

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.

<b>Address</b>	1565 E 775 South Unit 12, Ogden, UTAH 84404	<b>Order ID</b>	7552542	<b>Property ID</b>	30954506
<b>Inspection Date</b>	09/01/2021	<b>Date of Report</b>	09/02/2021		
<b>Loan Number</b>	46139	<b>APN</b>	11-124-0012		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Weber		

### Tracking IDs

<b>Order Tracking ID</b>	0901BPO	<b>Tracking ID 1</b>	0901BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	QUICK BENJAMIN D	<b>Condition Comments</b> Actual occupancy is unknown, it may be vacant. There is post damage in the common area. No other issues are noted.
<b>R. E. Taxes</b>	\$955	
<b>Assessed Value</b>	\$117,000	
<b>Zoning Classification</b>	condo	
<b>Property Type</b>	Condo	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	Edgemont 8012560465	
<b>Association Fees</b>	\$220 / Month (Greenbelt)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Private	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> This area is mostly residential in use. There are some multi family units as well. This will be a very small home for the market area.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$175,000 High: \$650,000	
<b>Market for this type of property</b>	Increased 12 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1565 E 775 South Unit 12	1474 S 1165 E	1175 Canyon Rd	1430 S 1195 E
City, State	Ogden, UTAH	Ogden, UT	Ogden, UT	Ogden, UT
Zip Code	84404	84404	84404	84404
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.90 <sup>1</sup>	0.79 <sup>1</sup>	0.84 <sup>1</sup>
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$247,500	\$200,000	\$229,900
List Price \$	--	\$247,500	\$200,000	\$229,900
Original List Date		08/29/2021	07/26/2021	07/16/2021
DOM · Cumulative DOM	-- · --	3 · 4	7 · 38	5 · 48
Age (# of years)	50	48	36	37
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 townhome	1 Story ranch	2 Stories 2 story	2 Stories 2 story
# Units	1	1	1	1
Living Sq. Feet	512	1,048	370	333
Bdrm · Bths · ½ Bths	0 · 0 · 1	2 · 2	1 · 1	1 · 1
Total Room #	6	6	5	5
Garage (Style/Stalls)	Carport 1 Car	Attached 2 Car(s)	Carport 1 Car	Carport 1 Car
Basement (Yes/No)	Yes	No	Yes	Yes
Basement (% Fin)	100%	0%	100%	100%
Basement Sq. Ft.	512	--	756	800
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	none	none	none	none

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Listing 1** Adjust for the slight size differences and for the bath differences, adjust for the garage differences and the year built

**Listing 2** Adjust for the year built differences and for the larger overall size, adjust for the bath differences.

**Listing 3** Adjust for the larger overall size of the comparable property and also adjust for the year built differences, this comp has an offer

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	1565 E 775 South Unit 12	1565 E 775 S Apt 20	1565 E 775 S Apt 22	1565 E 775 S Apt 33
<b>City, State</b>	Ogden, UTAH	Ogden, UT	Ogden, UT	Ogden, UT
<b>Zip Code</b>	84404	84404	84404	84404
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.02 <sup>1</sup>	0.03 <sup>1</sup>	0.08 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	--	\$170,000	\$189,900	\$169,000
<b>List Price \$</b>	--	\$170,000	\$189,900	\$169,000
<b>Sale Price \$</b>	--	\$173,000	\$192,000	\$189,000
<b>Type of Financing</b>	--	Fha	Fha	Conventional
<b>Date of Sale</b>	--	03/17/2021	03/05/2021	07/27/2021
<b>DOM · Cumulative DOM</b>	-- · --	99 · 104	27 · 31	35 · 40
<b>Age (# of years)</b>	50	50	50	50
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	1	1	1
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories townhome	2 Stories townhome	2 Stories townhome	2 Stories townhome
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	512	512	512	512
<b>Bdrm · Bths · ½ Bths</b>	0 · 0 · 1	0 · 0 · 1	0 · 0 · 1	0 · 0 · 1
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Carport 1 Car	Carport 1 Car	Carport 1 Car	Carport 1 Car
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	100%	100%	100%	100%
<b>Basement Sq. Ft.</b>	512	512	512	512
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0 acres	0 acres	0 acres	0 acres
<b>Other</b>	none	none	none	none
<b>Net Adjustment</b>	--	+\$1	+\$1	+\$1
<b>Adjusted Price</b>	--	\$173,001	\$192,001	\$189,001

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Sold 1** This is an identical unit in the same development as the subject. No size or year built or features adjustment is needed.

**Sold 2** This is an identical unit in the same development as the subject property. No size or year built or features adjustment is needed.

**Sold 3** This is an identical unit in the same development as the subject. No size or year built or features adjustment is needed for this comp.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The subject was last listed in 2002			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$188,000	\$188,000
<b>Sales Price</b>	\$185,000	\$185,000
<b>30 Day Price</b>	\$175,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The active comps are very difficult in this segment and size of the market. The active comps are the best available. All 3 sold comps are very good and from the same development as the subject. The subject has a half bath on the main floor and all bedrooms and a full bath in the basement. I have attached the three sold comps MLS sheets. They will show that this property has 1 half bath on the main floor and the other bath and all bedrooms in the lower level. I have also been inside these units over the years and this is how they are configured. All three sold comps will support this.</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.

# DRIVE-BY BPO

by ClearCapital

1565 E 775 SOUTH UNIT 12  
OGDEN, UTAH 84404

46139  
Loan Number

\$185,000  
As-Is Value

## Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

## Subject Photos



Street



Other



Other

## Listing Photos

**L1** 1474 s 1165 e  
Ogden, UT 84404



Front

**L2** 1175 canyon rd  
Ogden, UT 84404



Front

**L3** 1430 s 1195 e  
Ogden, UT 84404



Front



## Sales Photos

**S1** 1565 e 775 s apt 20  
Ogden, UT 84404



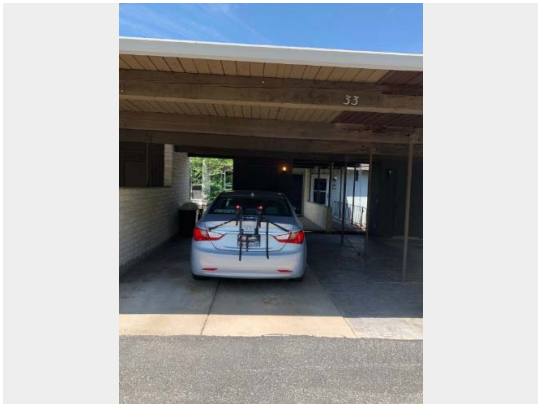
Front

**S2** 1565 e 775 s apt 22  
Ogden, UT 84404



Front

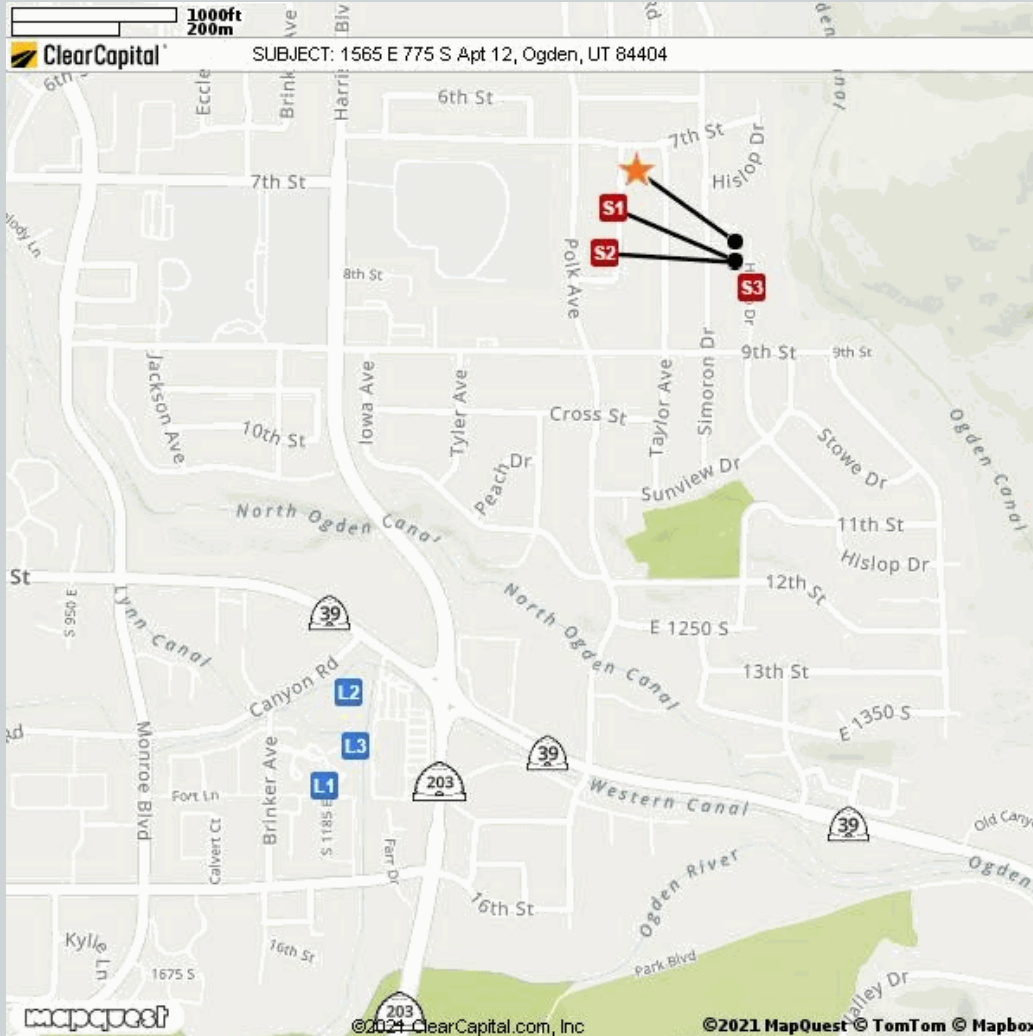
**S3** 1565 e 775 s apt 33  
Ogden, UT 84404



Front

## ClearMaps Addendum

**Address** ★ 1565 E 775 South Unit 12, Ogden, UTAH 84404  
**Loan Number** 46139      **Suggested List** \$188,000      **Suggested Repaired** \$188,000      **Sale** \$185,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1565 E 775 South Unit 12, Ogden, Utah 84404	--	Parcel Match
L1 Listing 1	1474 S 1165 E, Ogden, UT 84404	0.90 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1175 Canyon Rd, Ogden, UT 84404	0.79 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1430 S 1195 E, Ogden, UT 84404	0.84 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1565 E 775 S Apt 20, Ogden, UT 84404	0.02 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1565 E 775 S Apt 22, Ogden, UT 84404	0.03 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1565 E 775 S Apt 33, Ogden, UT 84404	0.08 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.  
<sup>2</sup> 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

<b>Broker Name</b>	Randy Benoit	<b>Company/Brokerage</b>	Agent For Discover Realty
<b>License No</b>	5482786-AB00	<b>Address</b>	3687 N 2225 E Layton UT 84040
<b>License Expiration</b>	11/30/2022	<b>License State</b>	UT
<b>Phone</b>	8015641625	<b>Email</b>	benoit3418@msn.com
<b>Broker Distance to Subject</b>	9.48 miles	<b>Date Signed</b>	09/02/2021

*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.**