

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	3723 S Armoridge Drive, Magna, UT 84044	Order ID	7545468	Property ID	30939500
Inspection Date	08/31/2021	Date of Report	09/01/2021		
Loan Number	46065	APN	14-32-279-002		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Salt Lake		

Tracking IDs					
Order Tracking ID	0830BPO	Tracking ID 1	0830BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	MCINTYRE JESSICA T TRS	Condition Comments	
R. E. Taxes	\$192,566	The subject is a rambler style home located on a standard sized suburban mid- block lot. The subject is in good condition. The roof, foundation, and overall structure all appear to be in sound condition based on exterior only inspection	
Assessed Value	\$202,300		
Zoning Classification	RES		
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	
Local Economy	Stable	This is a well maintained neighborhood. REO/SS activity is low and holding steady. REOs/Short Sales make up 1.43% of the current listings, and 1.3% of the sold properties over the past 6 months. REO's/SSs make up 1.1% of the current listings, and 0.98% of the sold properties over the past 6 months	
Sales Prices in this Neighborhood	Low: \$111,000 High: \$519,000		
Market for this type of property	Increased 13 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	3723 S Armoridge Drive	7398 W Zana Ln	8130 W Bowler Cir	7440 W Dickson Way
City, State	Magna, UT	Magna, UT	Magna, UT	Magna, UT
Zip Code	84044	84044	84044	84044
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.92 ¹	0.10 ¹	0.88 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$329,000	\$365,000	\$375,000
List Price \$	--	\$329,000	\$365,000	\$375,000
Original List Date		08/05/2021	07/07/2021	05/03/2021
DOM · Cumulative DOM	-- · --	26 · 27	20 · 56	6 · 121
Age (# of years)	42	42	42	45
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 rambler	1 Story rambler	1 Story rambler	1 Story rambler
# Units	1	1	1	1
Living Sq. Feet	942	1,001	927	932
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	3 · 1
Total Room #	5	5	5	6
Garage (Style/Stalls)	None	None	None	Attached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	80%	20%	95%	95%
Basement Sq. Ft.	910	975	910	912
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.19 acres	0.21 acres	0.14 acres
Other	n, a	n, a	n, a	n, a

* 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.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** rambler with sunny south facing windows, vaulted ceilings and new wood laminate flooring through out. Spacious fully fenced backyard that doesn't have any backyard neighbors. One bedroom finished in the basement but plenty of room to expand. Brand new roof installed in 2016
- Listing 2** great living condition. With a full and complete yard it would go for much higher and would be some great forced appreciation for any flipping deals. Good neighborhood close to a few churches and friendly neighbors
- Listing 3** Conveniently located adjacent to the cul-de-sac and on a dead end street. This home has updated features throughout with new paint, new laminate flooring, new bathroom vanity, all new front windows, new tile flooring, and granite vanity. 2017 updates include new downstairs carpet, tankless water heater, water softener

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3723 S Armoridge Drive	3273 S Montclair St	7329 W Adams Rd	3707 S 8200 W
City, State	Magna, UT	Magna, UT	Magna, UT	Magna, UT
Zip Code	84044	84044	84044	84044
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.80 ¹	0.97 ¹	0.14 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$335,000	\$355,000	\$359,900
List Price \$	--	\$335,000	\$355,000	\$359,900
Sale Price \$	--	\$350,000	\$355,000	\$365,000
Type of Financing	--	Conventional	Fha	Fha
Date of Sale	--	05/19/2021	04/02/2021	05/18/2021
DOM · Cumulative DOM	-- · --	33 · 39	7 · 32	4 · 35
Age (# of years)	42	50	44	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 rambler	1 Story rambler	1 Story rambler	1 Story rambler
# Units	1	1	1	1
Living Sq. Feet	942	886	950	900
Bdrm · Bths · ½ Bths	2 · 1	3 · 1	3 · 1	2 · 1
Total Room #	5	6	6	5
Garage (Style/Stalls)	None	Attached 4 Car(s)	None	None
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	80%	90%	100%	90%
Basement Sq. Ft.	910	864	950	884
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.17 acres	0.15 acres	0.16 acres
Other	n, a	n, a	n, a	n, a
Net Adjustment	--	-\$23,600	-\$3,200	+\$2,050
Adjusted Price	--	\$326,400	\$351,800	\$367,050

* 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.

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

Sold 1 Adjustments: -\$20,000 (superior car storage), -\$5000 (superior bedrooms), +\$1400 (inferior gross living area) No Seller Paid Concessions Pro

Sold 2 Adjustments: +\$2000 (inferior lot size), -\$5000 (superior bedrooms), -\$200 (superior gross living area)

Sold 3 Adjustments: +\$1000 (inferior lot size), +\$1050 (inferior gross living area)

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				full MLS listing and sold history attached to this report			
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	\$357,500	\$357,500
Sales Price	\$352,500	\$352,500
30 Day Price	\$326,000	--
Comments Regarding Pricing Strategy		
<p>The market is currently experiencing historic low inventory levels. The market is also experiencing historic low average Days On Market (DOM.) The market is also experience strong demand due to strong employment growth from an influx of large employers. Rental availability is also at historically low levels. The pandemic has not has any significant effect on value, other than create lower inventory levels. Demand has cause average list to sold price ratio of 103%.</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



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 7398 W Zana Ln
Magna, UT 84044



Front

L2 8130 W Bowler Cir
Magna, UT 84044



Front

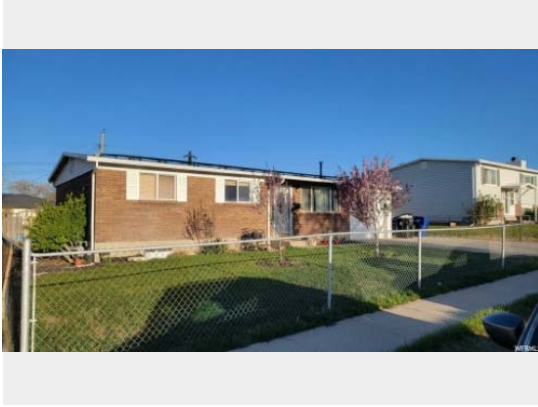
L3 7440 W Dickson Way
Magna, UT 84044



Front

Sales Photos

S1 3273 S Montclair St
Magna, UT 84044



Front

S2 7329 W Adams Rd
Magna, UT 84044



Front

S3 3707 S 8200 W
Magna, UT 84044



Front

ClearMaps Addendum

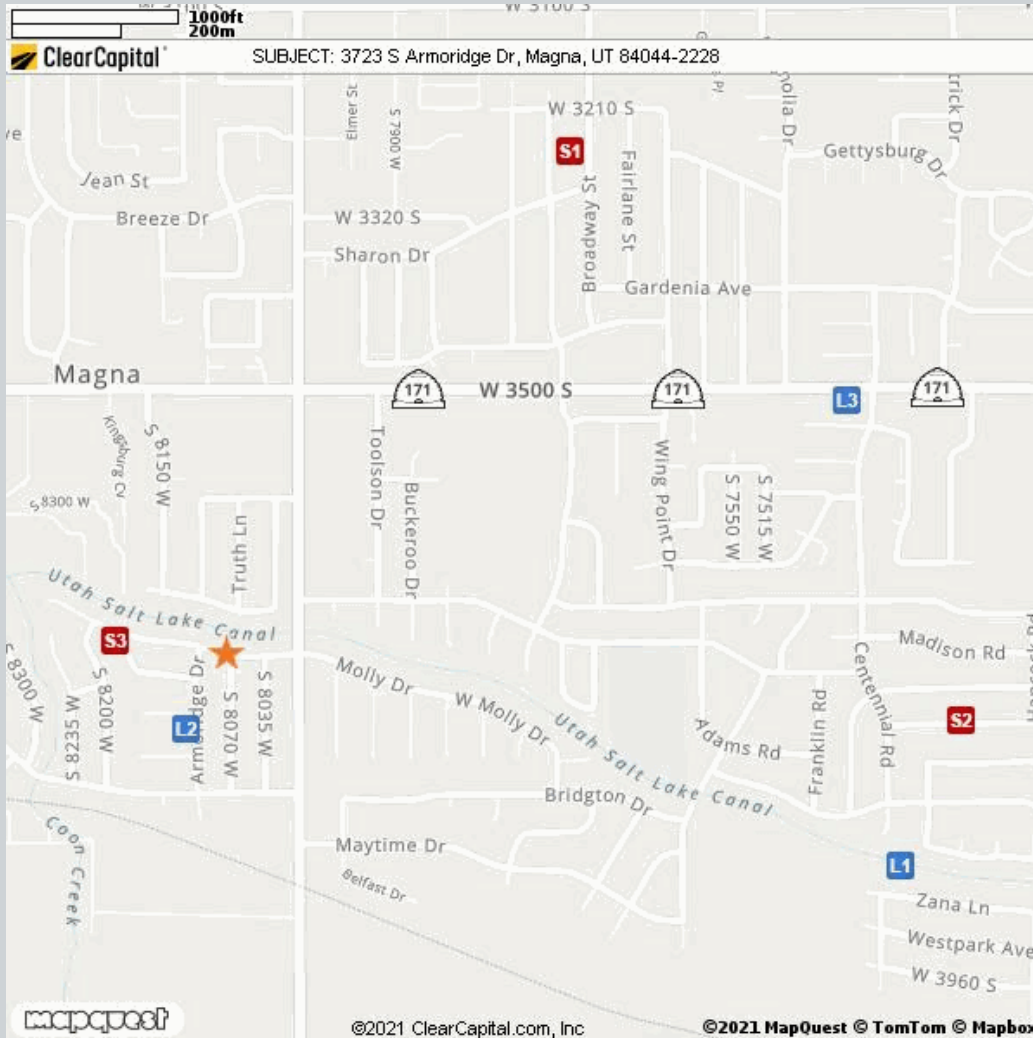
Address ★ 3723 S Armoridge Drive, Magna, UT 84044

Loan Number 46065

Suggested List \$357,500

Suggested Repaired \$357,500

Sale \$352,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3723 S Armoridge Drive, Magna, UT 84044	--	Parcel Match
L1	7398 W Zana Ln, Magna, UT 84044	0.92 Miles ¹	Parcel Match
L2	8130 W Bowler Cir, Magna, UT 84044	0.10 Miles ¹	Parcel Match
L3	7440 W Dickson Way, Magna, UT 84044	0.88 Miles ¹	Parcel Match
S1	3273 S Montclair St, Magna, UT 84044	0.80 Miles ¹	Parcel Match
S2	7329 W Adams Rd, Magna, UT 84044	0.97 Miles ¹	Parcel Match
S3	3707 S 8200 W, Magna, UT 84044	0.14 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	David Forsberg	Company/Brokerage	Select Group Realty LLC
License No	6004247-sa00	Address	435 W 400 South Salt Lake City UT 84101
License Expiration	09/30/2021	License State	UT
Phone	8016510707	Email	bigdavesells@gmail.com
Broker Distance to Subject	10.60 miles	Date Signed	09/01/2021

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.