

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	1444 9th Avenue, Longmont, CO 80501	Order ID	6244009	Property ID	26807529
Inspection Date	07/12/2019	Date of Report	07/12/2019		
Loan Number	34874	APN	1205334-33-014		
Borrower Name	BPF2	County	Boulder		

Tracking IDs

Order Tracking ID	CS_FundingBatch73_07.11.2019	Tracking ID 1	CS_FundingBatch73_07.11.2019
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Breckinridge Property Fund 2016 LLC	Condition Comments subject has been remodeled,exterior has repaired trim,fresh paint and a new fence.Roof is older and may need replacement soon,or may last a few more years.
R. E. Taxes	\$1,282	
Assessed Value	\$187,500	
Zoning Classification	res	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(doors and windows appear closed and locked.)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Located on busy 9th ave but across the street from Old Longmont,a very popular area of old homes on mature lots near down town parks,Longmont High School and a church are right around the corner,small shops and restaurants within 4 blocks.
Local Economy	Excellent	
Sales Prices in this Neighborhood	Low: \$352,000 High: \$695,000	
Market for this type of property	Increased 1 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1444 9th Avenue	1509 9th Ave	1236 Carolina Ave	527 Bross St
City, State	Longmont, CO	Longmont, CO	Longmont, CO	Longmont, CO
Zip Code	80501	80501	80501	80501
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	0.21 ¹	0.56 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$459,500	\$525,000	\$477,000
List Price \$	--	\$420,000	\$515,000	\$449,500
Original List Date		06/08/2019	06/07/2019	06/14/2019
DOM · Cumulative DOM	-- · --	34 · 34	34 · 35	28 · 28
Age (# of years)	79	71	78	109
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Adverse ; Busy Road	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	1,200	1,372	1,075	1,024
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	3 · 2	2 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	None	Detached 2 Car(s)	Detached 1 Car	Carport 1 Car
Basement (Yes/No)	Yes	No	Yes	Yes
Basement (% Fin)	0%	0%	100%	0%
Basement Sq. Ft.	900	--	645	378
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.15 acres	0.21 acres	0.17 acres
Other	--	--	--	--

* Listing 1 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 located on the same busy street,a little bigger with no basement,has a large garage.Similar value.

Listing 2 located on a very popular block in Old Longmont,completely remodeled and restored with a finished basement and garage,higher value.

Listing 3 smaller tenant occupied home in very good location near Central School,not updated,not yet sold...so likely priced to high.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1444 9th Avenue	947 Terry St	711 Bowen St	1704 Short Pl
City, State	Longmont, CO	Longmont, CO	Longmont, CO	Longmont, CO
Zip Code	80501	80501	80501	80501
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.58 ¹	0.29 ¹	0.60 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$395,000	\$424,900	\$419,000
List Price \$	--	\$395,000	\$424,900	\$419,000
Sale Price \$	--	\$395,000	\$430,000	\$385,000
Type of Financing	--	Cv	Cv	Cv
Date of Sale	--	07/09/2019	03/25/2019	02/12/2019
DOM · Cumulative DOM	-- · --	6 · 56	48 · 74	20 · 41
Age (# of years)	79	109	79	71
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Adverse ; Commercial	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	1,200	1,126	937	1,006
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	3 · 1	4 · 2
Total Room #	5	6	5	7
Garage (Style/Stalls)	None	Detached 2 Car(s)	Detached 1 Car	Detached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	90%	90%	90%
Basement Sq. Ft.	900	550	895	1,006
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.15 acres	0.14 acres	0.18 acres
Other	--	--	--	--
Net Adjustment	--	-\$10,000	-\$27,000	-\$15,000
Adjusted Price	--	\$385,000	\$403,000	\$370,000

* Sold 1 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** older ranch of comparable size and quality is close to small retail center with Liquor Store is located on a corner lot close to the Main St area. - adjustment 10000 for garage,similar market value.
- Sold 2** Right nearby but on a better street, quiet and away from busy 9th ave.& adjustment 25000 for better location,4000 for finished basement,5000 for garage.& adjustments 5000 for greater GLA,2000 for seller paid concession.Higher value
- Sold 3** Ranch with finished walkout basement,a large porch and a 2 car garage close to the Greenway and Sunset golf course,on short place just off busy 3rd ave.- adjustments are 10000 for garage,5000 for finished basement.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			was listed last year,did not sell and was withdrawn.				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
08/03/2018	\$349,900	10/05/2018	\$289,900	Withdrawn	11/07/2018	\$289,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$385,000	\$385,000
Sales Price	\$380,000	\$380,000
30 Day Price	\$375,000	--
Comments Regarding Pricing Strategy		
subject exterior and new fence look great,street is very busy,more than all the comps so go easy on the price,and expect to go down in 30 days if no contract.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported. The current report is showing a large variance in as-is conclusions with the most current duplicate completed. The large variance appears due to subject has been repaired since prior report.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 1509 9th Ave
Longmont, CO 80501



Front

L2 1236 Carolina Ave
Longmont, CO 80501



Front

L3 527 Bross St
Longmont, CO 80501



Front

Sales Photos

S1 947 Terry St
Longmont, CO 80501



Front

S2 711 Bowen St
Longmont, CO 80501



Front

S3 1704 Short Pl
Longmont, CO 80501



Front

ClearMaps Addendum

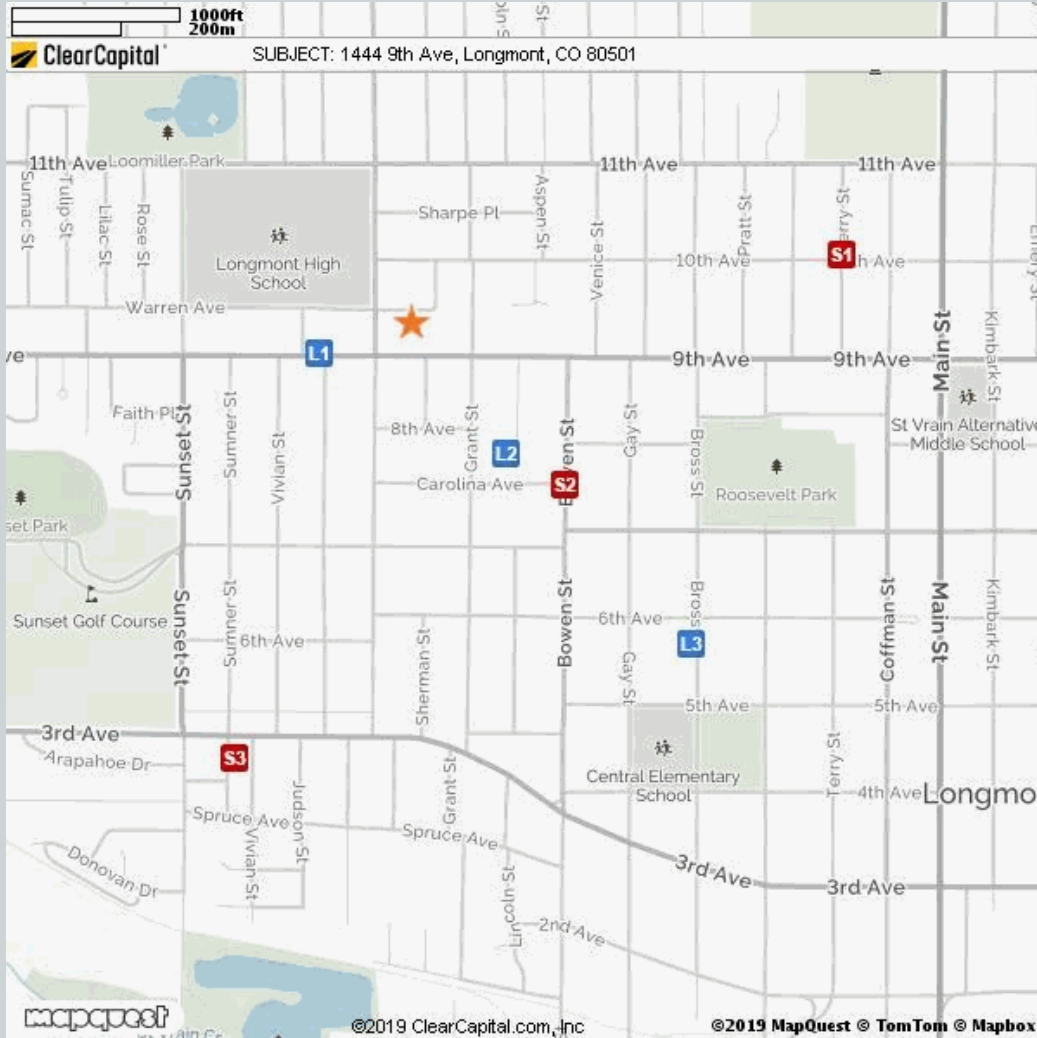
Address ★ 1444 9th Avenue, Longmont, CO 80501

Loan Number 34874

Suggested List \$385,000

Suggested Repaired \$385,000

Sale \$380,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1444 9th Ave, Longmont, CO	--	Parcel Match
L1	1509 9th Ave, Longmont, CO	0.12 Miles ¹	Parcel Match
L2	1236 Carolina Ave, Longmont, CO	0.21 Miles ¹	Parcel Match
L3	527 Bross St, Longmont, CO	0.56 Miles ¹	Parcel Match
S1	947 Terry St, Longmont, CO	0.58 Miles ¹	Parcel Match
S2	711 Bowen St, Longmont, CO	0.29 Miles ¹	Parcel Match
S3	1704 Short Pl, Longmont, CO	0.60 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	Amy O'Donnell	Company/Brokerage	Remax Alliance
License No	FA.000919875	Address	512 4th Ave Longmont CO 80501
License Expiration	12/31/2020	License State	CO
Phone	3039165161	Email	amyfod44@gmail.com
Broker Distance to Subject	0.95 miles	Date Signed	07/12/2019

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.