

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>	6063 S 4390 W, Salt Lake City, UT 84118	<b>Order ID</b>	8553955	<b>Property ID</b>	33743798
<b>Inspection Date</b>	12/16/2022	<b>Date of Report</b>	12/17/2022		
<b>Loan Number</b>	51902	<b>APN</b>	21-18-451-037		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Salt Lake		

Tracking IDs					
<b>Order Tracking ID</b>	12.15.22 BPO	<b>Tracking ID 1</b>	12.15.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	JACKMAN, SHIRL I & CAROLYN M	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,750	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.	
<b>Assessed Value</b>	\$375,700		
<b>Zoning Classification</b>	Residential		
<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>	
<b>Local Economy</b>	Stable	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 is only 1 similar current active listing. Due to the lack of comps it was necessary to expand search outside normal search criteria. All comps used were the absolute best and most similar to subject home in size, style, age, condition and location.	
<b>Sales Prices in this Neighborhood</b>	Low: \$389,900 High: \$520,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	6063 S 4390 W	6063 S Aquarius Dr	3610 W Christy Hill Way	5257 S 3600 W
<b>City, State</b>	Salt Lake City, UT	Salt Lake City, UT	Taylorsville, UT	Taylorsville, UT
<b>Zip Code</b>	84118	84118	84129	84129
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.43 <sup>1</sup>	1.42 <sup>1</sup>	1.41 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$399,900	\$500,000	\$519,000
<b>List Price \$</b>	--	\$375,000	\$470,000	\$490,000
<b>Original List Date</b>		11/11/2022	08/23/2022	11/14/2022
<b>DOM · Cumulative DOM</b>	-- · --	35 · 36	115 · 116	32 · 33
<b>Age (# of years)</b>	36	45	35	45
<b>Condition</b>	Average	Average	Fair	Average
<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 Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,232	1,022	1,018	1,092
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 2	2 · 1	3 · 1
<b>Total Room #</b>	9	7	6	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	None	Attached 2 Car(s)	Carport 1 Car
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	75%	100%	80%	100%
<b>Basement Sq. Ft.</b>	900	1,008	1,006	1,014
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.15 acres	0.16 acres	0.17 acres	0.23 acres
<b>Other</b>	NA	NA	NA	NA

\* Listing 3 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** No concessions offered. Basement has 1 bed, 1 bath, family room and den. MLS remarks: Recently remodeled, move-in ready! Updated kitchen. Brand new luxury vinyl flooring & baseboards in main upstairs area. Awesome double decker shed, use the bottom for yard tools & upper level for a clubhouse. Spacious master bedroom with large walk-in closet & master bath. Firepit in backyard. Office/Den in basement & great storage area with shelves. Although agent mls remarks indicate updated, this term is overused in today's market and does not necessarily reflect a better condition.
- Listing 2** No concessions offered. Basement has 2 beds and 1 bath. Due to the lack of comps it was necessary to expand search outside normal search criteria. MLS remarks: Balc: at family room & at master bdrm. Bsmt: wrkshp/craft room and pantry. Attached workshop/shed. Bsmt cut out for fireplace in unfinished room could split to 2 rooms. Seller offering 2:1 Temporary Interest Rate Buy Down. Seller is related to Realtor.
- Listing 3** No concessions offered. Basement has 3 beds and 1 bath. Due to the lack of comps it was necessary to expand search outside normal search criteria. MLS remarks: This conveniently located one story rambler built in 1977 with a finished basement is around 2000 ft. It has six bedrooms and two full baths and has a carport. It is close to Bangerter highway and down the street from my 215. Taylorsville recreation center. It is about 2 1/2 miles from the Kearns Olympic oval. It has beautiful views of both the Wasatch and Oquirrh mountain ranges.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	6063 S 4390 W	4224 W Twilight Dr	3812 W Gandalf Dr	5875 S Azure Meadow Dr
<b>City, State</b>	Salt Lake City, UT	Salt Lake City, UT	Taylorsville, UT	Taylorsville, UT
<b>Zip Code</b>	84118	84118	84129	84129
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.25 <sup>1</sup>	0.83 <sup>1</sup>	0.67 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$430,000	\$530,000	\$499,000
<b>List Price \$</b>	--	\$419,900	\$445,000	\$499,000
<b>Sale Price \$</b>	--	\$408,000	\$430,925	\$445,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	09/26/2022	09/01/2022	09/30/2022
<b>DOM · Cumulative DOM</b>	-- · --	102 · 102	132 · 149	21 · 21
<b>Age (# of years)</b>	36	45	45	38
<b>Condition</b>	Average	Average	Average	Average
<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 Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,232	1,014	1,045	1,257
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 1	4 · 2	3 · 2
<b>Total Room #</b>	9	6	10	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Carport 1 Car	None	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	75%	95%	48%	100%
<b>Basement Sq. Ft.</b>	900	1,014	1,026	1,179
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.15 acres	0.18 acres	0.28 acres	0.12 acres
<b>Other</b>	NA	NA	NA	NA
<b>Net Adjustment</b>	--	+\$20,696	-\$1,910	-\$15,818
<b>Adjusted Price</b>	--	\$428,696	\$429,015	\$429,182

\* Sold 3 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** No paid concessions. Basement has 1 bed and 1 bath. Add \$7630 sq ft up, \$8000 bed, \$6500 bath, \$7500 no garage; Subtract \$6084 bsmt % fin, \$2850 bsmt sq ft. MLS remarks: Motivated sellers! Come by and visit this beautiful home located minutes away from Jordan Landing and Bangeter Hwy. This home features a large driveway and carport for plenty of parking. Fully fenced corner lot and well kept landscaping with mature trees. Large deck and roll out awning for outdoor entertaining. Inside the home features a large and open kitchen and dining room. The basement offers a large family room, large bedroom, and a nearly completed full bathroom. Very well kept and clean home. Square footage figures are provided as a courtesy estimate only. Buyer is advised to obtain an independent measurement.
- Sold 2** No paid concessions. Basement has 1 bedroom. Add \$6545 sq ft up, \$10,000 no garage, \$7695 bsmt % unfin; Subtract \$8000 bed, \$3150 bsmt sq ft, \$15,000 larger lot. MLS remarks: Come see this charming 5 bedroom, 2 bathroom home now on the market! The kitchen boasts generous counter space and a breakfast bar, making cooking and entertaining a delight. Entertaining is a breeze with this great floor plan complete with a cozy fireplace. A luxurious primary suite, complete with a spacious layout. Lush green landscape surrounds this beautiful house. Don't miss this incredible opportunity.
- Sold 3** No paid concessions. Basement has 3 beds and 1 bath. Subtract \$8843 bsmt % fin, \$6975 bsmt sq ft. MLS remarks: Lots of rooms and bathrooms, fenced front yard for privacy Square footage figures are provided as a courtesy estimate only. Buyer is advised to obtain an independent measurement.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				NA			
<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>	\$430,900	\$430,900
<b>Sales Price</b>	\$429,000	\$429,000
<b>30 Day Price</b>	\$415,000	--
<b>Comments Regarding Pricing Strategy</b>		
Pricing is based on recent sold comps minus paid concessions and taking into consideration current active listings. Market is still somewhat strong, however days on market are increasing and values are stabilizing. There are still some sellers who are attempting higher prices but are finding themselves in price reduction situations as the market is shifting.		

## 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



Street



Street



## Subject Photos



Street

## Listing Photos

**L1** 6063 S Aquarius Dr  
Salt Lake City, UT 84118



Front

**L2** 3610 W Christy Hill Way  
Taylorsville, UT 84129



Front

**L3** 5257 S 3600 W  
Taylorsville, UT 84129



Front

## Sales Photos

**S1** 4224 W Twilight Dr  
Salt Lake City, UT 84118



Front

**S2** 3812 W Gandalf Dr  
Taylorsville, UT 84129



Front

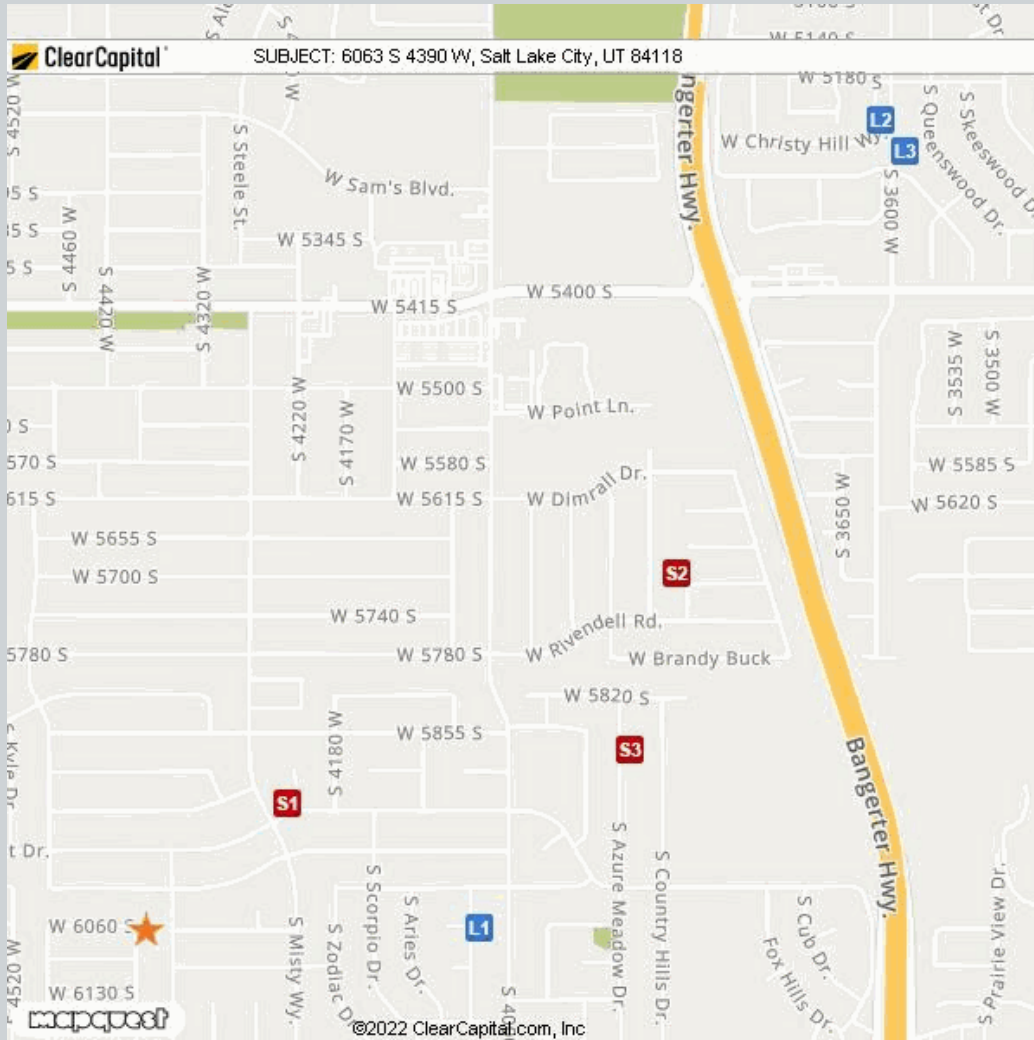
**S3** 5875 S Azure Meadow Dr  
Taylorsville, UT 84129



Front

## ClearMaps Addendum

**Address** ★ 6063 S 4390 W, Salt Lake City, UT 84118  
**Loan Number** 51902      **Suggested List** \$430,900      **Suggested Repaired** \$430,900      **Sale** \$429,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6063 S 4390 W, Salt Lake City, UT 84118	--	Parcel Match
L1 Listing 1	6063 S Aquarius Dr, Salt Lake City, UT 84118	0.43 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3610 W Christy Hill Way, Salt Lake City, UT 84129	1.42 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5257 S 3600 W, Salt Lake City, UT 84129	1.41 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4224 W Twilight Dr, Salt Lake City, UT 84118	0.25 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	3812 W Gandalf Dr, Salt Lake City, UT 84129	0.83 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	5875 S Azure Meadow Dr, Salt Lake City, UT 84129	0.67 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.

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

<b>Broker Name</b>	Robyn Moody	<b>Company/Brokerage</b>	Salt Lake REO w/Stratus Real Estate
<b>License No</b>	6238053-SA00	<b>Address</b>	8962 S Duck Ridge Way West Jordan UT 84081
<b>License Expiration</b>	06/30/2024	<b>License State</b>	UT
<b>Phone</b>	8015668288	<b>Email</b>	Robyn@SaltLakeREO.com
<b>Broker Distance to Subject</b>	4.23 miles	<b>Date Signed</b>	12/17/2022

*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.**