

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>         | 6840 S 900 E, Midvale, UT 84047     | <b>Order ID</b>       | 8006114       | <b>Property ID</b> | 32251986 |
| <b>Inspection Date</b> | 02/28/2022                          | <b>Date of Report</b> | 03/01/2022    |                    |          |
| <b>Loan Number</b>     | 48496                               | <b>APN</b>            | 22-20-306-042 |                    |          |
| <b>Borrower Name</b>   | Breckenridge Property Fund 2016 LLC | <b>County</b>         | Salt Lake     |                    |          |

| Tracking IDs             |              |                      |              |  |  |
|--------------------------|--------------|----------------------|--------------|--|--|
| <b>Order Tracking ID</b> | 02.28.22 BPO | <b>Tracking ID 1</b> | 02.28.22 BPO |  |  |
| <b>Tracking ID 2</b>     | --           | <b>Tracking ID 3</b> | --           |  |  |

| General Conditions                    |                          |   |
|---------------------------------------|--------------------------|---|
| <b>Owner</b>                          | Ernest R & Flora J Unger | <b>Condition Comments</b><br>The subject property appears to have been in typical condition for the location. No apparent recent updates, such as roof, windows or siding, but not signs of any significant neglect either. |
| <b>R. E. Taxes</b>                    | \$149,767                |   |
| <b>Assessed Value</b>                 | \$203,500                |   |
| <b>Zoning Classification</b>          | SFR                      |   |
| <b>Property Type</b>                  | SFR                      |   |
| <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>                            | No                       |   |
| <b>Visible From Street</b>            | Visible                  |   |
| <b>Road Type</b>                      | Public                   |   |

| Neighborhood & Market Data               |                                      |   |
|--|--------------------------------------|---|
| <b>Location Type</b>                     | Suburban                             | <b>Neighborhood Comments</b><br>Well established location with a mix of single family, multi-unit and commercial properties. Easy freeway access and close to amenities. Due to age and location of subject home it was very difficult to find similar comps. Subject is located on a main road that is heavily traveled surrounded by a lot of commercial and retail buildings. It was necessary to expand comp search out further than normal requirements. |
| <b>Local Economy</b>                     | Improving                            |   |
| <b>Sales Prices in this Neighborhood</b> | Low: \$343,000<br>High: \$463,000    |   |
| <b>Market for this type of property</b>  | Increased 10 % in the past 6 months. |   |
| <b>Normal Marketing Days</b>             | <30                                  |   |

## Current Listings

|                               | Subject               | Listing 1 *           | Listing 2             | Listing 3             |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Street Address</b>         | 6840 S 900 E          | 6198 Valley Drive     | 150 Greenwood Avenue  | 5756 Lindon Street    |
| <b>City, State</b>            | Midvale, UT           | Salt Lake City, UT    | Midvale, UT           | Salt Lake City, UT    |
| <b>Zip Code</b>               | 84047                 | 84107                 | 84047                 | 84107                 |
| <b>Datasource</b>             | Tax Records           | MLS                   | MLS                   | MLS                   |
| <b>Miles to Subj.</b>         | --                    | 1.59 <sup>1</sup>     | 1.34 <sup>1</sup>     | 1.80 <sup>1</sup>     |
| <b>Property Type</b>          | SFR                   | SFR                   | SFR                   | SFR                   |
| <b>Original List Price \$</b> | \$                    | \$399,900             | \$400,000             | \$435,000             |
| <b>List Price \$</b>          | --                    | \$399,900             | \$435,000             | \$435,000             |
| <b>Original List Date</b>     |                       | 02/14/2022            | 02/17/2022            | 02/22/2022            |
| <b>DOM · Cumulative DOM</b>   | -- · --               | 13 · 15               | 8 · 12                | 7 · 7                 |
| <b>Age (# of years)</b>       | 91                    | 71                    | 77                    | 73                    |
| <b>Condition</b>              | Average               | Average               | Good                  | Good                  |
| <b>Sales Type</b>             | --                    | Fair Market Value     | Fair Market Value     | Fair Market Value     |
| <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>           | 1 Story Bungalow      | 1 Story Ranch         | 1 Story Ranch         | 1 Story Bungalow      |
| <b># Units</b>                | 1                     | 1                     | 1                     | 1                     |
| <b>Living Sq. Feet</b>        | 897                   | 1,255                 | 968                   | 1,044                 |
| <b>Bdrm · Bths · ½ Bths</b>   | 2 · 1                 | 3 · 1                 | 3 · 1                 | 2 · 1                 |
| <b>Total Room #</b>           | 5                     | 6                     | 6                     | 5                     |
| <b>Garage (Style/Stalls)</b>  | Detached 2 Car(s)     | Carport 1 Car         | Detached 1 Car        | Detached 2 Car(s)     |
| <b>Basement (Yes/No)</b>      | Yes                   | No                    | No                    | No                    |
| <b>Basement (% Fin)</b>       | 100%                  | 0%                    | 0%                    | 0%                    |
| <b>Basement Sq. Ft.</b>       | 299                   | --                    | --                    | --                    |
| <b>Pool/Spa</b>               | --                    | --                    | --                    | --                    |
| <b>Lot Size</b>               | 0.23 acres            | 0.18 acres            | 0.15 acres            | 0.25 acres            |
| <b>Other</b>                  | NA                    | NA                    | NA                    | NA                    |

\* Listing 1 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.

## Current Listings - Cont.

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

- Listing 1** Adjusted value \$394,345 (add \$7500 no garage, \$7475 no basement; subtract \$12,530 above ground square footage, \$8000 bed count). No basement. Due to lack of active inventory, it was necessary to expand search outside normal requirements. Selected the absolute best and most similar. MLS: **\*\*Multiple offers\*\*** Send highest and best by noon, Feb 16**\*\*Wow!** Its not very often that a house that offers so much comes along in this area, but now's your chance to jump on this cute little bungalow in Murray! If youre looking for fast access to the freeway (need to commute to the U? downtown? check!), this 3 bedroom charmer checks the boxes! Original hardwood floors keep the charm and character, and you'll find the space is open, light and bright inside. Sometimes its hard to make these smaller homes work well for entertaining, but the enclosed sun room is the perfect spot to have your friends and family over. Ample storage space, killer flat yard, and tucked away in a neighborhood off the beaten path, you're not going to want to miss this one!
- Listing 2** Adjusted value \$421,990 (add \$7475 no basement, \$5000 less garage stalls; subtract \$15,000 condition, \$2485 above ground square footage, \$8000 bed count). Due to lack of active inventory, it was necessary to expand search outside normal requirements. Selected the absolute best and most similar. MLS: Charming, single level rambler located in accessible area. Close to schools, freeway access, hospitals, shopping, restaurants, & TRAX. Home has newer LVP flooring throughout, a large backyard, and mountain views. Buyer to verify all. Home currently has a tenant that is mo. to mo. - Absolutely no showings until the open house under any circumstances.
- Listing 3** Adjusted value \$422,330 (add \$7475 no basement; subtract \$15,000 condition, \$5145 above ground square footage). Due to lack of active inventory, it was necessary to expand search outside normal requirements. Selected the absolute best and most similar. MLS: **\*\*\*\*\* MULTIPLE OFFERS\*\*\*\*** Will review Monday 2/28/2022**\*\*\*\*\*Don't** let the square footage fool you, this charming 1940's Murray home is beautifully updated and has a livable open layout with stunning views of Mount Olympus. The home offers two living areas and an office. The second living area with vaulted ceilings could easily be turned into a primary bedroom with a walk in closet. The home maintains some of its original features such as hardwood floors, original shaker doors, pedestal sink, and a cast iron tub while being updated in all the ways you would want including newly refinished hardwoods, newer roof, water heater, and updated kitchen with ample storage and white shaker cabinets. The nearly quarter acre lot offers a new smart sprinkler system, lawn, and plenty of space for a large garden- including a strawberry patch that is already established. You'll love the private yard which is shaded by large mature trees making it perfect for summer bbqs and hangouts. Don't wait to make this home yours!

## Recent Sales

|                               | Subject               | Sold 1                  | Sold 2 *              | Sold 3                |
|-------------------------------|-----------------------|-------------------------|-----------------------|-----------------------|
| <b>Street Address</b>         | 6840 S 900 E          | 6417 Malstrom Lane      | 303 Fort Union Blvd   | 5970 Afton Avenue     |
| <b>City, State</b>            | Midvale, UT           | Salt Lake City, UT      | Midvale, UT           | Salt Lake City, UT    |
| <b>Zip Code</b>               | 84047                 | 84107                   | 84047                 | 84107                 |
| <b>Datasource</b>             | Tax Records           | MLS                     | MLS                   | MLS                   |
| <b>Miles to Subj.</b>         | --                    | 1.41 <sup>1</sup>       | 0.88 <sup>1</sup>     | 1.20 <sup>1</sup>     |
| <b>Property Type</b>          | SFR                   | SFR                     | SFR                   | SFR                   |
| <b>Original List Price \$</b> | --                    | \$349,000               | \$409,000             | \$465,000             |
| <b>List Price \$</b>          | --                    | \$349,000               | \$350,000             | \$465,000             |
| <b>Sale Price \$</b>          | --                    | \$371,000               | \$375,000             | \$463,000             |
| <b>Type of Financing</b>      | --                    | Conventional            | Cash                  | Cash                  |
| <b>Date of Sale</b>           | --                    | 11/10/2021              | 01/12/2022            | 12/06/2021            |
| <b>DOM · Cumulative DOM</b>   | -- · --               | 26 · 29                 | 29 · 41               | 20 · 24               |
| <b>Age (# of years)</b>       | 91                    | 74                      | 107                   | 74                    |
| <b>Condition</b>              | Average               | Good                    | Average               | Good                  |
| <b>Sales Type</b>             | --                    | Fair Market Value       | Fair Market Value     | Fair Market Value     |
| <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>           | 1 Story Bungalow      | 1 Story Ranch           | 1 Story Bungalow      | 1 Story Ranch         |
| <b># Units</b>                | 1                     | 1                       | 1                     | 1                     |
| <b>Living Sq. Feet</b>        | 897                   | 913                     | 1,026                 | 1,130                 |
| <b>Bdrm · Bths · ½ Bths</b>   | 2 · 1                 | 2 · 1                   | 2 · 1                 | 3 · 1                 |
| <b>Total Room #</b>           | 5                     | 5                       | 5                     | 6                     |
| <b>Garage (Style/Stalls)</b>  | Detached 2 Car(s)     | Detached 1 Car          | Detached 1 Car        | Detached 1 Car        |
| <b>Basement (Yes/No)</b>      | Yes                   | Yes                     | Yes                   | No                    |
| <b>Basement (% Fin)</b>       | 100%                  | 85%                     | 30%                   | 0%                    |
| <b>Basement Sq. Ft.</b>       | 299                   | 436                     | 409                   | --                    |
| <b>Pool/Spa</b>               | --                    | --                      | --                    | --                    |
| <b>Lot Size</b>               | 0.23 acres            | 0.20 acres              | 0.16 acres            | 0.37 acres            |
| <b>Other</b>                  | NA                    | \$1500 paid concessions | NA                    | NA                    |
| <b>Net Adjustment</b>         | --                    | -\$14,925               | +\$2,393              | -\$18,680             |
| <b>Adjusted Price</b>         | --                    | \$356,075               | \$377,393             | \$444,320             |

\* Sold 2 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.

## Recent Sales - Cont.

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

- Sold 1** Basement has 1 bed. Add \$5000 less garage stalls. Subtract \$15,000 condition, \$1500 paid concessions, \$3425 basement square footage. There are no other comps similar to subject home, it was necessary to expand search outside normal requirements. Selected the best and most similar. MLS: \*\*\*MULTIPLE OFFERS RECEIVED. SELLER REVIEWING ALL OFFERS AT 2:00 PM on Friday\*\*\*Location location location! This super cute home is located in Murray, east of I-15, has great access to Fashion Place Mall and the freeway on/off ramps for the 215 belt route. Newer Roof (three years old), Update kitchen, Newer water heater, New carpet, and an updated bathroom and vanity area. The double pane windows and the can lights provide great light day and night. Enjoy the view of the mtns to the east from the private back deck or enjoy sitting around the firepit. There is a lot of charm in this cute home, also featuring a large mud room, an extra storage area downstairs, and original hardwood floors. It also has a detached garage/shop/storage! In this area and in this price point, it is really hard to find a home with a yard for your dogs / kids. Don't miss out. This home will go fast!
- Sold 2** Basement has laundry. Add \$5000 less garage stalls, \$7158 basement percentage unfinished. Subtract \$4515 above ground square footage, \$2500 1 carport, \$2750 basement square footage. MLS: HUGE PRICE REDUCTION! Don't miss the opportunity to own this 1915 built Bungalow with original charm in pristine condition. The home has been family owned since the 1950's! Great location close to trax, shopping, and freeway access. Detached garage with storage and extra parking. All you need is your imagination and the possibilities are endless with this darling home. Keep the old charm or update to your style and liking. Call today to schedule your private showing. Square footage figures are provided as a courtesy estimate only and were obtained from tax records. Zoning is currently Mixed Residential high density use with 7200 South Overlay so could possibly be rezoned as Commercial or High Density.
- Sold 3** No basement. Add \$5000 less garage stalls, \$7475 no basement. Subtract \$15,000 condition, \$8155 above ground square footage, \$8000 bed count. There are no other comps similar to subject home, it was necessary to expand search outside normal requirements. Selected the best and most similar. MLS: \*\*Multiple offers received. No more showings\*\* You're going to want to see this incredibly UPDATED house in east Murray today! Very clean & well maintained, this 3bd/1ba red brick home includes a MASSIVE .37 acre private yard! Feel comfortable moving right in as nearly the entire home has recently been updated! Modern upgrades include; redesigned open kitchen w/ granite counters, custom backsplash & new custom cabinets, built in pantry & dining bench, modern lighting, new laminate flooring, fresh paint, windows, newer roof, newer a/c & furnace, water heater and concrete driveway! Outdoor living here is updated too! There's an above ground pool, huge red-shed, tool shed, irrigated garden, comfy covered deck, horseshoe pit and huge shade trees! Schedule your private tour now & make it yours!

## Subject Sales & Listing History

|  |                            |                        |                         |                                 |                    |                     |               |
|--|----------------------------|------------------------|-------------------------|---------------------------------|--------------------|---------------------|---------------|
| <b>Current Listing Status</b>                      | Not Currently Listed       |                        |                         | <b>Listing History Comments</b> |                    |                     |               |
| <b>Listing Agency/Firm</b>                         |                            |                        |                         | No prior sold mls history.      |                    |                     |               |
| <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>   | \$395,900          | \$395,900             |
| <b>Sales Price</b>  | \$395,000          | \$395,000             |
| <b>30 Day Price</b>   | \$380,000          | --                    |
| <b>Comments Regarding Pricing Strategy</b>  |                    |                       |
| <p>Market trends indicate on-going increased values during the past 6-12 months in this area due to the lower inventory and a larger buyer pool. Some homes in this area end up selling for more than list price due to multiple offer situations. Pricing is based off recent sold comps minus paid concessions and taking into consideration current active listings. All comps used were the absolute best and most similar to subject home.</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



Street

## Listing Photos

**L1** 6198 Valley Drive  
Salt Lake City, UT 84107



Front

**L2** 150 Greenwood Avenue  
Midvale, UT 84047



Front

**L3** 5756 Lindon Street  
Salt Lake City, UT 84107



Front

## Sales Photos

**S1** 6417 Malstrom Lane  
Salt Lake City, UT 84107



Front

**S2** 303 Fort Union Blvd  
Midvale, UT 84047



Front

**S3** 5970 Afton Avenue  
Salt Lake City, UT 84107



Front

## ClearMaps Addendum

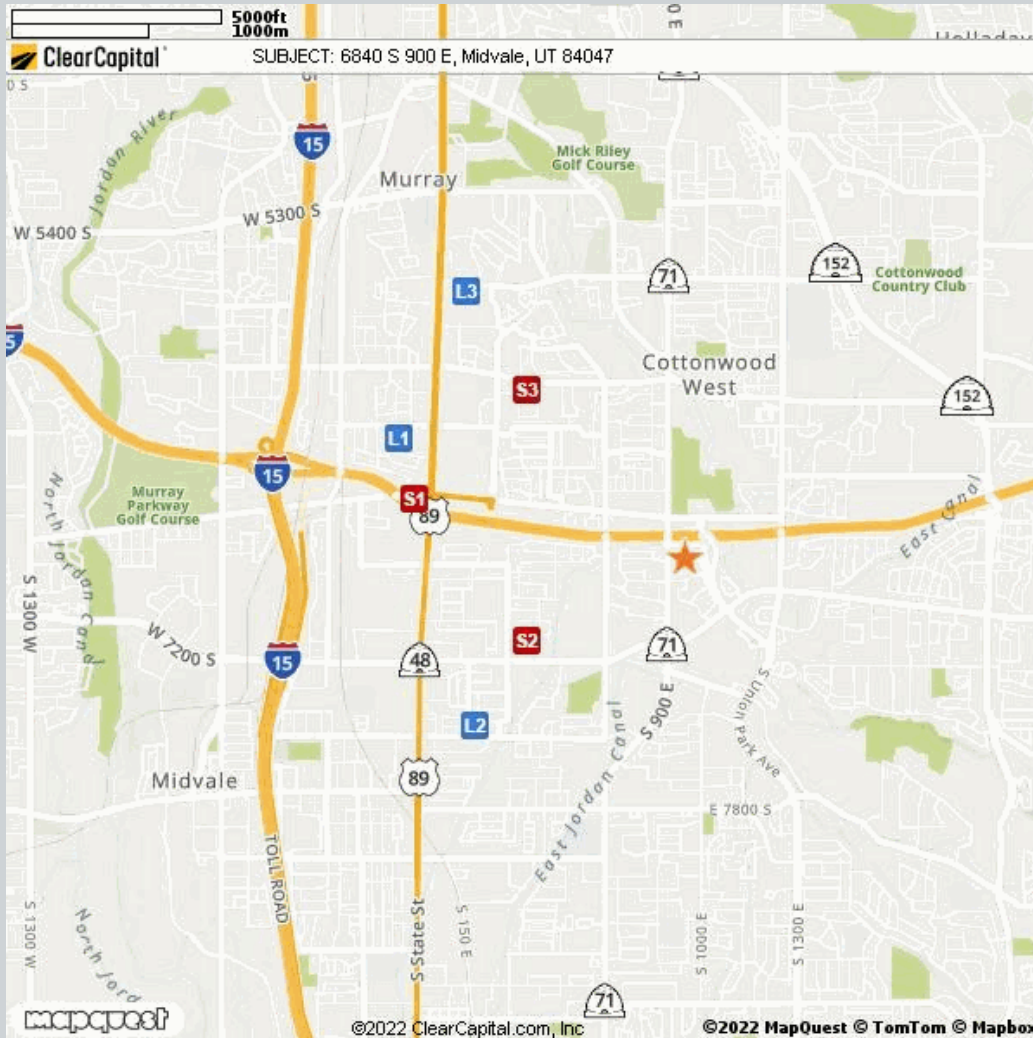
**Address** ★ 6840 S 900 E, Midvale, UT 84047

**Loan Number** 48496

**Suggested List** \$395,900

**Suggested Repaired** \$395,900

**Sale** \$395,000



### Comparable

| Comparable   | Address                                      | Miles to Subject        | Mapping Accuracy |
|--------------|--|-------------------------|------------------|
| ★ Subject    | 6840 S 900 E, Midvale, UT 84047              | --                      | Parcel Match     |
| L1 Listing 1 | 6198 Valley Drive, Salt Lake City, UT 84107  | 1.59 Miles <sup>1</sup> | Parcel Match     |
| L2 Listing 2 | 150 Greenwood Avenue, Midvale, UT 84047      | 1.34 Miles <sup>1</sup> | Parcel Match     |
| L3 Listing 3 | 5756 Lindon Street, Salt Lake City, UT 84107 | 1.80 Miles <sup>1</sup> | Parcel Match     |
| S1 Sold 1    | 6417 Malstrom Lane, Salt Lake City, UT 84107 | 1.41 Miles <sup>1</sup> | Parcel Match     |
| S2 Sold 2    | 303 Fort Union Blvd, Midvale, UT 84047       | 0.88 Miles <sup>1</sup> | Parcel Match     |
| S3 Sold 3    | 5970 Afton Avenue, Salt Lake City, UT 84107  | 1.20 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.



## Report Instructions - cont.

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.

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>                | Robyn Moody  | <b>Company/Brokerage</b> | Salt Lake REO w/Realtypath South Valley       |
| <b>License No</b>                 | 6238053-SA00 | <b>Address</b>           | 8962 S Duck Ridge Way West<br>Jordan UT 84081 |
| <b>License Expiration</b>         | 06/30/2022   | <b>License State</b>     | UT  |
| <b>Phone</b>                      | 8015668288   | <b>Email</b>             | Robyn@SaltLakeREO.com                         |
| <b>Broker Distance to Subject</b> | 9.34 miles   | <b>Date Signed</b>       | 03/01/2022                                    |

*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.**