

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 | 179 S 2nd Street, Tooele, UT 84074 | Order ID | 7624948 | Property ID | 31304079 |
| Inspection Date | 09/29/2021 | Date of Report | 09/30/2021 | | |
| Loan Number | 46409 | APN | 1002800053 | | |
| Borrower Name | Breckenridge Property Fund 2016 LLC | County | Tooele | | |

Tracking IDs

| | | | |
|--------------------------|---------|----------------------|---------|
| Order Tracking ID | 0929BPO | Tracking ID 1 | 0929BPO |
| Tracking ID 2 | -- | Tracking ID 3 | -- |

General Conditions

| | | | |
|---------------------------------------|-------------------|--|--|
| Owner | ANTHONY FERNELIUS | Condition Comments | |
| R. E. Taxes | \$1,743 | Property overall is in average condition. Landscaping has not been maintained. | |
| Assessed Value | \$119,705 | | |
| 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 | Suburban | Neighborhood Comments | |
| Local Economy | Excellent | Property is located in an area of homes built in the 1940s to 1960s. Mostly ranch bungalow homes. Average curb appeal. | |
| Sales Prices in this Neighborhood | Low: \$220900 High: \$491800 | | |
| Market for this type of property | Decreased 2 % in the past 6 months. | | |
| Normal Marketing Days | <30 | | |

Current Listings

| | Subject | Listing 1 | Listing 2 * | Listing 3 |
|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 179 S 2nd Street | 353 E 500 N | 252 E 200 S | 384 S Main St |
| City, State | Tooele, UT | Tooele, UT | Tooele, UT | Tooele, UT |
| Zip Code | 84074 | 84074 | 84074 | 84074 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.95 ¹ | 0.04 ¹ | 0.54 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$299,000 | \$300,000 | \$309,900 |
| List Price \$ | -- | \$299,000 | \$300,000 | \$309,900 |
| Original List Date | | 09/22/2021 | 08/24/2021 | 08/27/2021 |
| DOM · Cumulative DOM | -- · -- | 4 · 8 | 36 · 37 | 33 · 34 |
| Age (# of years) | 78 | 80 | 78 | 80 |
| 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/Ranch | 1 Story Ranch/Rambler | 1 Story Ranch/Rambler | 1 Story Ranch/Rambler |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,089 | 1,146 | 1,277 | 1,107 |
| Bdrm · Bths · ½ Bths | 1 · 1 | 3 · 1 | 4 · 1 | 3 · 1 · 1 |
| Total Room # | 5 | 6 | 11 | 9 |
| Garage (Style/Stalls) | Detached 1 Car | None | Carport 1 Car | Detached 1 Car |
| Basement (Yes/No) | Yes | No | Yes | Yes |
| Basement (% Fin) | 50% | 0% | 100% | 0% |
| Basement Sq. Ft. | 837 | -- | 300 | 264 |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.17 acres | 0.20 acres | 0.17 acres | 0.22 acres |
| Other | -- | -- | -- | -- |

* 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 Larger GLA than the subject. No basement. Slightly older than the subject. Larger lot than the subject.

Listing 2 Larger GLA than the subject. Partial Finished basement. Same year built. Most similar lot size to the subject.

Listing 3 Most similar GLA to the subject. Slightly older than the subject. Larger lot than the subject. Partial Unfinished basement.

Recent Sales

| | Subject | Sold 1 | Sold 2 | Sold 3 * |
|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 179 S 2nd Street | 115 S 4th St | 363 Highland Dr | 155 E Vine St |
| City, State | Tooele, UT | Tooele, UT | Tooele, UT | Tooele, UT |
| Zip Code | 84074 | 84074 | 84074 | 84074 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.21 ¹ | 0.21 ¹ | 0.52 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$229,000 | \$245,000 | \$288,000 |
| List Price \$ | -- | \$229,000 | \$245,000 | \$288,000 |
| Sale Price \$ | -- | \$263,000 | \$260,000 | \$282,000 |
| Type of Financing | -- | Fha | Cash | Fha |
| Date of Sale | -- | 04/29/2021 | 05/24/2021 | 08/24/2021 |
| DOM · Cumulative DOM | -- · -- | 28 · 28 | 23 · 23 | 47 · 47 |
| Age (# of years) | 78 | 78 | 69 | 66 |
| 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/Ranch | 1 Story Bungalow | 1 Story Bungalow | 1 Story Ranch/Rambler |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,089 | 916 | 1,022 | 1,068 |
| Bdrm · Bths · ½ Bths | 1 · 1 | 2 · 1 | 3 · 2 | 2 · 2 |
| Total Room # | 5 | 6 | 6 | 6 |
| Garage (Style/Stalls) | Detached 1 Car | Detached 1 Car | Detached 1 Car | Carport 1 Car |
| Basement (Yes/No) | Yes | No | Yes | Yes |
| Basement (% Fin) | 50% | 0% | 0% | 100% |
| Basement Sq. Ft. | 837 | -- | 320 | 400 |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.17 acres | 0.17 acres | 0.15 acres | 0.11 acres |
| Other | -- | -- | -- | -- |
| Net Adjustment | -- | +\$15,000 | -\$2,000 | -\$4,000 |
| Adjusted Price | -- | \$278,000 | \$258,000 | \$278,000 |

* Sold 3 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 Smaller GLA than the subject. 5k. No basement. 10k Same year built. Similar lot size to the subject.

Sold 2 Slightly Smaller GLA than the subject. 2k. Newer than the subject. -5k Slightly smaller lot than the subject. 1k

Sold 3 Most similar GLA to the subject. Newer than the subject. -6k. Smaller Finished basement. Smaller lot than the subject. 2k.

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|-------------------------|--|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | | Listing History Comments | | | |
| Listing Agency/Firm | | | | Subject listed on 09/05/2021 for 233,500. Sold 09/24/2021 for \$245,000. Financing: 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 |
| 09/05/2021 | \$233,500 | 09/14/2021 | \$235,000 | Sold | 09/26/2021 | \$245,000 | MLS |

Marketing Strategy

| | | |
|---|--------------------|-----------------------|
| | As Is Price | Repaired Price |
| Suggested List Price | \$275,000 | \$275,000 |
| Sales Price | \$274,000 | \$274,000 |
| 30 Day Price | \$273,000 | -- |
| Comments Regarding Pricing Strategy | | |
| Subject is most similar to Sale 3. Active listings are still looking to capitalize on the lack of supply of homes. Subject does appear to have been sold recently for less than market value. No comments or pictures in the MLS listing indicate repairs needed so the subject was noted as average. | | |

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

DRIVE-BY BPO

by ClearCapital

179 S 2ND STREET
TOOELE, UT 84074

46409
Loan Number

\$274,000
As-Is Value

Subject Photos



Street



Street

Listing Photos

L1 353 E 500 N
Tooele, UT 84074



Front

L2 252 E 200 S
Tooele, UT 84074



Front

L3 384 S Main St
Tooele, UT 84074



Front

Sales Photos

S1 115 S 4th St
Tooele, UT 84074



Front

S2 363 Highland Dr
Tooele, UT 84074



Front

S3 155 E Vine St
Tooele, UT 84074



Front

ClearMaps Addendum

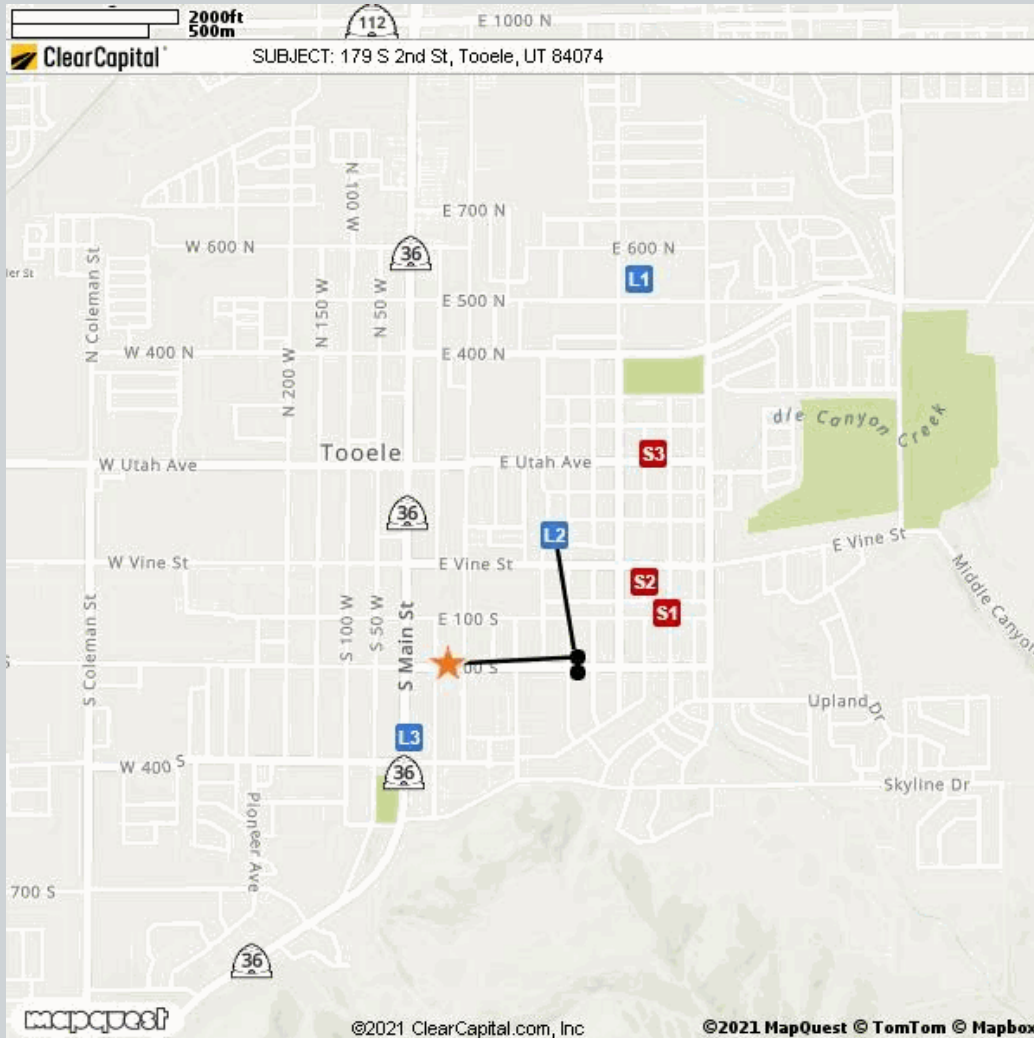
Address ★ 179 S 2nd Street, Tooele, UT 84074

Loan Number 46409

Suggested List \$275,000

Suggested Repaired \$275,000

Sale \$274,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|------------------------------------|-------------------------|------------------|
| ★ Subject | 179 S 2nd Street, Tooele, UT 84074 | -- | Parcel Match |
| L1 Listing 1 | 353 E 500 N, Tooele, UT 84074 | 0.95 Miles ¹ | Parcel Match |
| L2 Listing 2 | 252 E 200 S, Tooele, UT 84074 | 0.04 Miles ¹ | Parcel Match |
| L3 Listing 3 | 384 S Main St, Tooele, UT 84074 | 0.54 Miles ¹ | Parcel Match |
| S1 Sold 1 | 115 S 4th St, Tooele, UT 84074 | 0.21 Miles ¹ | Parcel Match |
| S2 Sold 2 | 363 Highland Dr, Tooele, UT 84074 | 0.21 Miles ¹ | Parcel Match |
| S3 Sold 3 | 155 E Vine St, Tooele, UT 84074 | 0.52 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 | Christian Anderson | Company/Brokerage | iProRealty |
| License No | 5504635-SA00 | Address | 770 country club stansbury UT 84074 |
| License Expiration | 05/31/2023 | License State | UT |
| Phone | 8016470457 | Email | andersonchristiana@yahoo.com |
| Broker Distance to Subject | 7.72 miles | Date Signed | 09/30/2021 |

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:

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