

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	6905 N 2200 W Unit 7d, Park City, UT 84098	Order ID	8894129	Property ID	34530304
Inspection Date	08/25/2023	Date of Report	08/26/2023		
Loan Number	54945	APN	PWL-7-D		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Summit		

Tracking IDs

Order Tracking ID	08.23.23 BPO Request	Tracking ID 1	08.23.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	OLIVAS GONZALOO (JT); OLIVAS GLORIA (JT)	Condition Comments	The subject property is in average condition. No need for repairs.
R. E. Taxes	\$233,064		
Assessed Value	\$360,000		
Zoning Classification	Residential		
Property Type	Condo		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Powder Wood at Land 435-649-3722		
Association Fees	\$419 / Month (Pool,Landscaping,Insurance)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	The subject conforms to most properties in the area in size, age and condition. Some units have been remodeled and therefore have a higher price point over average condition. Some units, also, are sold furnished with adjustments for furnishings.
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$378,000 High: \$615,000		
Market for this type of property	Increased 2 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	6905 N 2200 W Unit 7d	6821 North 2200 West #11a	6871 North 2200 West #8k	7065 North 2200 West #2w
City, State	Park City, UT	Park City, UT	Park City, UT	Park City, UT
Zip Code	84098	84098	84098	84098
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	34.25 ¹	0.16 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$470,000	\$550,000	\$450,000
List Price \$	--	\$470,000	\$550,000	\$450,000
Original List Date		07/20/2023	07/11/2023	08/04/2023
DOM · Cumulative DOM	-- · --	5 · 37	20 · 46	3 · 22
Age (# of years)	40	40	40	40
Condition	Average	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	2	1	4	3
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story Condo	1 Story Condo	1 Story Condo	1 Story Condo
# Units	1	1	1	1
Living Sq. Feet	854	854	1,014	834
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	Carport 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	Pool - Yes	Pool - Yes	Pool - Yes
Lot Size	.019 acres	.02 acres	0.0 acres	0.0 acres
Other	None	None	None	None

* Listing 3 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 Comparable is superior in condition having been recently remodeled.

Listing 2 Comparable is superior in GLA,, condition with recent remodel and location on the top floor.

Listing 3 Comparable is the most similar but is sold furnished which adjustment for furnishings.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	6905 N 2200 W Unit 7d	7085 North 2200 West #11l	6935 North 2200 West #5g	6821 North 2200 West #11g
City, State	Park City, UT	Park City, UT	Park City, UT	Park City, UT
Zip Code	84098	84098	84098	84098
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.18 ¹	0.04 ¹	34.25 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$485,000	\$469,000	\$430,000
List Price \$	--	\$485,000	\$469,000	\$430,000
Sale Price \$	--	\$378,267	\$460,000	\$430,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	08/31/2022	01/27/2023	06/14/2023
DOM · Cumulative DOM	-- · --	100 · 114	20 · 49	7 · 35
Age (# of years)	40	40	40	40
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	2	1	2	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Beneficial ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story Condo	1 Story Condo	1 Story Condo	1 Story Condo
# Units	1	1	1	1
Living Sq. Feet	854	854	854	854
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	2 · 2	2 · 2
Total Room #	6	5	6	5
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	Carport 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	Pool - Yes	Pool - Yes	Pool - Yes
Lot Size	.019 acres	0 acres	0 acres	0 acres
Other	None	None	None	None
Net Adjustment	--	+\$40,000	-\$39,300	-\$7,375
Adjusted Price	--	\$418,267	\$420,700	\$422,625

* 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.

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

Sold 1 comparable is similar but dated sale. Adjustment made for 40000 for timing differences in market condntions.

Sold 2 This comparable is superior to the subject property because it is in better condition.

Sold 3 Comparable is the most similar with similar GLA, bed and bath count, and condition.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		There is no recent listing activity for this subject.					
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	\$439,000	\$439,000
Sales Price	\$420,000	\$420,000
30 Day Price	\$415,000	--
Comments Regarding Pricing Strategy		
<p>The subject conforms to most homes in size, lot size, age, style and construction. The subject appears to be in average condition with no apparent sign of needed repair and qualifies for as is marketing. The subject market appears to be increasing with a 2% pricing increase over the last 6 months with increasing days on market, stable inventory and increasing distressed ratios. Comparables were selected from proximate, similar, recent, available properties adjusted for differences in DNA. Sales 3 and List 3 are the most representative and provide the basis for this valuation. There were few proximate, similar, recent, available comparables for use. I had to expand many search parameters to find comps for this subject. The land value was taken from the county land assessment.</p>		

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



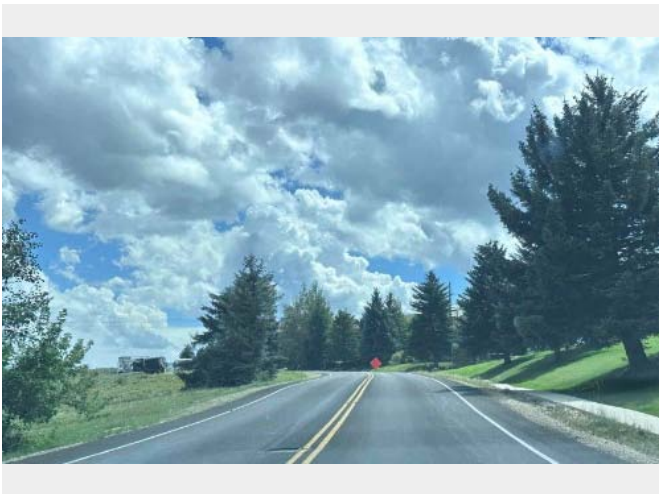
Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 6821 North 2200 West #11A
Park City, UT 84098

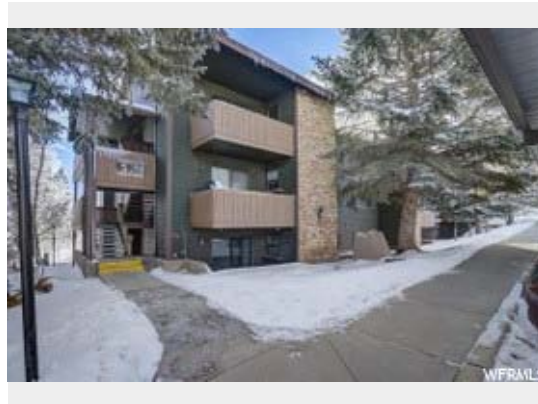


Front

L2 6871 North 2200 West #8K
Park City, UT 84098

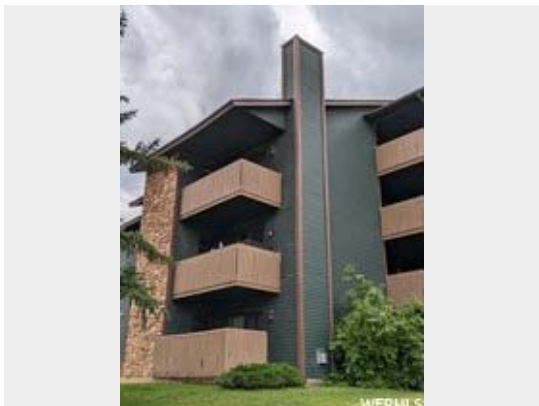


Front



Front

L3 7065 North 2200 West #2W
Park City, UT 84098



Front

Sales Photos

S1 7085 North 2200 West #11I
Park City, UT 84098



Front

S3 6821 North 2200 West #11G
Park City, UT 84098



Front

ClearMaps Addendum

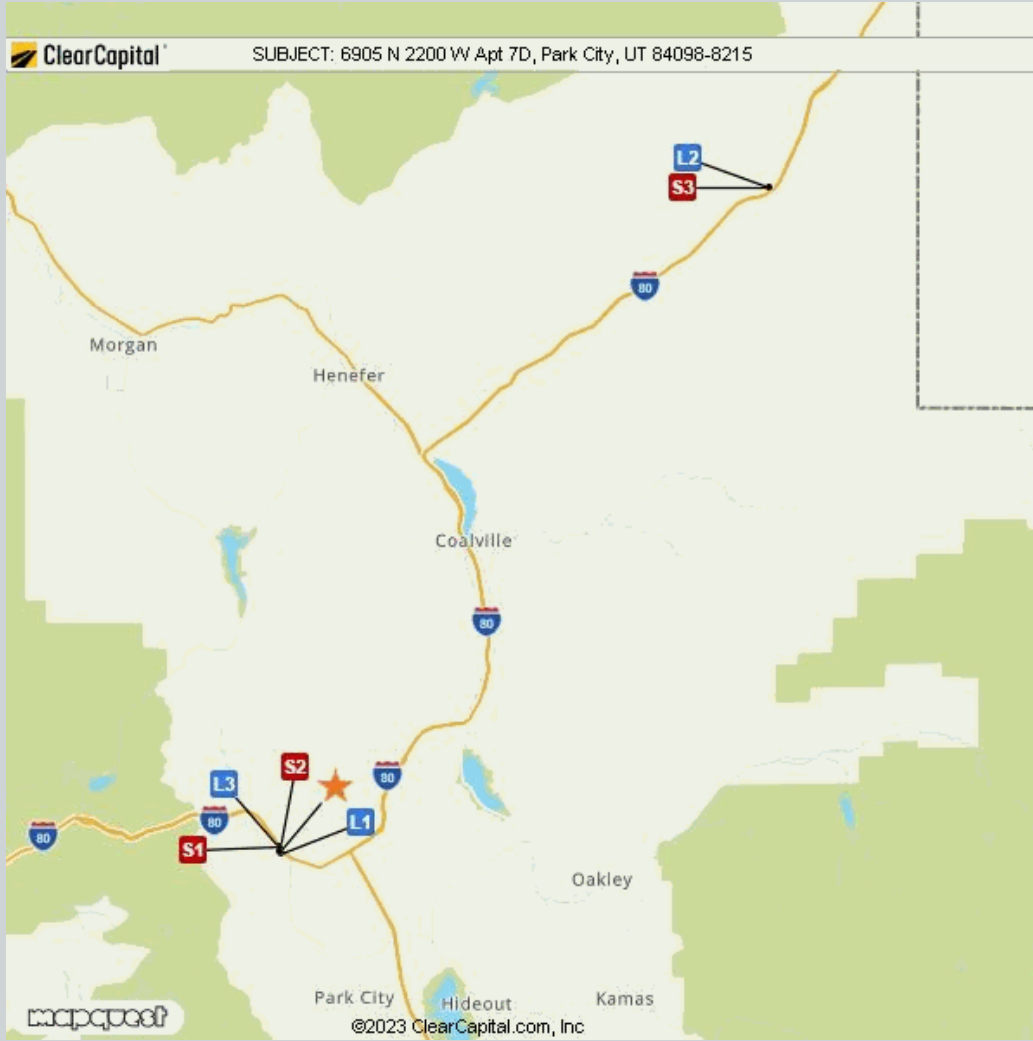
Address ★ 6905 N 2200 W Unit 7d, Park City, UT 84098

Loan Number 54945

Suggested List \$439,000

Suggested Repaired \$439,000

Sale \$420,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6905 N 2200 W Unit 7d, Park City, UT 84098	--	Parcel Match
L1 Listing 1	6821 North 2200 West #11a, Park City, UT 84098	0.08 Miles ¹	Parcel Match
L2 Listing 2	6871 North 2200 West #8k, Park City, UT 84098	34.25 Miles ¹	Parcel Match
L3 Listing 3	7065 North 2200 West #2w, Park City, UT 84098	0.16 Miles ¹	Parcel Match
S1 Sold 1	7085 North 2200 West #11l, Park City, UT 84098	0.18 Miles ¹	Parcel Match
S2 Sold 2	6935 North 2200 West #5g, Park City, UT 84098	0.04 Miles ¹	Parcel Match
S3 Sold 3	6821 North 2200 West #11g, Park City, UT 84098	34.25 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	Stephen McEntire	Company/Brokerage	(CREOBA) Equity Real Estate
License No	5454460-SA00	Address	1218 East 7800 South Sandy UT 84094
License Expiration	02/29/2024	License State	UT
Phone	8014195004	Email	steve@mcentirehomes.com
Broker Distance to Subject	18.02 miles	Date Signed	08/26/2023

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.