

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	750 E Three Fountains Drive Unit 102, Salt Lake City, UT 84107	Order ID	7613971	Property ID	31270027
Inspection Date	09/25/2021	Date of Report	09/28/2021		
Loan Number	46320	APN	22-08-157-103		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Salt Lake		
Tracking IDs					
Order Tracking ID	0924BPO	Tracking ID 1	0924BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	INGALL STEPHANIE	Condition Comments	
R. E. Taxes	\$1,416	the subject property is a condo unit located in a well maintained condo complex that is centrally located in the Salt Lake Valley. The over all structure, foundation, and roof all appear to be in sound condition based on full interior and exterior inspection.	
Assessed Value	\$238,800		
Zoning Classification	RES		
Property Type	Condo		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Three Fountains HOA 801-262-3900		
Association Fees	\$130 / Month (Pool,Landscaping,Insurance,Other: snow removal, clubhouse)		
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: \$143,500 High: \$795,000		
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	750 E Three Fountains Drive Unit 102	750 E Three Fountains Dr #99	860 E Three Fountains Dr #205	865 E Three Fountains Dr #231
City, State	Salt Lake City, UT	Salt Lake City, UT	Salt Lake City, UT	Salt Lake City, UT
Zip Code	84107	84107	84107	84107
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.02 ¹	0.11 ¹	0.14 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$395,000	\$425,000	\$410,000
List Price \$	--	\$375,000	\$425,000	\$430,000
Original List Date		08/27/2021	09/17/2021	09/15/2021
DOM · Cumulative DOM	-- · --	3 · 32	7 · 11	13 · 13
Age (# of years)	52	52	52	52
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	Other condo	Other condo	Other condo	Other condo
# Units	1	1	1	1
Living Sq. Feet	1,520	1,520	1,236	1,236
Bdrm · Bths · ½ Bths	2 · 2 · 1	2 · 2 · 1	2 · 2	2 · 2
Total Room #	8	8	6	6
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	Yes	Yes	No	No
Basement (% Fin)	66%	100%	0%	0%
Basement Sq. Ft.	760	760	--	--
Pool/Spa	--	--	--	--
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	n, a	n, a	n, a	n, a

* Listing 1 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 Three Fountains! Town-home is in excellent condition and features 3 levels, with master suite and balcony on upper! Guest bdrm upstairs with full bath! Open floor plan

Listing 2 main floor living condo in prestigious Three Fountains, Private patio, wonderful amenities with pool, clubhouse, exercise room, playground and more., neutral paint colors

Listing 3 rambler-style condo in the much sought after Three Fountains West community. Clean and well-maintained three-bedroom unit. One of the three bathrooms features a deep walk-in soaker tub. Includes a large unfinished family room downstairs.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	750 E Three Fountains Drive Unit 102	5001 S Middle Fork Ln	760 E Three Fountains Dr #113	831 E Three Fountains Dr #274
City, State	Salt Lake City, UT	Salt Lake City, UT	Salt Lake City, UT	Salt Lake City, UT
Zip Code	84107	84117	84107	84107
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.36 ¹	0.02 ¹	0.19 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$405,000	\$470,000	\$439,000
List Price \$	--	\$405,000	\$470,000	\$439,000
Sale Price \$	--	\$405,000	\$438,000	\$450,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	08/26/2021	06/28/2021	09/22/2021
DOM · Cumulative DOM	-- · --	29 · 28	48 · 47	4 · 34
Age (# of years)	52	49	52	52
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	Other condo	Other condo	Other condo	Other condo
# Units	1	1	1	1
Living Sq. Feet	1,520	1,500	1,520	1,520
Bdrm · Bths · ½ Bths	2 · 2 · 1	2 · 2 · 1	2 · 2 · 1	2 · 2 · 1
Total Room #	8	8	8	8
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	66%	100%	100%	100%
Basement Sq. Ft.	760	750	760	760
Pool/Spa	--	--	--	--
Lot Size	0.00 acres	0.00 acres	0.00 acres	0.00 acres
Other	n, a	n, a	n, a	n, a
Net Adjustment	--	+\$500	\$0	\$0
Adjusted Price	--	\$405,500	\$438,000	\$450,000

* 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** Adjustments: +\$500 (inferior gross living area) No Seller Paid Concessions Provided Located in the same complex as the subject property
- Sold 2** No Seller Paid Concessions Provided Located in the same complex as the subject property Adjustments: \$ (No Adjustments necessary - same floor plan as the subject property)
- Sold 3** Adjustments: \$ (No Adjustments necessary - same floor plan as the subject property) No Seller Paid Concessions Provided Located in the same complex as the subject property

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			full MLS listing and sold history attached to the report				
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
08/25/2021	\$415,000	--	--	Sold	09/22/2021	\$376,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$412,500	\$412,500
Sales Price	\$407,500	\$407,500
30 Day Price	\$375,000	--
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%. ****Subject recent sold below FMV in an all cash transaction in under 30 days on market***</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



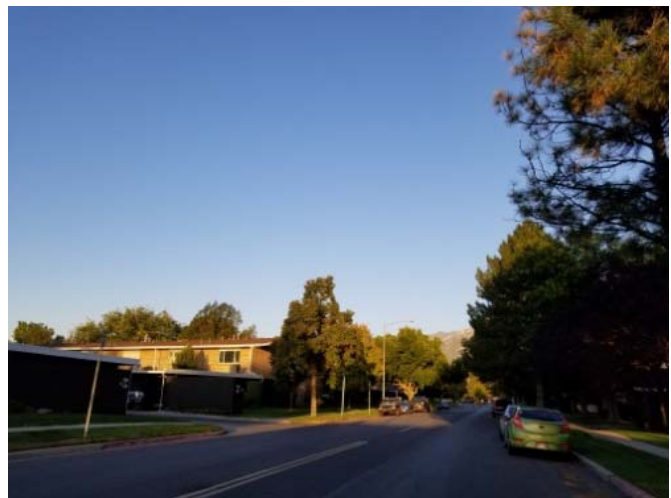
Side



Side



Back



Street

Subject Photos



Street



Other



Other



Other



Other

Listing Photos

L1 750 E Three Fountains Dr #99
Salt Lake City, UT 84107



Front

L2 860 E Three Fountains Dr #205
Salt Lake City, UT 84107



Front

L3 865 E Three Fountains Dr #231
Salt Lake City, UT 84107



Front

Sales Photos

S1 5001 S Middle Fork Ln
Salt Lake City, UT 84117



Front

S2 760 E Three Fountains Dr #113
Salt Lake City, UT 84107



Front

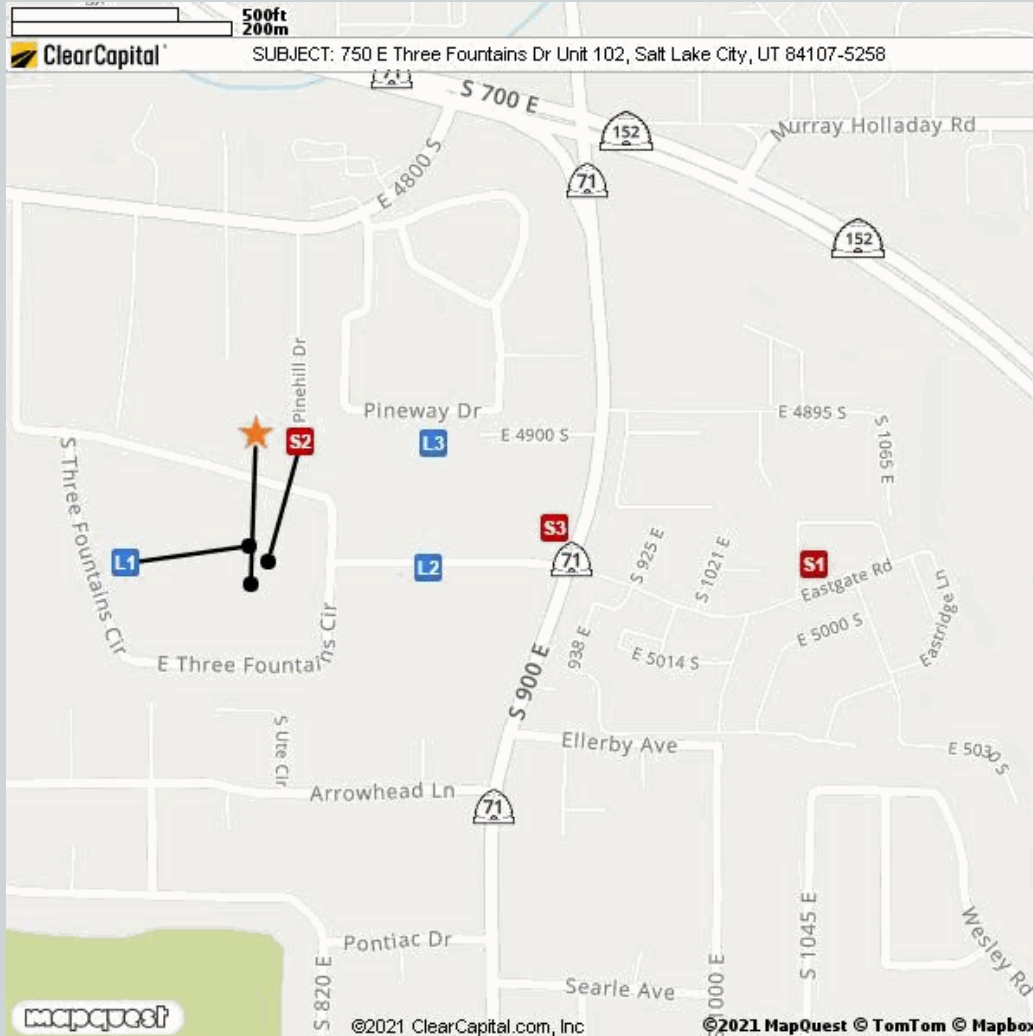
S3 831 E Three Fountains Dr #274
Salt Lake City, UT 84107



Front

ClearMaps Addendum

Address ★ 750 E Three Fountains Drive Unit 102, Salt Lake City, UT 84107
Loan Number 46320 **Suggested List** \$412,500 **Suggested Repaired** \$412,500 **Sale** \$407,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	750 E Three Fountains Drive Unit 102, Salt Lake City, UT 84107	--	Parcel Match
L1 Listing 1	750 E Three Fountains Dr #99, Salt Lake City, UT 84107	0.02 Miles ¹	Parcel Match
L2 Listing 2	860 E Three Fountains Dr #205, Salt Lake City, UT 84107	0.11 Miles ¹	Parcel Match
L3 Listing 3	865 E Three Fountains Dr #231, Salt Lake City, UT 84107	0.14 Miles ¹	Parcel Match
S1 Sold 1	5001 S Middle Fork Ln, Salt Lake City, UT 84117	0.36 Miles ¹	Parcel Match
S2 Sold 2	760 E Three Fountains Dr #113, Salt Lake City, UT 84107	0.02 Miles ¹	Parcel Match
S3 Sold 3	831 E Three Fountains Dr #274, Salt Lake City, UT 84107	0.19 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	David Forsberg	Company/Brokerage	Select Group Realty LLC
License No	6004247-sa00	Address	435 W 400 South Salt Lake City UT 84101
License Expiration	09/30/2023	License State	UT
Phone	8016510707	Email	bigdavesells@gmail.com
Broker Distance to Subject	7.06 miles	Date Signed	09/28/2021

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.