

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	87 N 400 E, Garland, UT 84312	Order ID	8113902	Property ID	32508546
Inspection Date	04/15/2022	Date of Report	05/12/2022		
Loan Number	49129	APN	06-055-0125		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Box Elder		

Tracking IDs					
Order Tracking ID	04.08.22 BPO	Tracking ID 1	04.08.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	DOMINIQUE ROGER	Condition Comments	
R. E. Taxes	\$1,204		subject needs exterior paint as peeling and chipping of exterior
Assessed Value	\$143,481		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$800		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$800		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Improving		subject sits in an established neighborhood close to parks, miles to schools and shopping corner lot open fields across the street
Sales Prices in this Neighborhood	Low: \$270000 High: \$750000		
Market for this type of property	Decreased 3 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	87 N 400 E	3911 W 2250 N	436 S 400 W	4055 W Arizona St
City, State	Garland, UT	Corinne, UT	Brigham City, UT	Corinne, UT
Zip Code	84312	84307	84302	84307
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	13.74 ¹	17.97 ¹	13.65 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$349,900	\$319,000	\$319,000
List Price \$	--	\$349,900	\$319,000	\$319,000
Original List Date		04/07/2022	03/23/2022	04/12/2022
DOM · Cumulative DOM	-- · --	4 · 35	5 · 50	3 · 30
Age (# of years)	117	119	77	97
Condition	Average	Average	Average	Average
Sales Type	--	Auction	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	1,575	1,410	1,080	1,750
Bdrm · Bths · ½ Bths	5 · 1	2 · 1	2 · 1	2 · 2
Total Room #	10	6	6	7
Garage (Style/Stalls)	Attached 3 Car(s)	None	None	None
Basement (Yes/No)	No	No	Yes	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	358	--
Pool/Spa	--	--	--	--
Lot Size	0.26 acres	0.32 acres	0.25 acres	0.44 acres
Other	none	none	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.

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

Listing 1 Multiple Offers Received* Please submit offers by 2:30 pm 3/15/21. Calling all buyers this home has been remodeled within the last few years! Home features: 4 beds, fenced yard. Call today for a private showing! Square footage figures are provided as a courtesy estimate only and were obtained from Appraisal.

Listing 2 MULTIPLE OFFERS SOME UPDATES OPEN KITCHEN AND FAMILY ROOM SPRINKLER SYSTEM

Listing 3 COUNTRY LOT WITH TREES SINELD LEVEL NEEDS SOME TLC

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	87 N 400 E	134 N Main	287 W Factory St	682 E Factory St
City, State	Garland, UT	Garland, UT	Garland, UT	Garland, UT
Zip Code	84312	84312	84312	84312
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.24 ¹	0.46 ¹	0.25 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$285,900	\$182,000	\$204,900
List Price \$	--	\$285,900	\$182,000	\$204,000
Sale Price \$	--	\$309,000	\$182,000	\$230,000
Type of Financing	--	Fha	Conv	Conv
Date of Sale	--	04/15/2021	09/10/2021	03/24/2022
DOM · Cumulative DOM	-- · --	40 · 36	1 · 1	8 · 32
Age (# of years)	117	116	114	121
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	1,575	1,377	1,128	1,364
Bdrm · Bths · ½ Bths	5 · 1	4 · 2 · 1	2 · 1 · 1	2 · 1
Total Room #	10	10	8	7
Garage (Style/Stalls)	Attached 3 Car(s)	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.26 acres	0.22 acres	0.21 acres	0.22 acres
Other	none	NONE	NONE	NONE
Net Adjustment	--	-\$12,622	+\$28,878	+\$27,402
Adjusted Price	--	\$296,378	\$210,878	\$257,402

* Sold 2 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 Multiple Offers Received* Please submit offers by 2:30 pm 3/15/21. Calling all buyers this home has been remodeled within the last few years! Home features: 4 beds, fenced yard. Call today for a private showing! Square footage figures are provided as a courtesy estimate only and were obtained from Appraisal.

Sold 2 FULL LANDSCAPED YARD CITY SERVICES NEEDS SOME TLC

Sold 3 MULTIPLE OFFERS 9 FT CEILINGS SOME UPDATES SPACIOUS COVERED PORCH LARGE ROOMS

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	capener and company	see attached record					
Listing Agent Name	Micah Capener						
Listing Agent Phone	435-257-7777						
# 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
02/15/2022	\$280,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$259,000	\$260,000
Sales Price	\$259,000	\$260,000
30 Day Price	\$255,000	--
Comments Regarding Pricing Strategy		
BASED ON AN EXTERIOR INSPECTION UNKNOWN INTERIOR CONDITION OR UPDATES THE EXTERIOR NEEDS PAINT OR NEW SIDING		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported

Subject Photos



Front



Front



Address Verification



Address Verification



Side



Side

Subject Photos



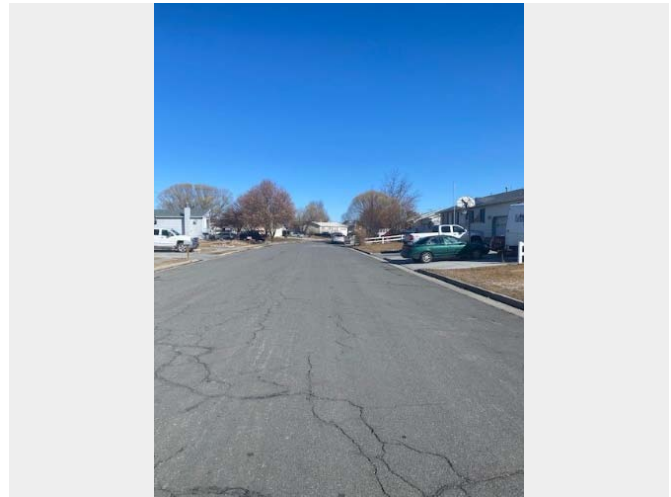
Side



Side



Back



Street



Street



Living Room

Listing Photos

L1 3911 W 2250 N
Corinne, UT 84307



Front

L2 436 S 400 W
Brigham City, UT 84302



Front

L3 4055 W ARIZONA ST
Corinne, UT 84307



Front

Sales Photos

S1 134 N MAIN
Garland, UT 84312



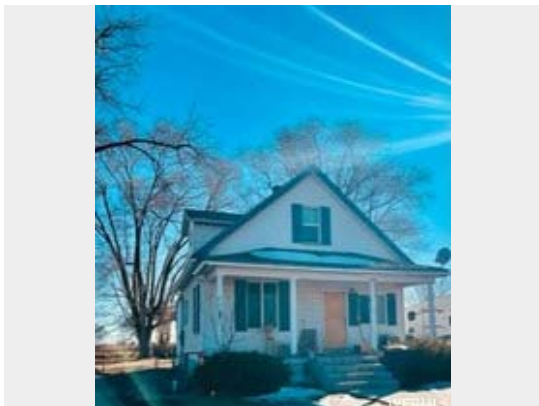
Front

S2 287 W FACTORY ST
Garland, UT 84312



Front

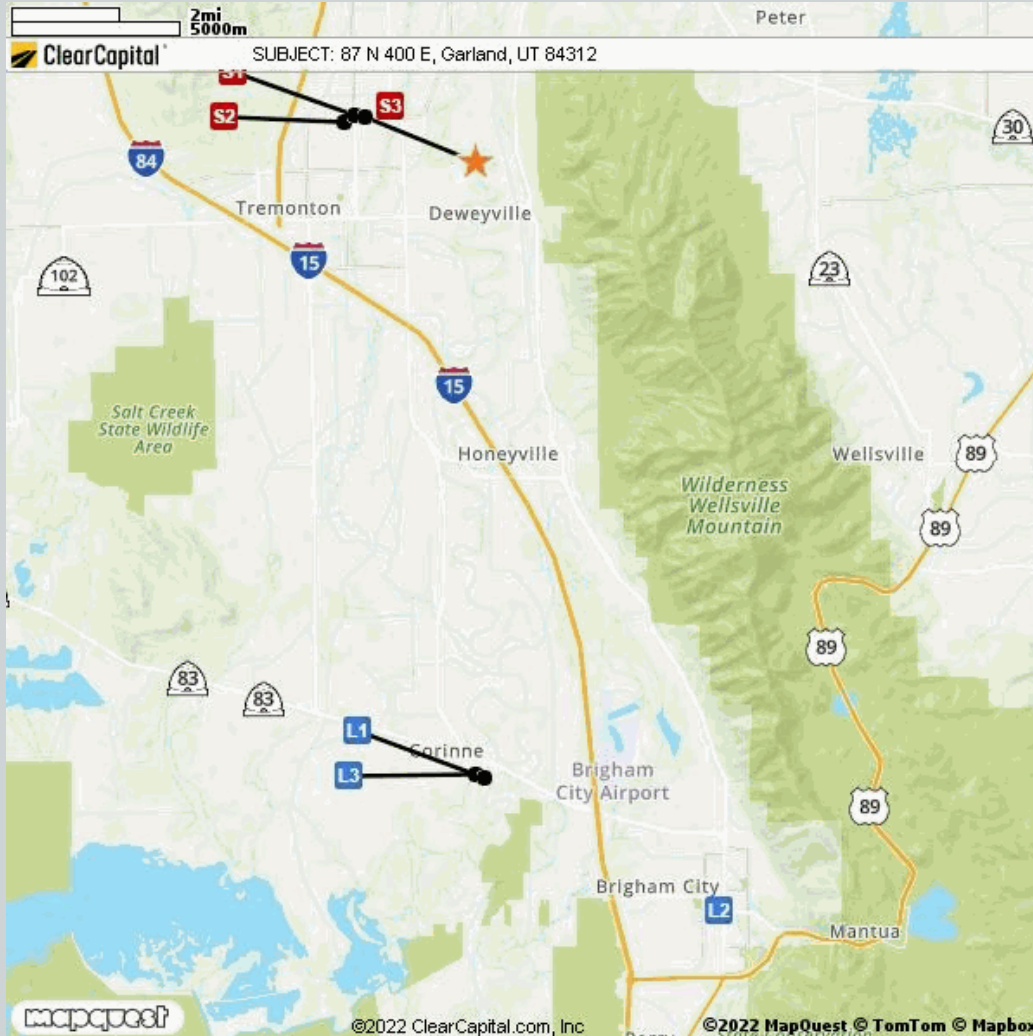
S3 682 E FACTORY ST
Garland, UT 84312



Front

ClearMaps Addendum

Address ★ 87 N 400 E, Garland, UT 84312
Loan Number 49129 **Suggested List** \$259,000 **Suggested Repaired** \$260,000 **Sale** \$259,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	87 N 400 E, Garland, UT 84312	--	Parcel Match
L1 Listing 1	3911 W 2250 N, Corinne, UT 84307	13.74 Miles ¹	Parcel Match
L2 Listing 2	436 S 400 W, Brigham City, UT 84302	17.97 Miles ¹	Parcel Match
L3 Listing 3	4055 W Arizona St, Corinne, UT 84307	13.65 Miles ¹	Parcel Match
S1 Sold 1	134 N Main, Garland, UT 84312	0.24 Miles ¹	Parcel Match
S2 Sold 2	287 W Factory St, Garland, UT 84312	0.46 Miles ¹	Parcel Match
S3 Sold 3	682 E Factory St, Garland, UT 84312	0.25 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.

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

Broker Name	Marie Robbins	Company/Brokerage	Salt Creek RE Properties
License No	5461797-PB00	Address	455 Vern Way Tremonton UT 84337
License Expiration	12/31/2023	License State	UT
Phone	2087600156	Email	robbinsrealestate@gmail.com
Broker Distance to Subject	2.24 miles	Date Signed	04/15/2022

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.