

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	69 E Silver Avenue - Holdback, Stockton, UT 84071	Order ID	7323633	Property ID	30391479
Inspection Date	05/27/2021	Date of Report	05/30/2021		
Loan Number	45009	APN	01-207-0-0021		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Tooele		

Tracking IDs					
Order Tracking ID	0526BPO_BOTW	Tracking ID 1	0526BPO_BOTW		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	DUTSON KAYLE R, DUTSON LAURALEE	Condition Comments Property condition is Average for the market. Properties showing well and not requiring repairs are selling faster.
R. E. Taxes	\$897	
Assessed Value	\$101,054	
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	Rural	Neighborhood Comments The subject is located in a rural area, a few miles from shopping centers, recreation, schools, and other activities. Properties within the neighborhood display a general similarity in design, utility, and overall appeal.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$140,000 High: \$320,000	
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	69 E Silver Avenue - Holdback	44 W 400 S	288 S Main St	450 S Main St
City, State	Stockton, UT	Tooele, UT	Tooele, UT	Tooele, UT
Zip Code	84071	84074	84074	84074
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	5.90 ¹	6.02 ¹	5.84 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$225,000	\$280,000	\$304,900
List Price \$	--	\$225,000	\$280,000	\$304,900
Original List Date		05/21/2021	04/09/2021	05/21/2021
DOM · Cumulative DOM	-- · --	5 · 9	15 · 51	5 · 9
Age (# of years)	121	91	98	5
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	1,220	664	965	863
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	1 · 1	1 · 1
Total Room #	5	5	4	4
Garage (Style/Stalls)	None	Attached 1 Car	None	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.09 acres	0.19 acres	0.13 acres	0.24 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 Fair market transaction, Similar style and design, Similar condition, 2/1 floor plan, Newer in Age, Similar Lot size, Superior Garage count, Inferior in GLA.

Listing 2 Fair market transaction, 1/1 floor plan, Similar Lot size, Similar Garage count, Newer in Age, Similar condition, Inferior in GLA, Similar in style and design.

Listing 3 Fair market transaction, Superior Lot size, 1/1 floor plan, Similar condition, Inferior in GLA, Similar in style and design, Superior Garage count, Newer in Age.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	69 E Silver Avenue - Holdback	69 E Silver Ave	44 N Johnson St	76 W Clark St
City, State	Stockton, UT	Stockton, UT	Stockton, UT	Stockton, UT
Zip Code	84071	84071	84071	84071
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.00 ¹	0.05 ¹	0.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$150,000	\$269,900	\$284,900
List Price \$	--	\$150,000	\$269,900	\$284,900
Sale Price \$	--	\$150,000	\$258,000	\$265,000
Type of Financing	--	Cash	Cash	Fha
Date of Sale	--	05/25/2021	04/07/2021	02/02/2021
DOM · Cumulative DOM	-- · --	26 · 42	34 · 33	14 · 55
Age (# of years)	121	121	94	111
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	1.5 Stories Ranch	1 Story Ranch	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,220	1,220	952	1,226
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	1 · 1	2 · 1
Total Room #	5	5	4	5
Garage (Style/Stalls)	None	None	None	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.09 acres	0.19 acres	0.14 acres	1.91 acres
Other	None	None	None	None
Net Adjustment	--	\$0	+\$2,980	-\$20,200
Adjusted Price	--	\$150,000	\$260,980	\$244,800

* 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.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** Fair market transaction, Similar style and design, Similar condition, 2/1 floor plan, Similar in Age, Similar Lot size, Similar Garage count, Similar in GLA. Adjustments: 0 Total: \$0.
- Sold 2** Fair market transaction, 1/1 floor plan, Similar Lot size, Similar Garage count, Similar in Age, Similar condition, Inferior in GLA, Similar in style and design. Adjustments: Bed:3000, Age:-2700, GLA:2680 Total: \$2980.
- Sold 3** Fair market transaction, Superior Lot size, 2/1 floor plan, Similar condition, Similar in GLA, Superior in style and design, Superior Garage count, Similar in Age. Adjustments: Lot size: -18200, Garage:-2000, Total: \$-20200.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Subject's sales history was searched in 36 months and none was available.				
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	\$270,000	\$270,000
Sales Price	\$220,000	\$220,000
30 Day Price	\$205,000	--
Comments Regarding Pricing Strategy		
<p>The value as of today is \$ 220,000 with typical marketing time at 90 days. The final values are based on the Fair market properties within the area. The subject is located in a neighborhood with easy access to the highway. The area comprises of a mix of REO/shortsale/FMV homes, with typical average DOM of 0- 90 days. The subject was strategically priced mid-market since all homes were same/similar subdivisions, similar GLA, age, style, lot and utility. Criteria expansions had to be made due to a lack of available market data. These expansions include: GLA, Age, Sale Dates and Proximity. Comps selected for this report are all settled properties within the subject's market area. They are considered to be the best available at the time of the inspection & good indicators of market value.</p>		

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

Listing Photos

L1 44 W 400 S
Tooele, UT 84074



Front

L2 288 S Main St
Tooele, UT 84074



Front

L3 450 S Main St
Tooele, UT 84074



Front

Sales Photos

S1 69 E Silver Ave
Stockton, UT 84071



Front

S2 44 N Johnson St
Stockton, UT 84071



Front

S3 76 W Clark St
Stockton, UT 84071



Front

ClearMaps Addendum

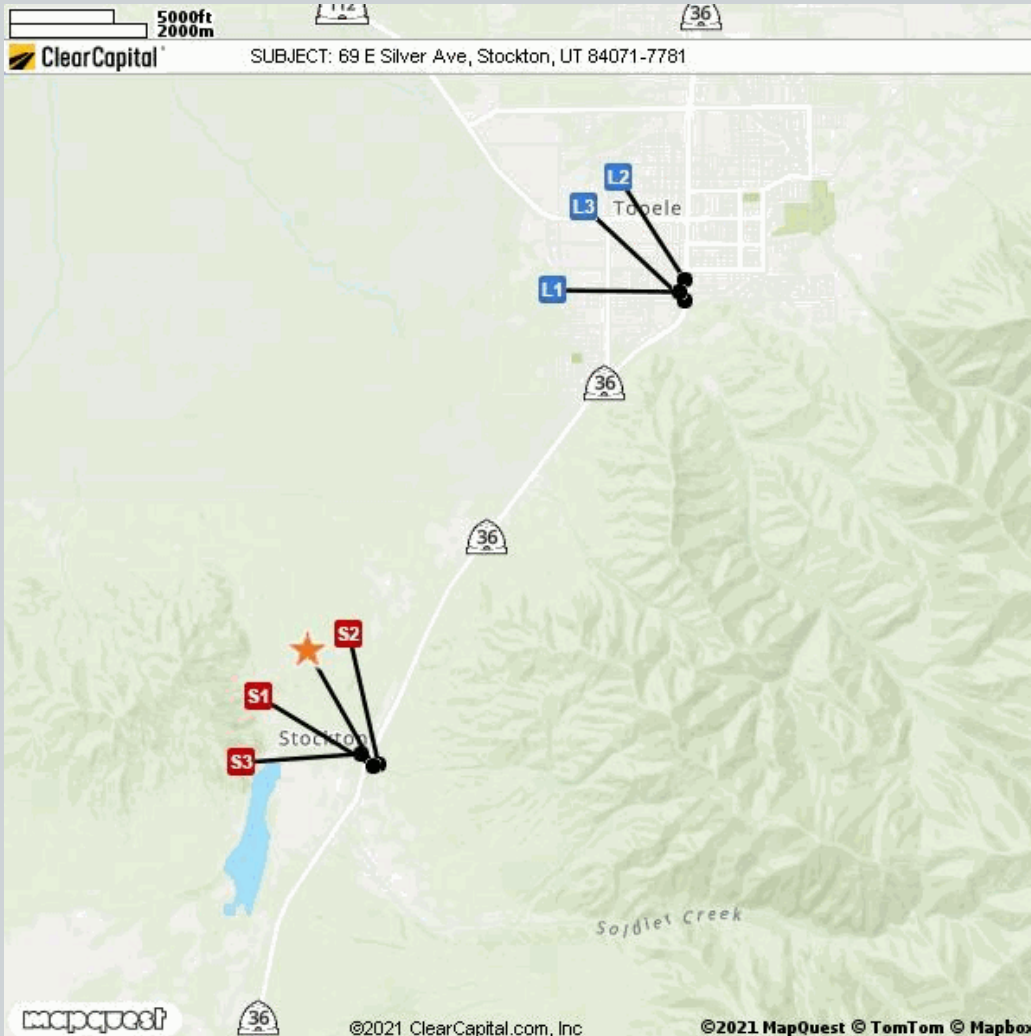
Address ★ 69 E Silver Avenue - Holdback, Stockton, UT 84071

Loan Number 45009

Suggested List \$270,000

Suggested Repaired \$270,000

Sale \$220,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	69 E Silver Avenue - Holdback, Stockton, UT 84071	--	Parcel Match
L1 Listing 1	44 W 400 S, Tooele, UT 84074	5.90 Miles ¹	Parcel Match
L2 Listing 2	288 S Main St, Tooele, UT 84074	6.02 Miles ¹	Parcel Match
L3 Listing 3	450 S Main St, Tooele, UT 84074	5.84 Miles ¹	Parcel Match
S1 Sold 1	69 E Silver Ave, Stockton, UT 84071	0.00 Miles ¹	Parcel Match
S2 Sold 2	44 N Johnson St, Stockton, UT 84071	0.05 Miles ¹	Parcel Match
S3 Sold 3	76 W Clark St, Stockton, UT 84071	0.17 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	Sheridyn Cook	Company/Brokerage	Onti Management Group
License No	10978883-SA00	Address	14215 Orgill Band Rd Draper UT 84020
License Expiration	09/30/2022	License State	UT
Phone	3854143970	Email	sheridyn@htreo.com
Broker Distance to Subject	26.23 miles	Date Signed	05/27/2021

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.