WITH THE SAME ROOM COUT, DESIGN AND AGE IN THIS EXTREMELY LOW INVENTORY AREA. NEW BUILD IN A NEW DEVELOPMENT NEARBY.
- Listing 3** COMP IS BASED SOLEY OFF THE GLA. IT IS VERY DIFFICULT TO FIND HOMES SIMILAR TO THE SUBJECT IN THE AREA WITH THE SAME ROOM COUT, DESIGN AND AGE IN THIS EXTREMELY LOW INVENTORY AREA. NEWER THAN THE SUBJCT AND IN A LITTLE BETTER AREA THAN THE SUBJECT PROPERTY.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	265 N 300 West	880 N. 370 W.	248 N. 250 W.	254 W. 635 N.
City, State	La Verkin, UT	La Verkin, UT	La Verkin, UT	La Verkin, UT
Zip Code	84745	84745	84745	84745
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.77 ¹	0.10 ¹	0.54 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$499,000	\$359,000	\$242,900
List Price \$	--	\$489,900	\$359,000	\$242,900
Sale Price \$	--	\$480,000	\$350,500	\$245,900
Type of Financing	--	Cash	Conv.	Conv.
Date of Sale	--	07/29/2020	03/24/2021	03/11/2021
DOM · Cumulative DOM	-- · --	104 · 117	78 · 119	36 · 97
Age (# of years)	30	8	14	36
Condition	Average	Good	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	2,699	2,680	2,590	2,510
Bdrm · Bths · ½ Bths	4 · 3	3 · 3	5 · 3	4 · 3
Total Room #	9	9	10	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 4 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.40 acres	0.38 acres	0.21 acres	0.10 acres
Other	BLOCK WALL, PATIO	BLOCK WALL, PATI	BLOCK WALL, PATI	BLOCK WALL, PATI
Net Adjustment	--	-\$22,000	-\$12,000	+\$25,000
Adjusted Price	--	\$458,000	\$338,500	\$270,900

* 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** COMP IS BASED SOLEY OFF THE GLA. IT IS VERY DIFFICULT TO FIND HOMES SIMILAR TO THE SUBJECT IN THE AREA WITH THE SAME ROOM COUT, DESIGN AND AGE IN THIS EXTREMELY LOW INVENTORY AREA. ADJUSTED FOR TH AGE OF THE PROPERTY AND THE ARAEA LOCATED.
- Sold 2** COMP IS BASED SOLEY OFF THE GLA. IT IS VERY DIFFICULT TO FIND HOMES SIMILAR TO THE SUBJECT IN THE AREA WITH THE SAME ROOM COUT, DESIGN AND AGE IN THIS EXTREMELY LOW INVENTORY AREA. ADJUSTED FOR THE AGE OF THE PROPERTY BUT SOMEWHAT SIMILAR TO THE SUBJECT. BETTER CURB APPEAL THAN THE SUBJECT.
- Sold 3** COMP IS BASED SOLEY OFF THE GLA. IT IS VERY DIFFICULT TO FIND HOMES SIMILAR TO THE SUBJECT IN THE AREA WITH THE SAME ROOM COUT, DESIGN AND AGE IN THIS EXTREMELY LOW INVENTORY AREA. ADJUSTED FOR THE SMALLER LOT AREA OF THE COMP COMPARED TO THE SUBJECT ND ALSO FOR THE LACK OF GARAGE SPACE COMPARED TO THE SUBJECT.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			IT APPEARS THERE IS NO LISTING HISTORY IN THE MLS.				
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	\$345,000	\$345,000
Sales Price	\$348,000	\$348,000
30 Day Price	\$343,000	--
Comments Regarding Pricing Strategy		
IN THIS MARKET CURRENTLY IF YOU PRICE THE PROPERTY CORRECTLY YOU WILL GET MULTIPLE OFFERS AND IT WILL GO HIGHER THAN ASKING. THUS THE PRICING STRATEGY.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The reviewer notes that the address number for the subject is not visible. The agent has provided a photo of the community name as address verification.
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Subject Photos



Front



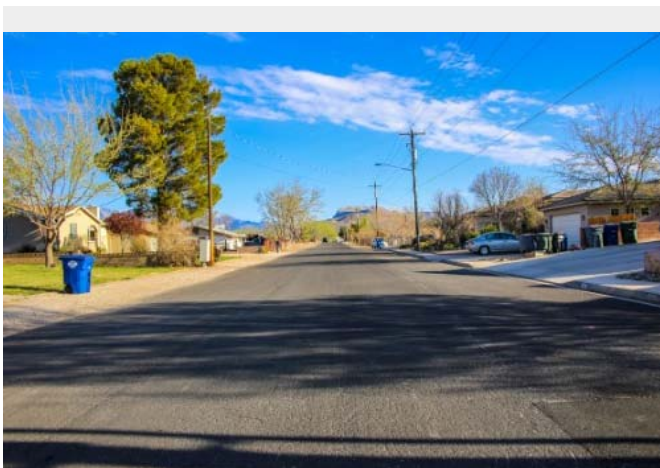
Address Verification



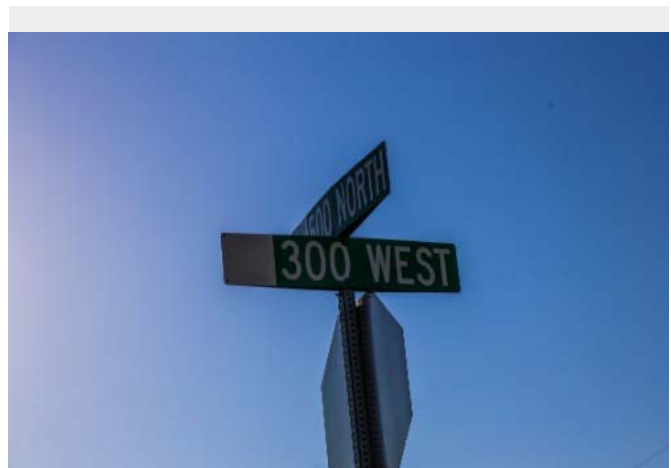
Side



Street



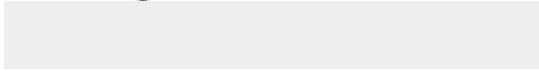
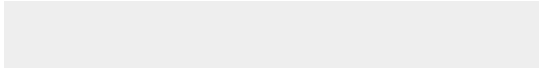
Street



Other

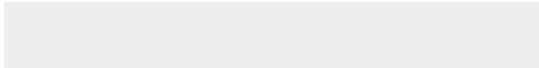
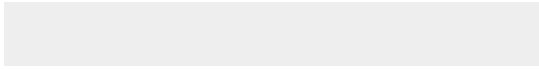
Listing Photos

L1 81 E. 840 N.
La Verkin, UT 84745



Front

L2 711 N. 100 E.
La Verkin, UT 84745



Front

L3 112 S. 400 W.
La Verkin, UT 84745



Front

Sales Photos

S1 880 N. 370 W.
La Verkin, UT 84745



Front

S2 248 N. 250 W.
La Verkin, UT 84745



Front

S3 254 W. 635 N.
La Verkin, UT 84745



Front

ClearMaps Addendum

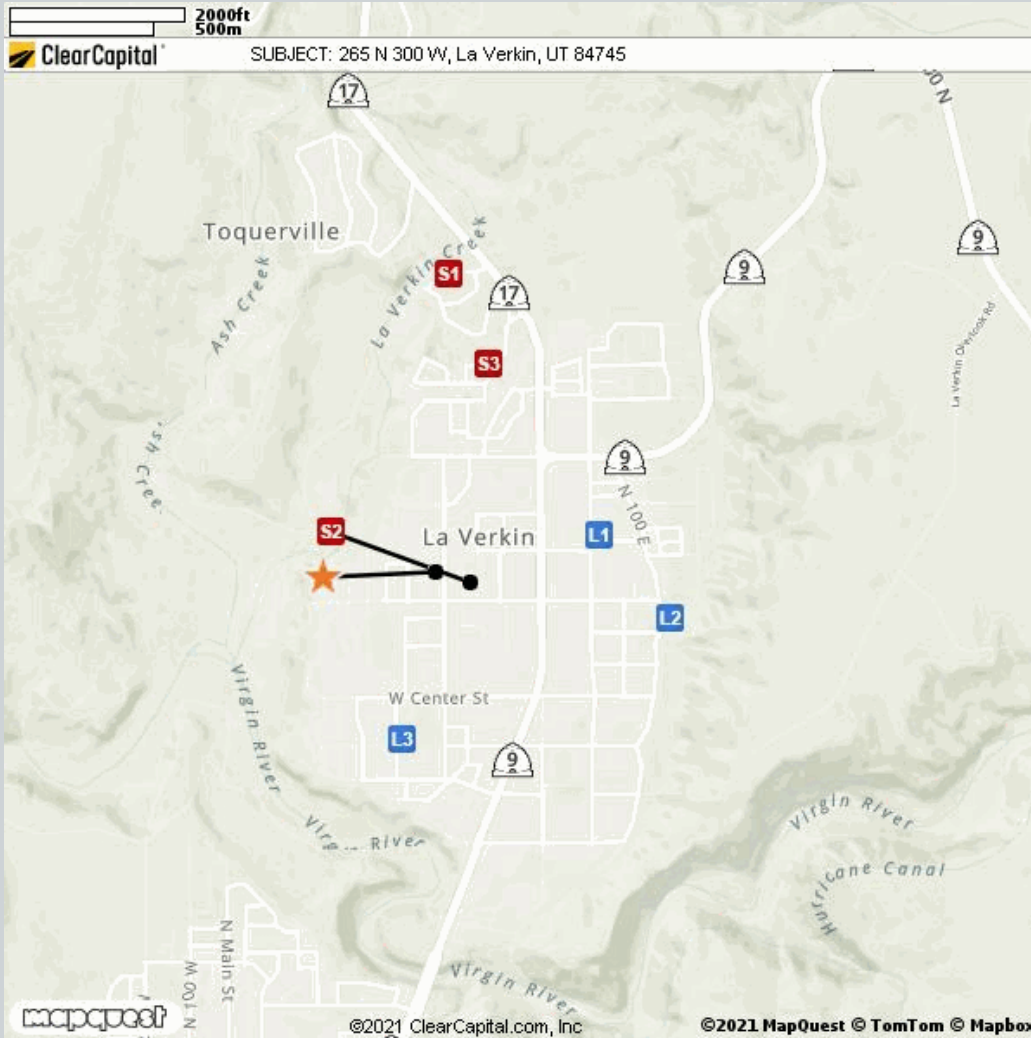
Address ★ 265 N 300 West, La Verkin, UT 84745

Loan Number 44183

Suggested List \$345,000

Suggested Repaired \$345,000

Sale \$348,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	265 N 300 West, La Verkin, UT 84745	--	Parcel Match
L1 Listing 1	81 E. 840 N., La Verkin, UT 84745	0.63 Miles ²	Unknown Street Address
L2 Listing 2	711 N. 100 E., La Verkin, UT 84745	0.63 Miles ¹	Street Centerline Match
L3 Listing 3	112 S. 400 W., La Verkin, UT 84745	0.51 Miles ¹	Parcel Match
S1 Sold 1	880 N. 370 W., La Verkin, UT 84745	0.77 Miles ¹	Parcel Match
S2 Sold 2	248 N. 250 W., La Verkin, UT 84745	0.10 Miles ¹	Parcel Match
S3 Sold 3	254 W. 635 N., La Verkin, UT 84745	0.54 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	Boyd L Livingston	Company/Brokerage	COLDWELL BANKER PREMIER
License No	5907128-SA00	Address	239 E. 1060 S. Ivins UT 84738
License Expiration	06/30/2021	License State	UT
Phone	4352296929	Email	boyd@boydlivingston.com
Broker Distance to Subject	22.19 miles	Date Signed	04/05/2021

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.