

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	739 E Whispering Pine Dr, Murray, UT 84107	Order ID	8096484	Property ID	32474564
Inspection Date	04/01/2022	Date of Report	04/05/2022		
Loan Number	49078	APN	22-17-152-004		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Salt Lake		

Tracking IDs					
Order Tracking ID	04.01.22 BPO	Tracking ID 1	04.01.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Linda L Burns	Condition Comments 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. The exterior features and property appear generally maintained.
R. E. Taxes	\$1,612	
Assessed Value	\$283,000	
Zoning Classification	SFR	
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 The neighborhood is generally an established area with the majority being single family detached housing. The location provides easy access to employment, recreational areas and typical suburban amenities. There are only a total of 3 similar sold comps with one being the subject home and no active listings. Due to the lack of solds and active inventory of the same type of home that subject is, it was necessary to expand comp search. Searched up to 3 miles, year built between 1955 to 2005, square footage between 1700 up to 2800 and different styles. Selected the absolute best and most simi...
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$412,000 High: \$435,000	
Market for this type of property	Increased 9 % in the past 6 months.	
Normal Marketing Days	<30	

Neighborhood Comments

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Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	739 E Whispering Pine Dr	247 Ashbrook Circle	4425 S 1025 E	5715 S Park Place
City, State	Murray, UT	Midvale, UT	Salt Lake City, UT	Salt Lake City, UT
Zip Code	84107	84047	84124	84121
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.65 ¹	1.94 ¹	1.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$419,000	\$499,000	\$525,000
List Price \$	--	\$419,000	\$475,000	\$525,000
Original List Date		03/16/2022	03/02/2022	03/15/2022
DOM · Cumulative DOM	-- · --	14 · 20	32 · 34	19 · 21
Age (# of years)	44	43	66	48
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	Split Twin	Split Townhome	2 Stories Townhome	2 Stories Townhome
# Units	1	1	1	1
Living Sq. Feet	1,127	1,307	1,950	1,672
Bdrm · Bths · ½ Bths	3 · 2	2 · 2 · 1	4 · 2	3 · 3
Total Room #	8	8	9	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	Detached 1 Car
Basement (Yes/No)	Yes	Yes	No	Yes
Basement (% Fin)	75%	100%	0%	100%
Basement Sq. Ft.	1,127	1,068	--	387
Pool/Spa	--	--	--	--
Lot Size	0.19 acres	0.01 acres	0.01 acres	0.04 acres
Other	NA	NA	NA	NA

* 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.

Current Listings - Cont.

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

- Listing 1** No conc offered. Basement has 2 beds. Due to lack of active inventory it was necessary to expand search. MLS Remarks: **MULTIPLE OFFERS. Seller will be looking at offers on Friday and Saturday and a decision will be made by Saturday evening or Sunday. Awesome Townhome located in quiet neighborhood next to cul-de-sac. Newly updated kitchen five years ago. Basement needs some TLC! Had renters. Fairly new heater and HVAC, always tuned. Vacant... Go and show. Home being sold AS-IS. Use showing time to schedule but can go anytime! sq ft figures are provided as a courtesy estimate only and were obtained from COUNTY RECORDS . Buyer is advised to obtain an independent measurement.
- Listing 2** No conc offered. No basement. Due to lack of active inventory it was necessary to expand search. MLS Remarks: Great neighborhood and location. Picture perfect stand alone home in Colonial Park Condo Community. Plenty of friendly neighbors. Nice 2- STORY in coveted location convenient to Downtown salt lake, and shopping. Granite counter top in kitchen. Square footage figures are provided as a courtesy estimate only and were obtained from county All information per Salt Lake County Recorder. Buyer is advised to obtain an independent measurement.
- Listing 3** No concessions offered. Basement has 1 bed. Due to lack of active inventory it was necessary to expand search. MLS Remarks: This Holladay two-story home offers a one- car garage.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	739 E Whispering Pine Dr	5896 S 1490 E	5919 S 1490 E	1356 E Vine Street
City, State	Murray, UT	Salt Lake City, UT	Salt Lake City, UT	Salt Lake City, UT
Zip Code	84107	84121	84121	84121
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.30 ¹	1.27 ¹	1.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$445,000	\$485,000	\$565,000
List Price \$	--	\$445,000	\$485,000	\$549,900
Sale Price \$	--	\$440,000	\$486,000	\$525,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	01/28/2022	03/03/2022	01/06/2022
DOM · Cumulative DOM	-- · --	13 · 38	22 · 29	35 · 59
Age (# of years)	44	50	50	39
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	Split Twin	Split Townhome	2 Stories Townhome	1 Story Twin
# Units	1	1	1	1
Living Sq. Feet	1,127	1,520	1,520	1,291
Bdrm · Bths · ½ Bths	3 · 2	2 · 2 · 1	2 · 2 · 1	2 · 2
Total Room #	8	8	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	75%	95%	100%	100%
Basement Sq. Ft.	1127	760	760	1,333
Pool/Spa	--	--	--	--
Lot Size	0.19 acres	0.01 acres	0.01 acres	0.10 acres
Other	NA	NA	NA	NA
Net Adjustment	--	-\$2,080	-\$1,080	-\$4,890
Adjusted Price	--	\$437,920	\$484,920	\$520,110

* 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** \$1000 paid in concessions. Basement has 1 bed, 1 bath and family room. Add \$8000 bed count, \$9175 basement sq ft; Subtract \$13,755 sq ft up, \$4500 half bath count \$1000 paid concessions. Lack of solds, necessary to expand search. MLS Remarks: GRAND OPEN HOUSE SAURDAY JANUARY 8TH 11AM-1PM! Tucked back in the quietest part of the entire complex this charming Village III condo will not disappoint! Enjoy entering to freshly installed 2 car garage and new back patio! The kitchen has been tastefully updated, new paint and carpet throughout the top two floors! Double master in the second story with one of the bathrooms getting completely redone! Enjoy fresh tile floor, new vanity with a tile surround walk in shower and barn door style sliding glass door. You'll love this quiet complex, free of any rentals, clubhouse, pool, and playground area, and an HOA community that takes pride in ownership ** FOR SHOWING/OFFER INSTRUCTIONS SEE AGENT REMARKS**
- Sold 2** No paid concessions. Basement has 1 bed, 1 bath. Add \$8000 bed count, \$9175 basement sq ft; Subtract \$13,755 sq ft up, \$4500 half bath count. Lack of solds, necessary to expand search. MLS Remarks: Location, location, location!! Great eastside condominium with mountain views. 3 bedrooms including 2 master suites. 4 bathrooms. Fully finished basement. Beautiful complex and kept very nice. Pet friendly complex and unit. Doggie door goes out to enclosed patio. Safe place for pets. 2 Car garage with extra width. Storage shed. Patio is very large and such a nice space. All closed in except for roof. Central air, Furnace and Water Heater all newer. Fully finished basement. Square footage figures are provided as a courtesy estimate only. Buyer is advised to obtain an independent measurement.
- Sold 3** \$2000 paid concessions. Basement has 2 bed, 1 bath. Add \$8000 bed; Subtract \$2000 paid conc, \$5740 sq ft up, \$5150 bsmt sq ft. Due to lack of comps, necessary to expand search. MLS Remarks: Come see this wonderful twin/single family home in Murray. NO HOA fees! 4 bedroom, 3 bathrooms, large formal living room, 2 fireplaces, wet bar, fresh paint, finished 2 car garage, gated backyard with a patio, and tons of storage! Washer/dryer are included.. Square footage figures are provided as a courtesy estimate only and were obtained from county records . Buyer is advised to obtain an independent measurement

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Home sold on 3/31/2022, listed at \$525,000 on 3/23/2022, under contract on 3/29/2022 and sold at \$435,000, Cash on 3/31/2022. Listing history pdf uploaded in docs section.			
Listing Agent Name							
Listing Agent Phone							
# 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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$475,900	\$475,900
Sales Price	\$475,000	\$475,000
30 Day Price	\$460,000	--
Comments Regarding Pricing Strategy		
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 on recent sold comps minus paid concessions and taking into consideration current active listings. In today's market it is common for buyers to agree to pay over list price and cover the difference between appraised value and offer price in cash at closing.		

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 247 Ashbrook Circle
Midvale, UT 84047



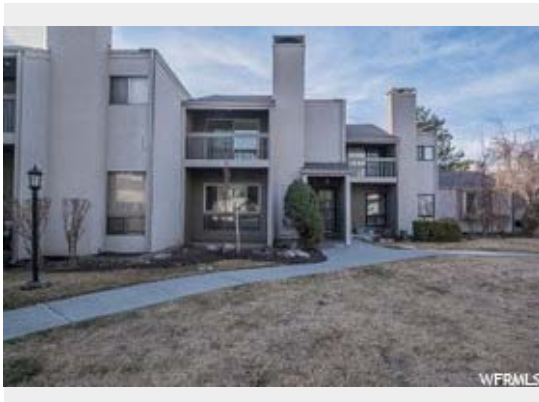
Front

L2 4425 S 1025 E
Salt Lake City, UT 84124



Front

L3 5715 S Park Place
Salt Lake City, UT 84121



Front

Sales Photos

S1 5896 S 1490 E
Salt Lake City, UT 84121



Front

S2 5919 S 1490 E
Salt Lake City, UT 84121



Front

S3 1356 E Vine Street
Salt Lake City, UT 84121



Front

ClearMaps Addendum

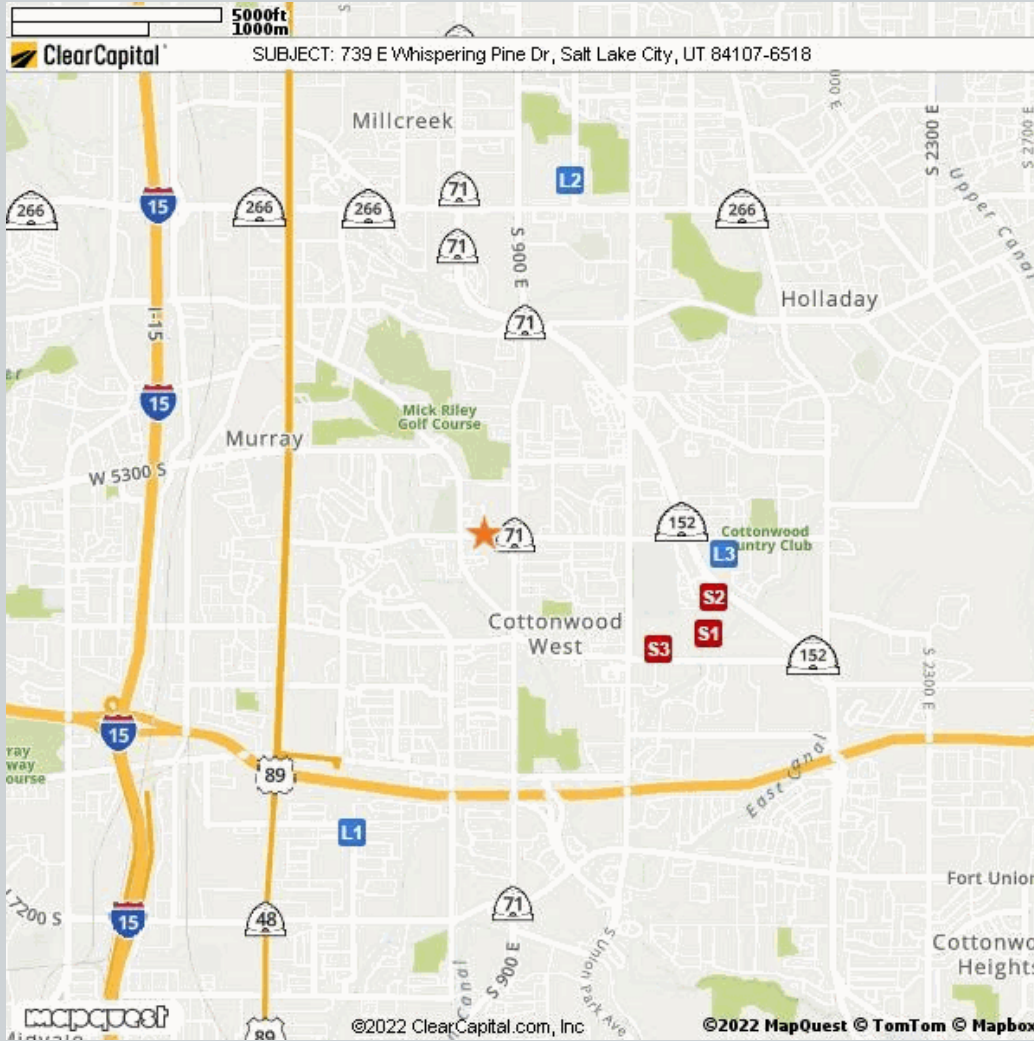
Address ★ 739 E Whispering Pine Dr, Murray, UT 84107

Loan Number 49078

Suggested List \$475,900

Suggested Repaired \$475,900

Sale \$475,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	739 E Whispering Pine Dr, Murray, UT 84107	--	Parcel Match
L1 Listing 1	247 Ashbrook Circle, Midvale, UT 84047	1.65 Miles ¹	Parcel Match
L2 Listing 2	4425 S 1025 E, Salt Lake City, UT 84124	1.94 Miles ¹	Parcel Match
L3 Listing 3	5715 S Park Place, Salt Lake City, UT 84121	1.29 Miles ¹	Parcel Match
S1 Sold 1	5896 S 1490 E, Salt Lake City, UT 84121	1.30 Miles ¹	Parcel Match
S2 Sold 2	5919 S 1490 E, Salt Lake City, UT 84121	1.27 Miles ¹	Parcel Match
S3 Sold 3	1356 E Vine Street, Salt Lake City, UT 84121	1.10 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	Robyn Moody	Company/Brokerage	Salt Lake REO w/Realtypath South Valley
License No	6238053-SA00	Address	8962 S Duck Ridge Way West Jordan UT 84081
License Expiration	06/30/2022	License State	UT
Phone	8015668288	Email	Robyn@SaltLakeREO.com
Broker Distance to Subject	9.64 miles	Date Signed	04/03/2022

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.