

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	4199 S Sovereign Way, Salt Lake City, UT 84124	Order ID	8566946	Property ID	33778932
Inspection Date	12/29/2022	Date of Report	01/20/2023		
Loan Number	51922	APN	22-02-206-009		
Borrower Name	BRECKENRIDGE PROPERTY FUND 2016 LLC	County	Salt Lake		

Tracking IDs					
Order Tracking ID	12.29.22 BPO	Tracking ID 1	12.29.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	BRECKENRIDGE PROPERTY FUND 2016 LLC	Condition Comments The subject is in average condition. There were no repairs noted.
R. E. Taxes	\$323,526	
Assessed Value	\$480,400	
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 Subject is located near all typical amenities including shopping centers, schools, municipal services, public transportation, and recreational facilities. No unfavorable conditions that may have an effect upon the marketability of the neighborhoods are apparent. The subject's neighborhood is mostly residential with common styles and sizes.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$555,000 High: \$715,500	
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	4199 S Sovereign Way	3046 E 4345 S	3271 E 3900 S	3220 E Nila Way
City, State	Salt Lake City, UT	Salt Lake City, UT	Salt Lake City, UT	Salt Lake City, UT
Zip Code	84124	84124	84124	84124
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.31 ¹	0.49 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$650,000	\$799,000	\$710,000
List Price \$	--	\$615,000	\$649,000	\$680,000
Original List Date		10/14/2022	08/12/2022	08/25/2022
DOM · Cumulative DOM	-- · --	65 · 98	139 · 161	92 · 148
Age (# of years)	63	66	67	61
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 Rambler/Ranch	1 Story Rambler/Ranch	1 Story Rambler/Ranch	1 Story Rambler/Ranch
# Units	1	1	1	1
Living Sq. Feet	1,120	1,290	1,008	1,146
Bdrm · Bths · ½ Bths	3 · 1 · 1	2 · 1	2 · 1	3 · 2
Total Room #	7	5	5	7
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 1 Car	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	1,120	1,038	1,008	1,146
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.19 acres	0.29 acres	0.19 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 The competitive listing #1 is larger in GLA but overall compatible to the subject. ADJUSTMENTS: GLA: -5100 CARPORT: 3000 BEDROOM: 1000 BASEMENT SQFT: 984 YEAR BUILT: 750 TOTAL ADJUSTMENTS: 634 ADJUSTED VALUE: \$615,634

Listing 2 Same style and condition, with 2/1 floor plan, similar in age, inferior in GLA. ADJUSTMENTS: GARAGE: -5000 GLA: 3360 CARPORT: 3000 BASEMENT SQFT: 1344 YEAR BUILT: 1000 BEDROOM: 1000 LOT SIZE: -55 TOTAL ADJUSTMENTS: 4649 ADJUSTED VALUE: \$653,649

Listing 3 The competitive listing #3 is equal to the subject they are both similar in GLA and condition. ADJUSTMENTS: GARAGE: -10000 FULL BATH: -5000 CARPORT: 3000 HALF BATH: 2500 GLA: -780 YEAR BUILT: -500 BASEMENT SQFT: -312 TOTAL ADJUSTMENTS: -11092 ADJUSTED VALUE: \$668,908

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4199 S Sovereign Way	3915 S 3120 E	4207 S 3320 E	4500 S Leo Way
City, State	Salt Lake City, UT	Salt Lake City, UT	Salt Lake City, UT	Salt Lake City, UT
Zip Code	84124	84124	84124	84117
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.44 ¹	0.16 ¹	0.45 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$799,000	\$674,900	\$625,000
List Price \$	--	\$799,000	\$674,900	\$625,000
Sale Price \$	--	\$615,500	\$664,900	\$605,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/07/2022	08/17/2022	10/31/2022
DOM · Cumulative DOM	-- · --	112 · 77	25 · 55	8 · 40
Age (# of years)	63	67	63	67
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 Rambler/Ranch	1 Story Rambler/Ranch	1.5 Stories Tri/Multi-Level	1 Story Rambler/Ranch
# Units	1	1	1	1
Living Sq. Feet	1,120	1,066	1,201	1,056
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 1	2 · 2	2 · 1
Total Room #	7	6	6	5
Garage (Style/Stalls)	Carport 2 Car(s)	Detached 2 Car(s)	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	100%	100%	100%
Basement Sq. Ft.	1120	1,066	650	1,056
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.21 acres	0.18 acres	0.23 acres
Other	NONE	NONE	NONE	NONE
Net Adjustment	--	+\$1,768	+\$2,710	+\$2,688
Adjusted Price	--	\$617,268	\$667,610	\$607,688

* 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** Same style and condition, with 3/1 floor plan, similar in age, inferior in GLA. ADJUSTMENTS: GARAGE: -10000 CARPORT: 6000 HALF BATH: 2500 GLA: 1620 YEAR BUILT: 1000 BASEMENT SQFT: 648 TOTAL ADJUSTMENTS: 1768 ADJUSTED VALUE: \$617,268
- Sold 2** The sold comparable #2 is superior to the subject, it is larger in GLA. ADJUSTMENTS: CARPORT: 6000 BASEMENT SQFT: 5640 GARAGE: -5000 FULL BATH: -5000 HALF BATH: 2500 GLA: -2430 BEDROOM: 1000 TOTAL ADJUSTMENTS: 2710 ADJUSTED VALUE: \$667,610
- Sold 3** The sold comparable #3 is similar to the subject in GLA, condition, style and characteristics. ADJUSTMENTS: GARAGE: -5000 CARPORT: 3000 GLA: 1920 BEDROOM: 1000 YEAR BUILT: 1000 BASEMENT SQFT: 768 TOTAL ADJUSTMENTS: 2688 ADJUSTED VALUE: \$607,688

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No transaction history in the last 3 years				
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	\$655,000	\$655,000
Sales Price	\$650,000	\$650,000
30 Day Price	\$640,000	--
Comments Regarding Pricing Strategy		
The subject's price opinion is based on the last sale comparable in the area. The subject's final price was adjusted accordingly. The market value appears to have stabilized and in balance in terms of supply and demand.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	**Dispute Resolution (1/20/2023)** The BPO has been corrected/additional commentary added to address the dispute requested.
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Subject Photos



Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 3046 E 4345 S
Salt Lake City, UT 84124



Front

L2 3271 E 3900 S
Salt Lake City, UT 84124



Front

L3 3220 E Nila Way
Salt Lake City, UT 84124



Front

Sales Photos

S1 3915 S 3120 E
Salt Lake City, UT 84124



Front

S2 4207 S 3320 E
Salt Lake City, UT 84124



Front

S3 4500 S Leo Way
Salt Lake City, UT 84117



Front

ClearMaps Addendum

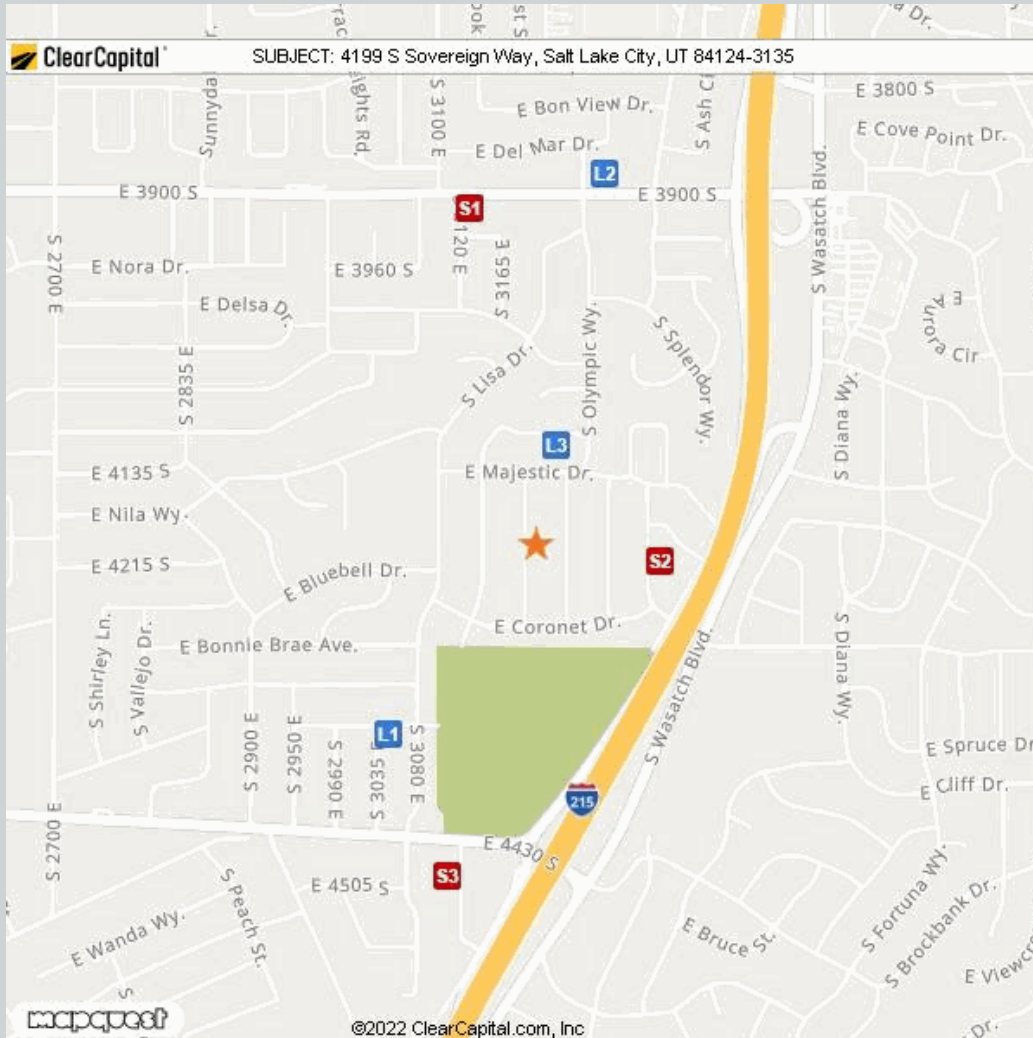
Address ★ 4199 S Sovereign Way, Salt Lake City, UT 84124

Loan Number 51922

Suggested List \$655,000

Suggested Repaired \$655,000

Sale \$650,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4199 S Sovereign Way, Salt Lake City, UT 84124	--	Parcel Match
L1 Listing 1	3046 E 4345 S, Salt Lake City, UT 84124	0.31 Miles ¹	Parcel Match
L2 Listing 2	3271 E 3900 S, Salt Lake City, UT 84124	0.49 Miles ¹	Parcel Match
L3 Listing 3	3220 E Nila Way, Salt Lake City, UT 84124	0.13 Miles ¹	Parcel Match
S1 Sold 1	3915 S 3120 E, Salt Lake City, UT 84124	0.44 Miles ¹	Parcel Match
S2 Sold 2	4207 S 3320 E, Salt Lake City, UT 84124	0.16 Miles ¹	Parcel Match
S3 Sold 3	4500 S Leo Way, Salt Lake City, UT 84117	0.45 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	Fred Law	Company/Brokerage	Law Real Estate
License No	5467269-AB00	Address	14215 Orgill Band Rd Draper UT 84020
License Expiration	05/31/2024	License State	UT
Phone	8012017972	Email	fred@p4site.com
Broker Distance to Subject	13.34 miles	Date Signed	12/29/2022

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.