

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>	1251 S Seneca Way, Denver, CO 80223	<b>Order ID</b>	6083538	<b>Property ID</b>	26112083
<b>Inspection Date</b>	02/22/2019	<b>Date of Report</b>	02/22/2019		
<b>Loan Number</b>	37128	<b>APN</b>	521212001		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC				

**Tracking IDs**

<b>Order Tracking ID</b>	Botw New Fac-DriveBy BPO 02.21.19	<b>Tracking ID 1</b>	Botw New Fac-DriveBy BPO 02.21.19
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**I. General Conditions**

<b>Property Type</b>	SFR	<b>Condition Comments</b>
<b>Occupancy</b>	Occupied	SFR living and 1 story floorplan, average appeal and location, 2 car garage, lot size and use, winter landscape, urban location, starter housing, 3 bedrooms, no basement use.
<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	

**II. Subject Sales & Listing History**

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>
<b>Listing Agency/Firm</b>		None
<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	

Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
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**III. Neighborhood & Market Data**

<b>Location Type</b>	Urban	<b>Neighborhood Comments</b>
<b>Local Economy</b>	Stable	Centrally located and area housing, close to schools, shopping, major freeways, commerce and industry areas, conforms with area and style homes and condition, Median number units for sale in same complex/sub-division as subject, SFR zoned and use and DOM sell 2-4 months average
<b>Sales Prices in this Neighborhood</b>	Low: \$290,000 High: \$360,000	
<b>Market for this type of property</b>	Increased 05 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

#### IV. Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1251 S Seneca Way	795 S Vavajo Street	1330 S Quivas Street	852 S Raritan Street
City, State	Denver, CO	Denver, CO	Denver, CO	Denver, CO
Zip Code	80223	80223	80223	80223
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.64 <sup>1</sup>	0.23 <sup>1</sup>	0.40 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$340,000	\$349,500	\$389,900
List Price \$	--	\$320,000	\$330,000	\$369,900
Original List Date		12/11/2018	09/24/2018	12/14/2018
DOM · Cumulative DOM	-- · --	71 · 73	106 · 151	68 · 70
Age (# of years)	66	66	63	67
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,003	1,111	858	1,269
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1	3 · 1 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	None	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.20 acres	0.14 acres	0.17 acres
Other	see comments	see comments	see comments	see comments

#### Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** Low active comp and bracket values, SFR housing & 2 car garage, mileage subject and starter housing, 3/1 bath count, no basement.
- Listing 2** SFR housing/average appeal and location, 1 story home and DOM sell and appears three reductions, no garage or basement use.
- Listing 3** 3rd active comp value and bracket comps, SFR housing, 1.50 baths, 3 bedrooms, DOM, reductions, FMV terms owner occupied.

\* 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.

## V. Recent Sales

	<b>Subject</b>	<b>Sold 1 *</b>	<b>Sold 2</b>	<b>Sold 3</b>
<b>Street Address</b>	1251 S Seneca Way	867 S Raritan Street	2350 W Ford Place	1941 W Tennessee Ave
<b>City, State</b>	Denver, CO	Denver, CO	Denver, CO	Denver, CO
<b>Zip Code</b>	80223	80223	80223	80223
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.38 <sup>1</sup>	0.41 <sup>1</sup>	0.28 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$329,900	\$329,000	\$359,900
<b>List Price \$</b>	--	\$329,900	\$329,000	\$349,900
<b>Sale Price \$</b>	--	\$323,000	\$327,000	\$345,000
<b>Type of Financing</b>	--	Conv	Conv	Conv
<b>Date of Sale</b>	--	12/21/2018	1/24/2019	2/15/2019
<b>DOM · Cumulative DOM</b>	-- · --	5 · 36	1 · 29	38 · 70
<b>Age (# of years)</b>	66	68	65	67
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,003	923	1,172	1,004
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 1	2 · 1	3 · 1
<b>Total Room #</b>	5	5	4	5
<b>Garage (Style/Stalls)</b>	Detached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	%	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.14 acres	0.18 acres	0.17 acres	0.19 acres
<b>Other</b>	see comments	see comments	see comments	see comments
<b>Net Adjustment</b>	--	-\$1,500	-\$3,000	+\$0
<b>Adjusted Price</b>	--	\$321,500	\$324,000	\$345,000

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

- Sold 1** Low sale comp area subject and similar features, \$1500 concessions paid adj. 2 car garage, 3/1 baths, no basement, starter housing.
- Sold 2** Average location and appeal, SFR housing, 2 car garage use, \$3000 concessions paid adj. mileage subject and FMV terms.
- Sold 3** SFR housing, 3rd sold comp area subject, 1 story and no garage use, no \$concessions paid adj. price reduction, FMV terms.

\* Sold 1 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.

## VI. Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$327,000	\$327,000
<b>Sales Price</b>	\$323,000	\$323,000
<b>30 Day Price</b>	\$310,000	--

### Comments Regarding Pricing Strategy

MLS trend shows rise values and median for city, county and zip code subject 5-10% last 6 months to current date. Less DOM sell, FMV and equity terms for inventory, lower volume units active and rise pending and under contracts sales same time frames. Subject located centrally close to schools, shopping, retail, freeways and commerce areas.

## VII. Clear Capital Quality Assurance Comments Addendum

**Reviewer's Notes** The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.64 miles and the sold comps closed within the last 2 months. The market is reported as having increased 05% in the last 6 months. The price conclusion is deemed supported.

## VIII. Property Images

**Address** 1251 S Seneca Way, Denver, CO 80223  
**Loan Number** 37128 **Suggested List** \$327,000

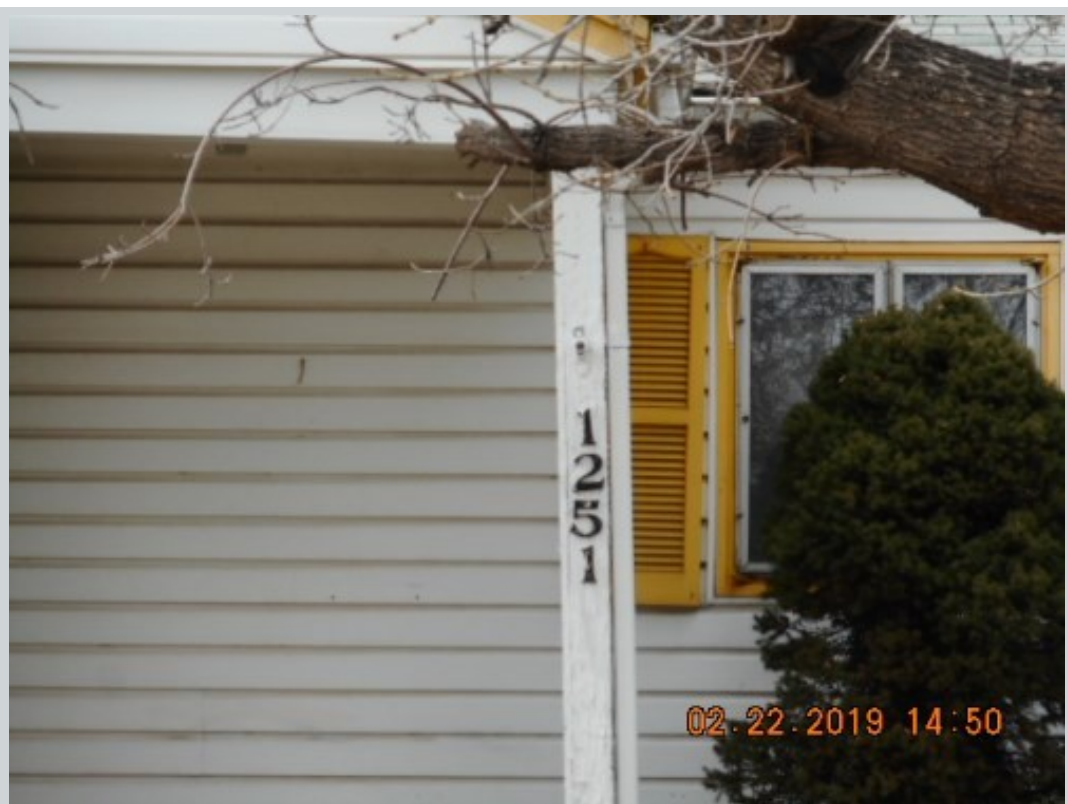
**Suggested Repaired** \$327,000

**Sale** \$323,000



**Subject** 1251 S Seneca Way

**View** Front



**Subject** 1251 S Seneca Way

**View** Address Verification

**VIII. Property Images (continued)**

**Address** 1251 S Seneca Way, Denver, CO 80223

**Loan Number** 37128

**Suggested List** \$327,000

**Suggested Repaired** \$327,000

**Sale** \$323,000



**Subject** 1251 S Seneca Way

**View** Side



**Subject** 1251 S Seneca Way

**View** Side

VIII. Property Images (continued)

Address 1251 S Seneca Way, Denver, CO 80223  
Loan Number 37128 Suggested List \$327,000

Suggested Repaired \$327,000

Sale \$323,000



Subject 1251 S Seneca Way

View Street



Subject 1251 S Seneca Way

View Street

**VIII. Property Images (continued)**

**Address** 1251 S Seneca Way, Denver, CO 80223  
**Loan Number** 37128

**Suggested List** \$327,000

**Suggested Repaired** \$327,000

**Sale** \$323,000



**Listing Comp 1**

**View** Front



**Listing Comp 2**

**View** Front



**VIII. Property Images (continued)**

**Address** 1251 S Seneca Way, Denver, CO 80223  
**Loan Number** 37128 **Suggested List** \$327,000

**Suggested Repaired** \$327,000

**Sale** \$323,000



**Listing Comp 3**

**View** Front



**Sold Comp 1**

**View** Front

**VIII. Property Images (continued)**

**Address** 1251 S Seneca Way, Denver, CO 80223

**Loan Number** 37128

**Suggested List** \$327,000

**Suggested Repaired** \$327,000

**Sale** \$323,000



**Sold Comp 2**

**View** Front

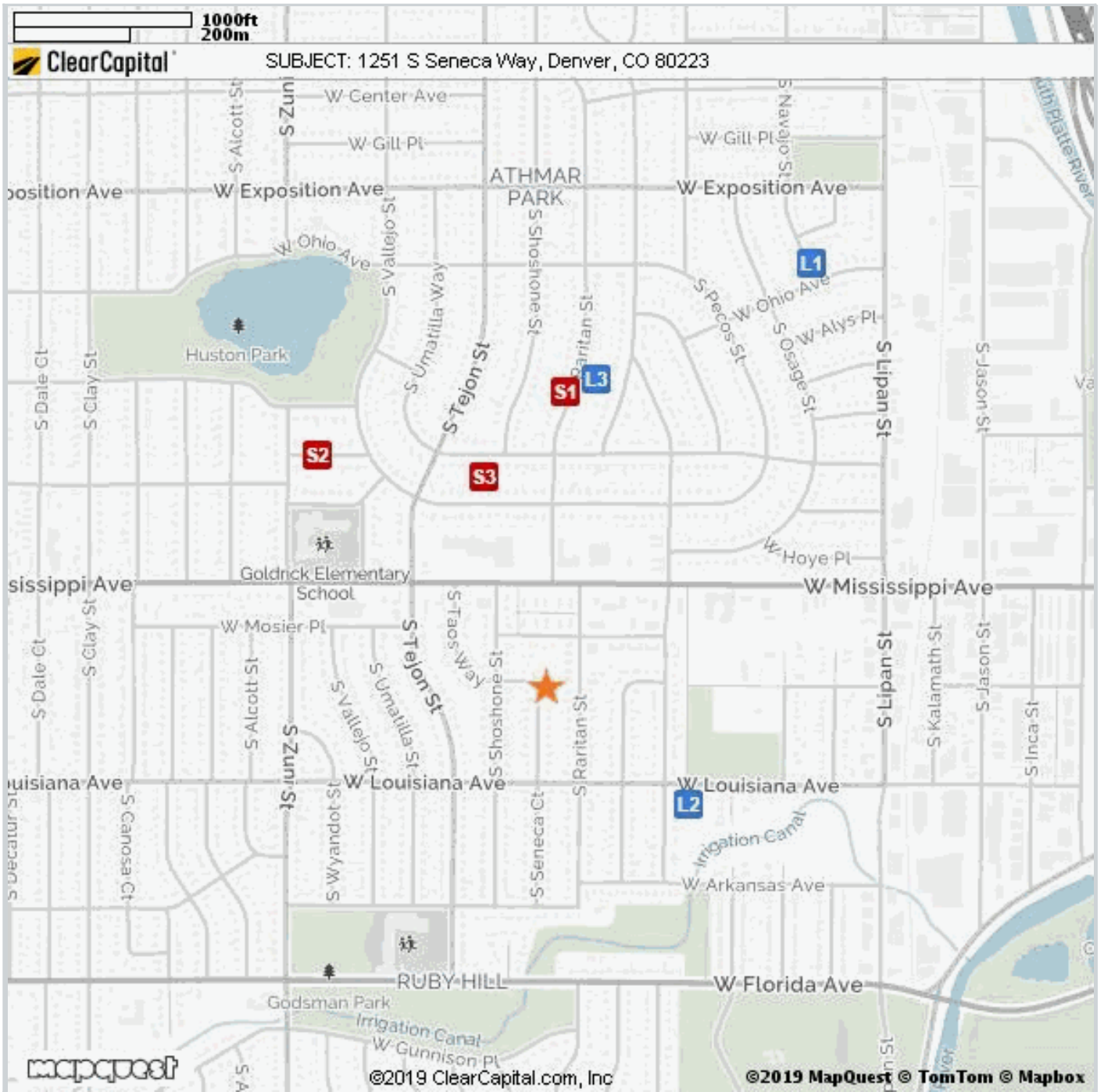


**Sold Comp 3**

**View** Front

**ClearMaps Addendum**

**Address** ★ 1251 S Seneca Way, Denver, CO 80223  
**Loan Number** 37128      **Suggested List** \$327,000      **Suggested Repaired** \$327,000      **Sale** \$323,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1251 S Seneca Way, Denver, CO	--	Parcel Match
L1 Listing 1	795 S Vavajo Street, Denver, CO	0.64 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1330 S Quivas Street, Denver, CO	0.23 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	852 S Raritan Street, Denver, CO	0.40 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	867 S Raritan Street, Denver, CO	0.38 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2350 W Ford Place, Denver, CO	0.41 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1941 W Tennessee Ave, Denver, CO	0.28 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.

## 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.

## Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

\*\*\* Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! \*\*\*

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.

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>	John Kwilman	<b>Company/Brokerage</b>	kwilman realty asset verification, llc
<b>License No</b>	II.100012923		
<b>License Expiration</b>	12/31/2021	<b>License State</b>	CO
<b>Phone</b>	3038032426	<b>Email</b>	home_loan4you@yahoo.com
<b>Broker Distance to Subject</b>	10.76 miles	<b>Date Signed</b>	02/22/2019

*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 Valuation 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.**