

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	178 Park Shadows Circle, Bountiful, UT 84010	Order ID	7257481	Property ID	30033737
Inspection Date	04/26/2021	Date of Report	04/27/2021		
Loan Number	44515	APN	03-159-0003		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Davis		

Tracking IDs					
Order Tracking ID	0426BPO	Tracking ID 1	0426BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	GARZA NICKALE	The subject is maintained and no negative issues are noted in the drive by inspection. The unit recently sold on 4/23/2021 for cash.
R. E. Taxes	\$2,382	
Assessed Value	\$343,000	
Zoning Classification	Condo/Residential	
Property Type	Condo	
Occupancy	Vacant	
Secure?	Yes (locked)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Park Shadows 801-399-5883	
Association Fees	\$230 / Month (Landscaping)	
Visible From Street	Visible	
Road Type	Private	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	This area of Bountiful Utah has a very wide range of values, styles, sizes and year built. There are a lot of condos in the area. The subject will be a larger condo for this market area.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$325,000 High: \$950,000	
Market for this type of property	Increased 9 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	178 Park Shadows Circle	129 W 200 N	2086 S Orchard Dr	249 E Brigham Ln
City, State	Bountiful, UT	Centerville, UT	Bountiful, UT	North Salt Lake, UT
Zip Code	84010	84014	84010	84054
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.41 ¹	2.15 ¹	3.71 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$350,000	\$365,000	\$409,999
List Price \$	--	\$350,000	\$365,000	\$409,999
Original List Date		03/19/2021	03/25/2021	04/08/2021
DOM · Cumulative DOM	-- · --	35 · 39	31 · 33	15 · 19
Age (# of years)	24	26	13	3
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories 2 story	1 Story ranch	2 Stories 2 story	2 Stories 2 story
# Units	1	1	1	1
Living Sq. Feet	1,492	1,109	1,548	1,619
Bdrm · Bths · ½ Bths	3 · 2 · 1	2 · 2	3 · 2 · 1	3 · 2 · 1
Total Room #	9	7	9	9
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	50%	10%	100%	100%
Basement Sq. Ft.	1,203	1,109	648	600
Pool/Spa	--	--	--	--
Lot Size	.01 acres	.06 acres	.02 acres	.02 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 adjustments are needed for the size and for the year built differences, adjust for the garage differences, this comp has a pending offer at this time.

Listing 2 This comparable property will need adjustments for the smaller overall size and for the year built differences, adjust for the garage, this comp has a pending offer

Listing 3 adjust for the superior year built differences and for the smaller garage differences, this comp has a pending offer at this time.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	178 Park Shadows Circle	1617 N Pages Place Dr	142 Tierra Vista Ct	45 N Tierra Vista
City, State	Bountiful, UT	Bountiful, UT	Bountiful, UT	Bountiful, UT
Zip Code	84010	84010	84010	84010
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.62 ¹	0.60 ¹	0.63 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$349,000	\$409,000	\$425,000
List Price \$	--	\$349,000	\$409,000	\$425,000
Sale Price \$	--	\$337,000	\$385,000	\$405,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	05/21/2020	10/23/2020	08/28/2020
DOM · Cumulative DOM	-- · --	78 · 80	36 · 43	48 · 79
Age (# of years)	24	20	18	6
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories 2 story	2 Stories 2 story	2 Stories 2 story	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,492	1,606	1,981	2,015
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	1 · 1 · 1
Total Room #	9	9	9	6
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	50%	95%	90%	90%
Basement Sq. Ft.	1203	901	935	1,325
Pool/Spa	--	--	--	--
Lot Size	.01 acres	.01 acres	.01 acres	.04 acres
Other	none	none	none	none
Net Adjustment	--	+\$3,055	-\$6,735	+\$1,030
Adjusted Price	--	\$340,055	\$378,265	\$406,030

* 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** adjust for the seller paid closing costs and concessions of -7000, also for the smaller garage 6000, adjust for the smaller overall size 6580, adjust for the year built -2000
- Sold 2** Adjust for the seller paid closing costs of -2000, and for the larger overall size -7735, adjust for the smaller garage size 6000, adjust for the year built differences -3000
- Sold 3** Adjustments will be needed for the closing costs of -3000, and the smaller garage 6000, and also for the year built -9000, adjust for the size differences 2030, adjust for the bath differences 5000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			The subject last sold on 4/23/2021 for cash				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
04/08/2021	\$425,000	--	--	Sold	04/23/2021	\$410,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$390,000	\$390,000
Sales Price	\$385,000	\$385,000
30 Day Price	\$380,000	--
Comments Regarding Pricing Strategy		
<p>Very little similar data on the system, no closer active or sold comps. Half of the subjects basement area is under the garage and does not have any windows. It is really only good for storage. No better comps on the system at this time. In response to the QC request. The subject is unique in that it is really only 2000 to 2100 sq ft of usable space. The storage space under the garage can not be lived in. I really think this property sold for above market value. It was a cash sale, so there was not an appraisal. Sold comp two is larger, adjust for the garage, and it is the best comp.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Side



Side



Street

Subject Photos



Other

Listing Photos

L1 129 w 200 n
Centerville, UT 84014



Front

L2 2086 s orchard dr
Bountiful, UT 84010



Front

L3 249 e brigham ln
North Salt Lake, UT 84054



Front

Sales Photos

S1 1617 n pages place dr
Bountiful, UT 84010



Front

S2 142 tierra vista ct
Bountiful, UT 84010



Front

S3 45 n tierra vista
Bountiful, UT 84010



Front

ClearMaps Addendum

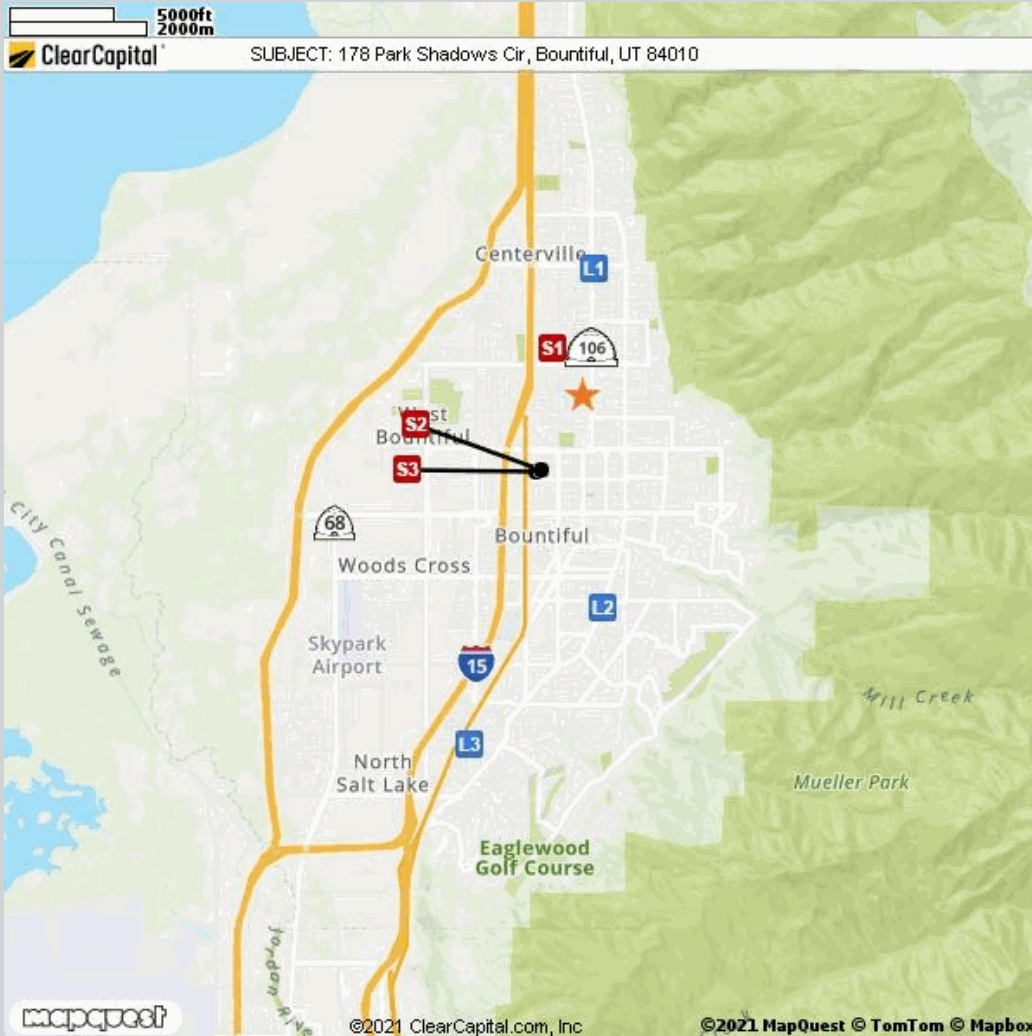
Address ★ 178 Park Shadows Circle, Bountiful, UT 84010

Loan Number 44515

Suggested List \$390,000

Suggested Repaired \$390,000

Sale \$385,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	178 Park Shadows Circle, Bountiful, UT 84010	--	Parcel Match
L1 Listing 1	129 W 200 N, Centerville, UT 84014	1.41 Miles ¹	Parcel Match
L2 Listing 2	2086 S Orchard Dr, Bountiful, UT 84010	2.15 Miles ¹	Parcel Match
L3 Listing 3	249 E Brigham Ln, North Salt Lake, UT 84054	3.71 Miles ¹	Parcel Match
S1 Sold 1	1617 N Pages Place Dr, Bountiful, UT 84010	0.62 Miles ¹	Parcel Match
S2 Sold 2	142 Tierra Vista Ct, Bountiful, UT 84010	0.60 Miles ¹	Parcel Match
S3 Sold 3	45 N Tierra Vista, Bountiful, UT 84010	0.63 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.

Photo Instructions:

1. At least 3 current, original photos of the front and sides of the subject
2. One address verification photo
3. One onsite parking photo (if applicable)
4. Three current, original street scene photos looking down the street (each direction) and across the street.
5. Comparable photos are required. MLS/online photos are sufficient. Please comment if MLS/online photos are unavailable.

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	11/30/2022	License State	UT
Phone	8015641625	Email	benoit3418@msn.com
Broker Distance to Subject	14.99 miles	Date Signed	04/27/2021

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.