

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>	6473 S 2700 W, West Jordan, UT 84084	<b>Order ID</b>	9116840	<b>Property ID</b>	34995370
<b>Inspection Date</b>	01/19/2024	<b>Date of Report</b>	03/04/2024		
<b>Loan Number</b>	56184	<b>APN</b>	21-21-251-030		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Salt Lake		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	1.18_BPOa	<b>Tracking ID 1</b>	1.18_BPOa		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	BRECKENRIDGE PROPERTY FUND 2016, LLC	<b>Condition Comments</b> Subject is a 47 year old split entry home in overall average condition. The exterior wood is starting to show signs of wear and tear and could use some paint, however it does not change the overall condition from average to fair. Home is located on a main street.
<b>R. E. Taxes</b>	\$2,268	
<b>Assessed Value</b>	\$364,800	
<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>	\$5,000	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$5,000	
<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> The neighborhood is generally an established area with the majority being single family detached housing with pockets of Planned Urban Development's, multi-family, apartments and commercial. The location provides easy access to employment, recreational areas and typical suburban amenities. There are a total of 8 similar sold comps in the last year with only 4 of those sold in the last 6 months and no current similar active listings. Due to the lack of comps, it was necessary to expand search outside normal search criteria. Selected the absolute best and most similar that represents the sub...
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$355,000 High: \$585,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Neighborhood Comments

The neighborhood is generally an established area with the majority being single family detached housing with pockets of Planned Urban Development's, multi-family, apartments and commercial. The location provides easy access to employment, recreational areas and typical suburban amenities. There are a total of 8 similar sold comps in the last year with only 4 of those sold in the last 6 months and no current similar active listings. Due to the lack of comps, it was necessary to expand search outside normal search criteria. Selected the absolute best and most similar that represents the subject home.

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	6473 S 2700 W	3657 Atmore Road	6676 Georgia Drive	1851 Silverton Circle
<b>City, State</b>	West Jordan, UT	West Jordan, UT	West Jordan, UT	West Jordan, UT
<b>Zip Code</b>	84084	84084	84084	84084
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.04 <sup>1</sup>	1.22 <sup>1</sup>	1.15 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$450,000	\$510,000	\$520,000
<b>List Price \$</b>	--	\$435,000	\$455,000	\$520,000
<b>Original List Date</b>		10/06/2023	08/27/2023	01/02/2024
<b>DOM · Cumulative DOM</b>	-- · --	108 · 150	148 · 190	20 · 62
<b>Age (# of years)</b>	47	48	51	47
<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 Split Entry	1 Story Split Entry	1 Story Split Entry	1 Story Split Entry
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,080	998	936	1,183
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 1	2 · 1	3 · 2
<b>Total Room #</b>	6	6	6	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	100%	100%	100%	100%
<b>Basement Sq. Ft.</b>	1,008	978	936	624
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.17 acres	0.20 acres	0.15 acres	0.23 acres
<b>Other</b>	NA	NA	NA	NA

\* Listing 1 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** Seller offering \$20,000 in concessions. Basement has 2 beds, half bath & family room. Although MLS remarks indicate some updates, these updates do not appear to be recent and does not necessarily reflect and overall home condition from average to good. MLS Remarks: Motivated Seller! Offering 20K towards buyers closing cost and rate buy down! Great Home in West Jordan! This Property sits in a corner lot with walking distance to a park, spacious backyard, and amazing Mountain View. Minutes away form dinning and shopping in Jordan Landing. Home needs some TLC but major home features have been updated. Newer AC and Furnace, Roof, Windows, paint, Laminate Flooring, and fully remodeled kitchen. Home sold as is.
- Listing 2** No concessions offered. Basement has 2 beds, 1 bath & family room. MLS Remarks: \*\* Price Reduced! Home centrally located near Jordan Landing, Bangerter Highway and 20 minutes from Downtown SLC. Amenities near by Grocery store, movie theatres, restaurants and outlet shopping. Newer windows, newer carpet, newer water heater, new French doors. Home has been well maintained. Buyer to verify total Sq Ft.
- Listing 3** No concessions offered. Basement has 2 beds and half bath. Although MLS remarks indicate some updates, these updates do not appear to be recent and does not necessarily reflect and overall home condition from average to good. MLS Remarks: Gorgeous and Centrally located in a wonderful Cul de Sac. World's best neighbors. Updated and tastefully so! New appliances fresh paint, this home is clean and has a well-thought-out floor plan. New recessed lighting in the living room, all new toilets, and exhaust fans in every bathroom. Come check it out because this gem is going to go fast! HVAC and water heater are only 2.5 years old.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	6473 S 2700 W	3325 Westbrook Drive	6052 Don Jose Drive	2566 Easton Street
<b>City, State</b>	West Jordan, UT	Taylorsville, UT	Taylorsville, UT	Taylorsville, UT
<b>Zip Code</b>	84084	84129	84129	84129
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.69 <sup>1</sup>	0.73 <sup>1</sup>	0.94 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$429,900	\$469,900	\$515,000
<b>List Price \$</b>	--	\$429,900	\$469,900	\$499,900
<b>Sale Price \$</b>	--	\$445,000	\$470,000	\$490,000
<b>Type of Financing</b>	--	Conventional	Fha	Fha
<b>Date of Sale</b>	--	09/14/2023	09/08/2023	12/14/2023
<b>DOM · Cumulative DOM</b>	-- · --	28 · 27	23 · 23	46 · 70
<b>Age (# of years)</b>	47	42	50	50
<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 Split Entry	1 Story Split Entry	1 Story Split Entry	1 Story Split Entry
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,080	940	936	1,150
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 1	2 · 1	2 · 1
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	100%	98%	95%	100%
<b>Basement Sq. Ft.</b>	1008	864	936	936
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.17 acres	0.19 acres	0.19 acres	0.19 acres
<b>Other</b>	NA	\$1000 pd conc	\$5000 pd conc	\$8000 pd conc
<b>Net Adjustment</b>	--	+\$7,500	-\$8,160	-\$8,650
<b>Adjusted Price</b>	--	\$452,500	\$461,840	\$481,350

\* Sold 2 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** \$1000 paid in concessions. Basement has 2 beds, 1 bath. Add \$4900 sq ft up, \$3600 bsmt sq ft. Subtract \$1000 pd conc. MLS Remarks: Discover the perfect opportunity for a new beginning in this charming home nestled in a well-established neighborhood in Taylorsville. With easy access to shopping, restaurants, schools, freeways and Bangerter highway, convenience is at your doorstep. Embrace outdoor living in the spacious, shaded yard adorned with mature trees, offering a serene retreat. The updated kitchen, features laminate flooring and newer cabinets/countertops. The basement level family room which was used as a theater room is versatile and ready for your creativity. The generous two-car garage and RV parking can accommodate extra parking or room for your toys. Included in the sale is the refrigerator, and an 8X12 storage shed adding extra space for all your hobbies or treasures. This home is priced to sell. There is currently a Landmark Home Warranty in place. Your dream of homeownership starts here! OPEN HOUSE Saturday 8/19 10:00-12:00 All information deemed reliable. Buyers and buyer agents to verify all information.
- Sold 2** \$5000 paid in concessions. Basement has 2 beds, 1 bath & family room. Add \$5040 sq ft up, \$1800 bsmt sq ft. Subtract \$5000 pd conc, \$10,000 kitchen update. Although MLS remarks indicate updated kitchen, this does not change the overall condition of the home from average to good. MLS Remarks: Don't miss out on this move in ready home! This inviting home presents a wonderful blend of comfort, convenience, and character. With its well-maintained exterior and inviting interior this home is ready to be yours. This home features a beautiful new white kitchen with custom cabinets and quartz countertops, newer flooring, windows, siding and shingles on roof. The yard is finished, fenced and well taken care of. This home has 4 Bedrooms, 2 Bathrooms, 2 living rooms, 2 fireplaces, 2 car garage. Step inside to find an open-concept living area, where the living room, dining space, and kitchen seamlessly connect. Natural light streams through large windows, creating an airy and inviting ambiance. conveniently located near shopping, dining, and schools. Commuting is a breeze with easy access to major roadways, ensuring you're well-connected to the entire Salt Lake City area. Buyer to verify all information.
- Sold 3** \$8000 paid in concessions. Basement has 3 beds, 1 bath & family room. Add \$1800 bsmt sq ft. Subtract \$8000 pd conc, \$2450 sq ft up. MLS Remarks: This move-in-ready home offers generous living space, featuring 5 bedrooms, 2 bathrooms, 2 living rooms, Two cozy fireplaces, Vaulted Ceilings and lots of Natural Light! Recent upgrades include a New Roof and a Newer Water Heater, ensuring efficiency and peace of mind. With plenty of natural light throughout, this home creates a welcoming and cheerful atmosphere. Notably, this property comes with convenient RV parking, adding an extra layer of versatility to your lifestyle. Nestled in a prime location, you'll have easy access to Schools, Parks, Shopping, and Dining, making it a convenient choice for your family's needs. Don't miss out on the opportunity to make this spacious and inviting house your new home. 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

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Last sold 6/4/2007 for \$217,000.			
<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>	\$466,900	\$471,900
<b>Sales Price</b>	\$465,000	\$470,000
<b>30 Day Price</b>	\$440,000	--
<b>Comments Regarding Pricing Strategy</b>		
Pricing is based on recently sold comps minus paid concessions (if any paid) and taking into consideration current active listings including days on market as well as adjustments for finished basements, paid concessions and square footage differences. Over the last year, the buyer pool has grown stagnant with higher interest rates. Homes that were available had multiple price drops and higher days on market. Home inventory is still very low.		

## 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



Other

## Listing Photos

**L1** 3657 Atmore Road  
West Jordan, UT 84084



Front

**L2** 6676 Georgia Drive  
West Jordan, UT 84084



Front

**L3** 1851 Silverton Circle  
West Jordan, UT 84084



Front



## Sales Photos

**S1** 3325 Westbrook Drive  
Taylorsville, UT 84129



Front

**S2** 6052 Don Jose Drive  
Taylorsville, UT 84129



Front

**S3** 2566 Easton Street  
Taylorsville, UT 84129



Front

## ClearMaps Addendum

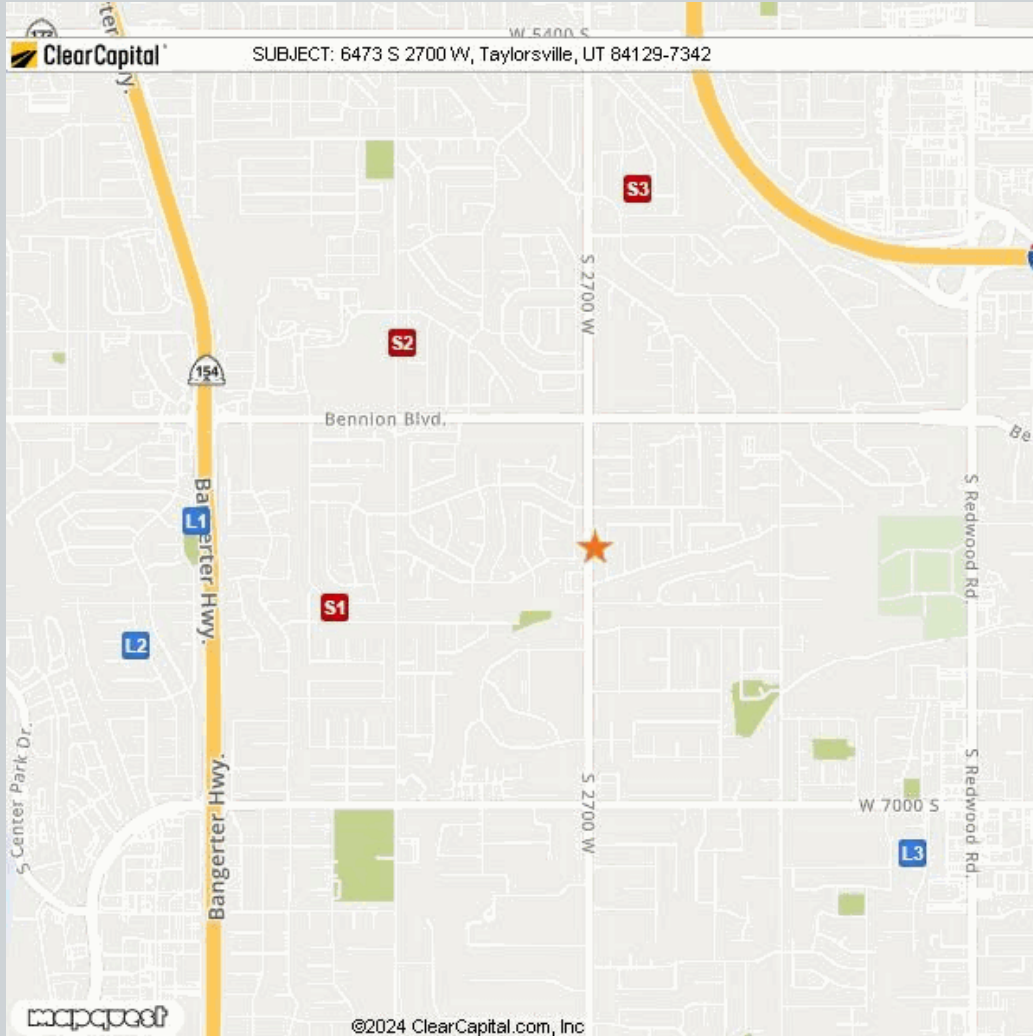
**Address** ★ 6473 S 2700 W, West Jordan, UT 84084

**Loan Number** 56184

**Suggested List** \$466,900

**Suggested Repaired** \$471,900

**Sale** \$465,000



### Comparable

### Address

### Miles to Subject

### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6473 S 2700 W, West Jordan, UT 84084	--	Parcel Match
L1 Listing 1	3657 Atmore Road, West Jordan, UT 84084	1.04 Miles <sup>1</sup>	Street Centerline Match
L2 Listing 2	6676 Georgia Drive, West Jordan, UT 84084	1.22 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1851 Silverton Circle, West Jordan, UT 84084	1.15 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3325 Westbrook Drive, Salt Lake City, UT 84129	0.69 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	6052 Don Jose Drive, Salt Lake City, UT 84129	0.73 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2566 Easton Street, Salt Lake City, UT 84129	0.94 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>	5.21 miles	<b>Date Signed</b>	01/22/2024

*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.**