

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	515 Bringhurst Drive, Providence, UT 84332	Order ID	7653157	Property ID	31366796
Inspection Date	10/11/2021	Date of Report	10/13/2021		
Loan Number	46479	APN	03-104-0005		
Borrower Name	Breckenridge Property Fund 2016, LLC	County	Cache		

Tracking IDs

Order Tracking ID	1008BPOb	Tracking ID 1	46479
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	FLINDERS JANET S TRUST	Condition Comments SUBJECT APPEARS TO BE IN AVERAGE TO GOOD CONDITION CONFORMS TO THE LOCATION NO SIGNS OF DAMAGE OR REPAIRS NEEDED ALL BRICK WITH FENCED YARD AND GARAGE CONFORMS TO OTHER HOMES IN THIS LOCATION
R. E. Taxes	\$3,037	
Assessed Value	\$500,900	
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 ESTABLISHED NEIGHBORHOOD WITH SIMILAR AGE AND STYLE OF HOMES CENTRAL TO SOME CITY AND SERVICES CLOSE TO SCHOOLS AND PARKS
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$420000 High: \$800000	
Market for this type of property	Decreased 4 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	515 Bringhurst Drive	304 N 1000 E	394 N 600 E	1330 E 1550 N
City, State	Providence, UT	Hyde Park, UT	Hyde Park, UT	Logan, UT
Zip Code	84332	84318	84318	84341
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	7.42 ¹	7.48 ¹	4.20 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$725,000	\$790,000	\$779,652
List Price \$	--	\$725,000	\$790,000	\$775,652
Original List Date		09/20/2021	09/30/2021	09/03/2021
DOM · Cumulative DOM	-- · --	21 · 23	11 · 13	35 · 40
Age (# of years)	41	25	18	18
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	2,578	3,000	2,632	3,113
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	4 · 3 · 1
Total Room #	8	8	10	15
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	2,578	2,340	2,728	2,310
Pool/Spa	--	--	--	--
Lot Size	0.53 acres	1.08 acres	0.46 acres	0.29 acres
Other	NONE	DETACHED GARAGE	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.

Current Listings - Cont.

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

- Listing 1** Spacious home on oversized lot in highly desirable Hyde Park east bench location. Comes with both mountain and valley views! Mother-in-law and basement apartment with separate entrances make it easy for multigenerational family living. Highlights include Large kitchen, formal dining room, sun-filled family room and music room.
- Listing 2** : Immaculate home inside and out, nestled on the hillside of the eastern bench of Hyde Park. Breathtaking views every direction you look. This home sits on .46 acres that is fully landscaped, which includes an abundant variety of beautiful flowers and shrubs that is sure to catch your eye. As you walk around to the back of the home, you will find more stunning flower beds and a vegetable garden that is sure to offer fresh produce all summer long. Inside the home features a very large inviting living area, with a beautiful fireplace and plenty of room for entertaining family and friends. The open kitchen provides a large island and beautiful cabinetry with original beautiful hardwood floors. Master bedroom on the main level that features a master bathroom. Fully finished spacious basement with 2 large bedrooms and separate space to be used as an office. Large second family room with a fireplace for even more area to entertain. Separate space/game room for pool table, ping pong table, or your favorite family game. Ample storage throughout the home, including a large storage room under the front porch as well as the utility room. This home is sure to provide all the room you will need for your family and friends. Brand new water heater. Solar panels are owned and have saved on electric bills on average \$100 a month. Secondary water with 1 water share.
- Listing 3** well built home on a quiet street near Utah State University and shopping in Logan. Amenities for everyone; A Theater room that will knock your socks off, large sewing room, Gun Room/Vault, Bullfrog Spa, Concession room, and more storage space than you could ever want. Brand new appliances in the kitchen.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	515 Bringhurst Drive	45 N 700 E	205 S Eastridge Ln	707 Meadow Lark Ln
City, State	Providence, UT	Providence, UT	Logan, UT	Smithfield, UT
Zip Code	84332	84332	84321	84335
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.64 ¹	1.98 ¹	10.04 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$679,000	\$490,000	\$499,900
List Price \$	--	\$679,000	\$490,000	\$499,900
Sale Price \$	--	\$595,000	\$492,000	\$480,000
Type of Financing	--	Other	Conv	Conv
Date of Sale	--	01/13/2021	11/24/2020	12/08/2020
DOM · Cumulative DOM	-- · --	16 · 51	66 · 133	64 · 64
Age (# of years)	41	26	27	42
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	2,578	2,621	2,414	2,954
Bdrm · Bths · ½ Bths	3 · 2 · 1	2 · 2 · 1	3 · 2 · 1	6 · 2
Total Room #	8	9	11	12
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	Yes	No	No	No
Basement (% Fin)	100%	0%	0%	0%
Basement Sq. Ft.	2578	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.53 acres	0.51 acres	0.35 acres	0.64 acres
Other	NONE	NONE	NONE	NONE
Net Adjustment	--	-\$9,284	+\$10,681	+\$8,450
Adjusted Price	--	\$585,716	\$502,681	\$488,450

* 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** quiet neighborhood of this classic brick and stucco executive home nestled on the east bench of the Providence foothills. Over 5,000 sq ft with custom finishes and room for everyone. Full deck on the rear of the home to enjoy the views of the Wellsville Mountains and relax with secluded tree covered backyard.
- Sold 2** custom home, formal living and dining, open floor plan greatroom, solid oak floors, 2nd kitchen plumed in basement. Dine alfresco on your covered balcony while enjoying your views, walk out your basement glass doors onto your generous patio,
- Sold 3** THREE CREEKS (name sake of 3 creeks estates subdivision) Run right through your backyard!! This unique layout gives you your own island to camp on, Enjoy your fire-pit, or your own FISHING HOLE. Complete COVERED DECK AND WALKOUT BASEMENT.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				SEE HISTORY			
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
07/12/2021	\$700,000	--	--	Sold	09/30/2021	\$520,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$526,000	\$526,000
Sales Price	\$526,000	\$526,000
30 Day Price	\$526,000	--
Comments Regarding Pricing Strategy		
BASED ON A DRIVE BY INSPECTION AN INTERIOR INSPECTION COULD INCREASE OR DECREASE THE DETERMINED VALUE BASED ON INTERIOR CONDITION AND UPDATES LOCATION IS IN AN ESTABLISHED LOCATION WITH SIMILAR TO SAME HOMES ON THE BLOCK CENTRAL TO SCHOOLS AND PARKS		

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



Address Verification



Side



Side



Street

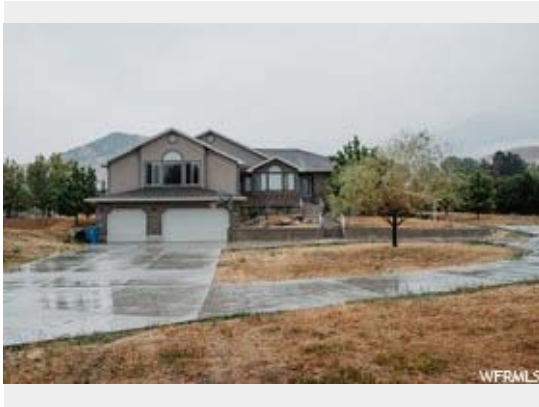
Subject Photos



Street

Listing Photos

L1 304 N 1000 E
Hyde Park, UT 84318



Front

L2 394 N 600 E
Hyde Park, UT 84318



Front

L3 1330 E 1550 N
Logan, UT 84341



Front

Sales Photos

S1 45 N 700 E
Providence, UT 84332



Front

S2 205 S EASTRIDGE LN
Logan, UT 84321



Front

S3 707 MEADOW LARK LN
Smithfield, UT 84335



Front

ClearMaps Addendum

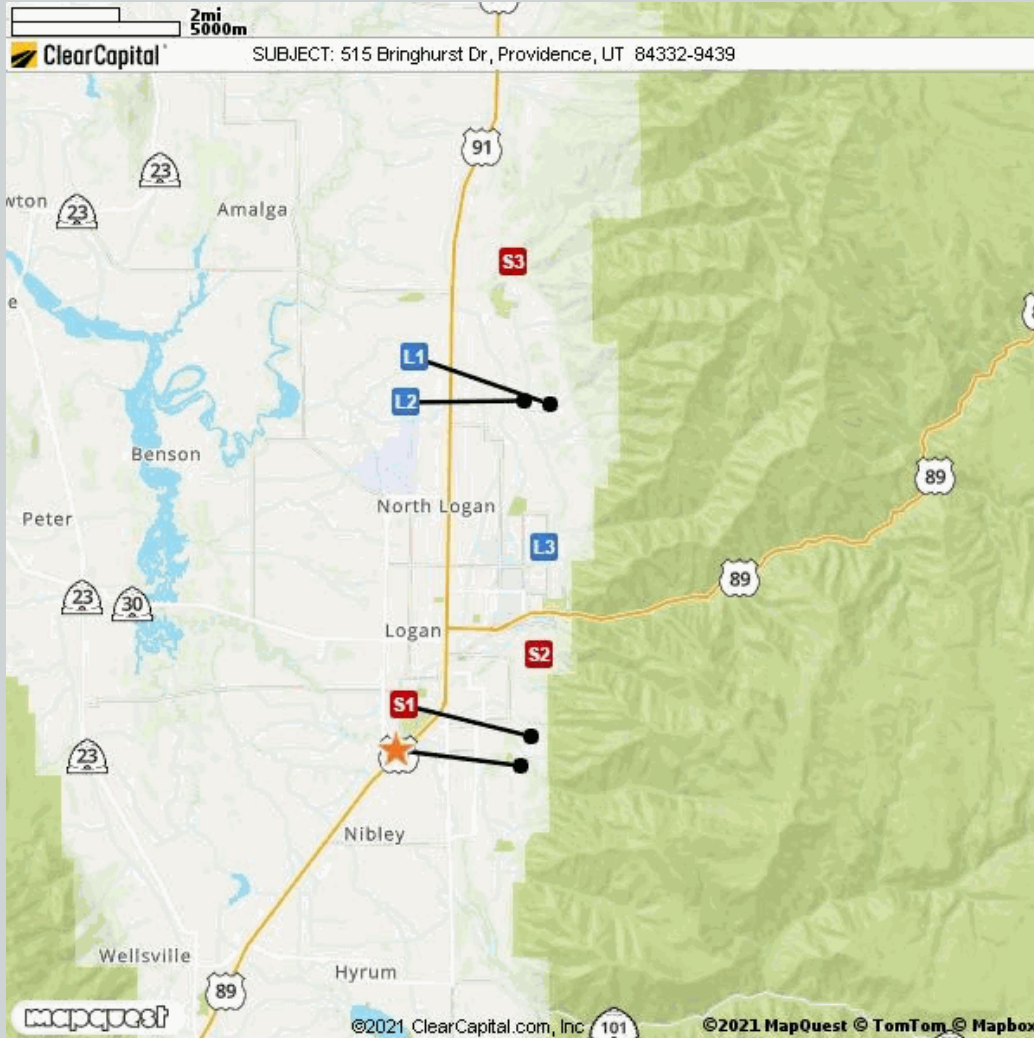
Address ★ 515 Bringhurst Drive, Providence, UT 84332

Loan Number 46479

Suggested List \$526,000

Suggested Repaired \$526,000

Sale \$526,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	515 Bringhurst Drive, Providence, UT 84332	--	Parcel Match
L1 Listing 1	304 N 1000 E, Hyde Park, UT 84318	7.42 Miles ¹	Parcel Match
L2 Listing 2	394 N 600 E, Hyde Park, UT 84318	7.48 Miles ¹	Parcel Match
L3 Listing 3	1330 E 1550 N, Logan, UT 84341	4.20 Miles ¹	Parcel Match
S1 Sold 1	45 N 700 E, Providence, UT 84332	0.64 Miles ¹	Parcel Match
S2 Sold 2	205 S Eastridge Ln, Logan, UT 84321	1.98 Miles ¹	Parcel Match
S3 Sold 3	707 Meadow Lark Ln, Smithfield, UT 84335	10.04 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	Marie Robbins	Company/Brokerage	Salt Creek RE Properties
License No	5461797-PB00	Address	455 Vern Way Tremonton UT 84337
License Expiration	12/31/2021	License State	UT
Phone	4352572221	Email	robbinsrealestate@gmail.com
Broker Distance to Subject	18.35 miles	Date Signed	10/12/2021

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.