

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	65 S 1300 E, Logan, UT 84321	Order ID	8047553	Property ID	32344491
Inspection Date	03/15/2022	Date of Report	03/16/2022		
Loan Number	48746	APN	07-122-0024		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Cache		

Tracking IDs					
Order Tracking ID	03.15.22 BPO	Tracking ID 1	03.15.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Theodore Mangum	Condition Comments	
R. E. Taxes	\$1,731	The condition of the home appears to be good and there is no major problems with the subject	
Assessed Value	\$298,320		
Zoning Classification	SFR		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
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	Stable	The neighborhood is in good condition and there is no major problems with the subject property.	
Sales Prices in this Neighborhood	Low: \$295,000 High: \$495,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	65 S 1300 E	292 W 725 N	40 N 1170 E	1117 W 350 S
City, State	Logan, UT	Logan, UT	Logan, UT	Logan, UT
Zip Code	84321	84321	84321	84321
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	2.31 ¹	0.17 ¹	3.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$449,900	\$485,000	\$549,000
List Price \$	--	\$449,900	\$485,000	\$549,000
Original List Date		02/21/2022	03/03/2022	02/25/2022
DOM · Cumulative DOM	-- · --	2 · 23	7 · 13	3 · 19
Age (# of years)	35	51	46	26
Condition	Good	Good	Good	Good
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	1,321	1,139	1,413	1,224
Bdrm · Bths · ½ Bths	1 · 1	2 · 1	3 · 1 · 1	3 · 1 · 1
Total Room #	4	4	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	90%	100%
Basement Sq. Ft.	1,321	1,139	1,413	1,224
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.38 acres	0.32 acres	0.98 acres
Other	NOne	None	None	None

* 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 The newly finished basement is light and bright. You'll love the open floor plan. The beautiful back yard is fully fenced and you'll love the summers on the back covered patio.

Listing 2 This home has a beautiful, updated kitchen with a stunning fireplace in the family room. Full landscaping and has mature trees.

Listing 3 The deck off of the kitchen is wonderful for summer BBQ's with family and friends and the mature trees provide ample shade from the afternoon sun. Full landscaping and has good curb appeal.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	65 S 1300 E	328 W 725 N	38 N 1250 E	35 S 1300 E
City, State	Logan, UT	Logan, UT	Logan, UT	Logan, UT
Zip Code	84321	84321	84321	84321
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	2.34 ¹	0.12 ¹	0.05 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$399,000	\$380,000	\$429,000
List Price \$	--	\$399,000	\$380,000	\$429,000
Sale Price \$	--	\$420,000	\$400,000	\$429,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	10/06/2021	08/13/2021	08/11/2021
DOM · Cumulative DOM	-- · --	36 · 34	4 · 31	48 · 48
Age (# of years)	35	50	49	35
Condition	Good	Good	Good	Good
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	1,321	1,120	1,597	1,356
Bdrm · Bths · ½ Bths	1 · 1	2 · 1	3 · 1 · 1	2 · 1
Total Room #	4	4	6	4
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%	30%	100%
Basement Sq. Ft.	1321	1,120	1,353	1,356
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.29 acres	0.30 acres	0.20 acres
Other	NOne	None	None	None
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$420,000	\$400,000	\$429,000

* 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.

Recent Sales - Cont.

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

- Sold 1** Features 5 bedrooms and 3 bathrooms, 2 family rooms and 1 fireplace. Updated throughout including crown molding with a kitchen that has beautiful cabinets & French doors.
- Sold 2** This 5 bed, 2 bath home in Logan's Cliffside neighborhood is filled with potential and has room to grow in the partially finished basement.
- Sold 3** Great open floor plan with updated paint and finishes. The home features a deck with a walk out basement patio. New windows, Newer roof, New fully landscaped with fully-fenced yard including an automatic sprinkler system.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Overland Homes	The home is currently under contract.					
Listing Agent Name	Braden Ellis						
Listing Agent Phone	801-800-0600						
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
02/28/2022	\$420,000	--	--	Pending/Contract	03/04/2022	\$420,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$420,000	\$420,000
Sales Price	\$415,000	\$415,000
30 Day Price	\$410,000	--
Comments Regarding Pricing Strategy		
The home shouldn't have any problems selling at or around these values.		

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.

DRIVE-BY BPO

by ClearCapital

65 S 1300 E
LOGAN, UT 84321

48746
Loan Number

\$415,000
As-Is Value

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 292 W 725 N
Logan, UT 84321



Front

L2 40 N 1170 E
Logan, UT 84321



Front

L3 1117 W 350 S
Logan, UT 84321



Front

Sales Photos

S1 328 W 725 N
Logan, UT 84321



Front

S2 38 N 1250 E
Logan, UT 84321



Front

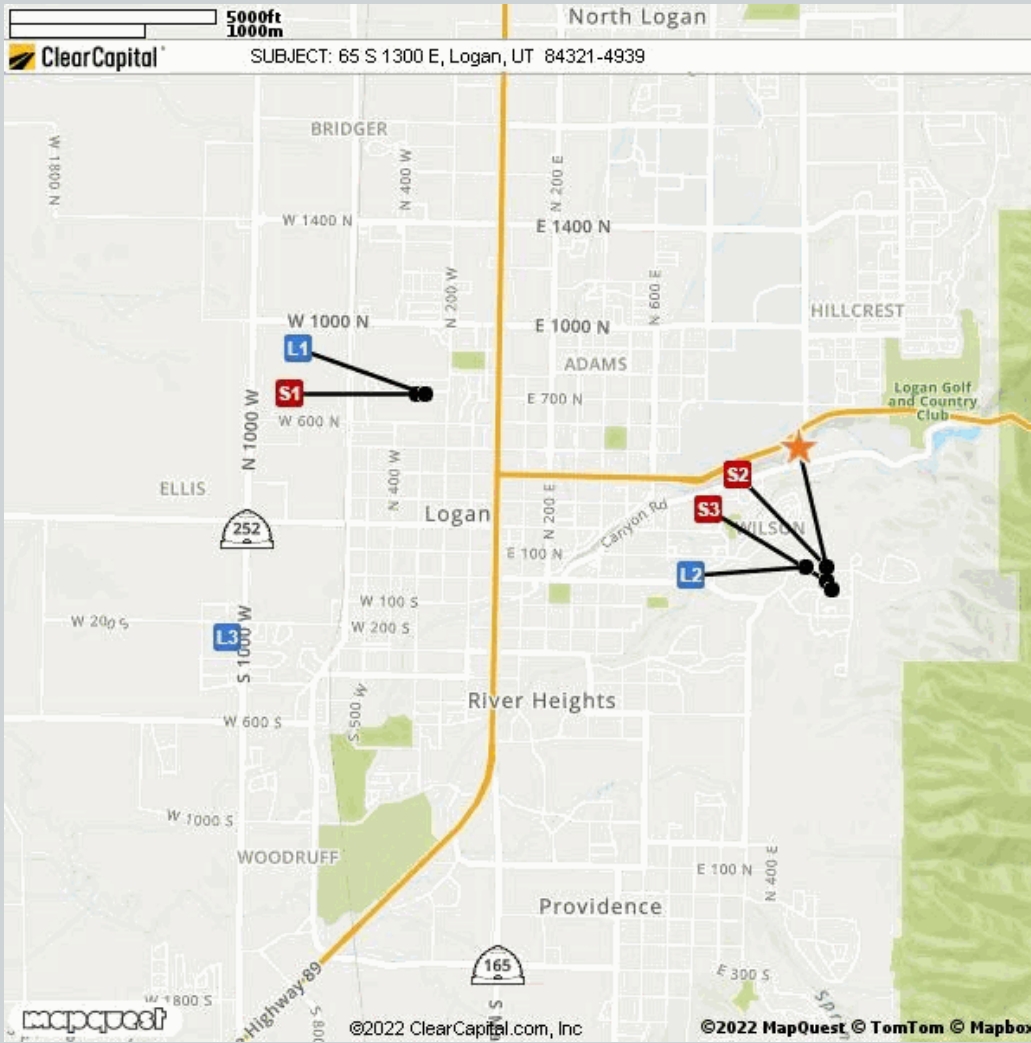
S3 35 S 1300 E
Logan, UT 84321



Front

ClearMaps Addendum

Address ★ 65 S 1300 E, Logan, UT 84321
Loan Number 48746 **Suggested List** \$420,000 **Suggested Repaired** \$420,000 **Sale** \$415,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	65 S 1300 E, Logan, UT 84321	--	Parcel Match
L1 Listing 1	292 W 725 N, Logan, UT 84321	2.31 Miles ¹	Parcel Match
L2 Listing 2	40 N 1170 E, Logan, UT 84321	0.17 Miles ¹	Parcel Match
L3 Listing 3	1117 W 350 S, Logan, UT 84321	3.17 Miles ¹	Parcel Match
S1 Sold 1	328 W 725 N, Logan, UT 84321	2.34 Miles ¹	Parcel Match
S2 Sold 2	38 N 1250 E, Logan, UT 84321	0.12 Miles ¹	Parcel Match
S3 Sold 3	35 S 1300 E, Logan, UT 84321	0.05 Miles ¹	Street Centerline 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	Brandon Nanney	Company/Brokerage	Ascent Real Estate Group
License No	5772427-AB00	Address	3397 W 2350 N Ogden UT 84404
License Expiration	04/30/2022	License State	UT
Phone	8014586805	Email	ogdenreo@gmail.com
Broker Distance to Subject	32.65 miles	Date Signed	03/16/2022

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.