

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	1068 25th Lane, Pueblo, CO 81006	Order ID	6490137	Property ID	27792603
Inspection Date	01/16/2020	Date of Report	01/16/2020		
Loan Number	39822	APN	1403013014		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Pueblo		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 01.14.20	Tracking ID 1	BotW New Fac-DriveBy BPO 01.14.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Alex J Collier	Condition Comments	
R. E. Taxes	\$1,753	The subject property appears from exterior view to be in average adequately maintained condition. No exterior repair or deferred maintenance issues were visible. Without further information, assume interior to be in similar condition.	
Assessed Value	\$16,830		
Zoning Classification	A-4		
Property Type	SFR		
Occupancy	Occupied		
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	Rural	Neighborhood Comments	
Local Economy	Stable	Subject is in the St Charles/Mesa area in Pueblo County. Location is known for larger lots and rural characteristics. Although the commercial market is very depressed, the residential market remains strong and stable. Supply and demand are fairly balanced. Due to location and possibly more limited financing types available it can typically take longer to sell properties in this area. However, appropriately priced properties should sell at 80 to 90% of list price in 90 - 120 days or less. REO sales and seller concessions remain lowered to date.	
Sales Prices in this Neighborhood	Low: \$37,000 High: \$580,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1068 25th Lane	1492 Cordo Lane	36268 E Hwy 50	32836 Iris Rd
City, State	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
Zip Code	81006	81006	81006	81006
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.76 ¹	4.65 ¹	3.27 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$290,000	\$235,000	\$225,000
List Price \$	--	\$290,000	\$235,000	\$225,000
Original List Date		11/13/2019	12/25/2019	12/30/2019
DOM · Cumulative DOM	-- · --	64 · 64	22 · 22	17 · 17
Age (# of years)	60	44	120	90
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Other	Beneficial ; Other	Beneficial ; Other	Beneficial ; Other
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	Split Bi-level	1.5 Stories Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,620	1,998	1,585	1,770
Bdrm · Bths · ½ Bths	4 · 1	4 · 2	4 · 1	4 · 2
Total Room #	6	9	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 5+ Car(s)	Detached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1.11 acres	1 acres	1.22 acres	2 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 List one has an age difference, slightly more GLA, more garage capacity and a slightly smaller lot. Per MLS comments/pics it is in average condition.

Listing 2 List two has an age difference but has been remodeled, slightly less GLA, and a slightly larger lot. Per MLS comments/pics it is in good, fully remodeled condition.

Listing 3 List three has an age difference, comparable GLA, no garage and a larger lot. Per MLS comments/pics it is in average condition.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1068 25th Lane	28658 E Us Hwy 50	29923 County Farm Rd	826 Consolidation Lane
City, State	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
Zip Code	81006	81006	81006	81006
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.31 ¹	2.06 ¹	2.90 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$279,900	\$299,000	\$215,000
List Price \$	--	\$279,900	\$279,500	\$215,000
Sale Price \$	--	\$272,500	\$266,000	\$224,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	11/26/2019	02/28/2019	06/20/2019
DOM · Cumulative DOM	-- · --	78 · 77	74 · 73	43 · 42
Age (# of years)	60	66	56	46
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Other	Beneficial ; Other	Beneficial ; Other	Beneficial ; Other
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	1,620	1,536	1,469	1,508
Bdrm · Bths · ½ Bths	4 · 1	4 · 2	4 · 2	4 · 1 · 1
Total Room #	6	7	10	7
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 5+ Car(s)	Detached 2 Car(s)	None
Basement (Yes/No)	No	Yes	No	No
Basement (% Fin)	0%	97%	0%	0%
Basement Sq. Ft.		720	--	--
Pool/Spa	--	--	--	--
Lot Size	1.11 acres	1 acres	1.001 acres	1.03 acres
Other	--	--	--	--
Net Adjustment	--	-\$20,700	+\$5,400	+\$5,435
Adjusted Price	--	\$251,800	\$271,400	\$229,435

* 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.

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

Sold 1 Sold one has more GLA, more garage capacity and a slightly smaller lot. Per MLS comments/pics it is in good, recently remodeled condition.

Sold 2 Sold two has slightly less GLA, and a slightly smaller lot. Per MLS comments/pics it is in average condition.

Sold 3 Sold three has an age difference, slightly less GLA, no garage and a slightly smaller lot. Per MLS comments/pics it is in average condition.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No Pueblo MLS history found.				
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	\$272,000	\$272,000
Sales Price	\$260,000	\$260,000
30 Day Price	\$235,000	--
Comments Regarding Pricing Strategy		
The final price conclusion is based on an analysis of the characteristics and sale/list prices of the most comparable properties found within the subject's market area. Sale prices were the most heavily weighted factors.		

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.
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Subject Photos



Front



Address Verification



Address Verification



Street



Garage



Garage

Listing Photos

L1 1492 Cordo Lane
Pueblo, CO 81006



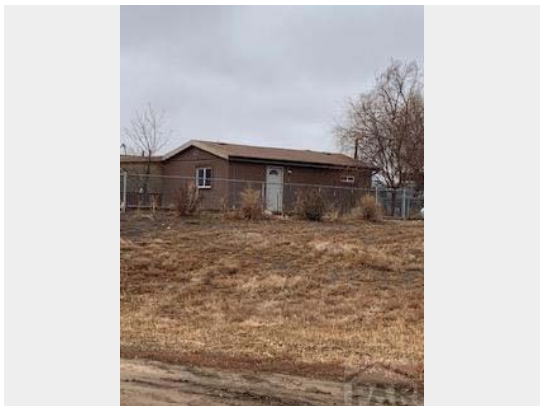
Front

L2 36268 E Hwy 50
Pueblo, CO 81006



Front

L3 32836 Iris rd
Pueblo, CO 81006



Front

Sales Photos

S1 28658 E US Hwy 50
Pueblo, CO 81006



Front

S2 29923 County Farm rd
Pueblo, CO 81006



Front

S3 826 Consolidation lane
Pueblo, CO 81006



Front

ClearMaps Addendum

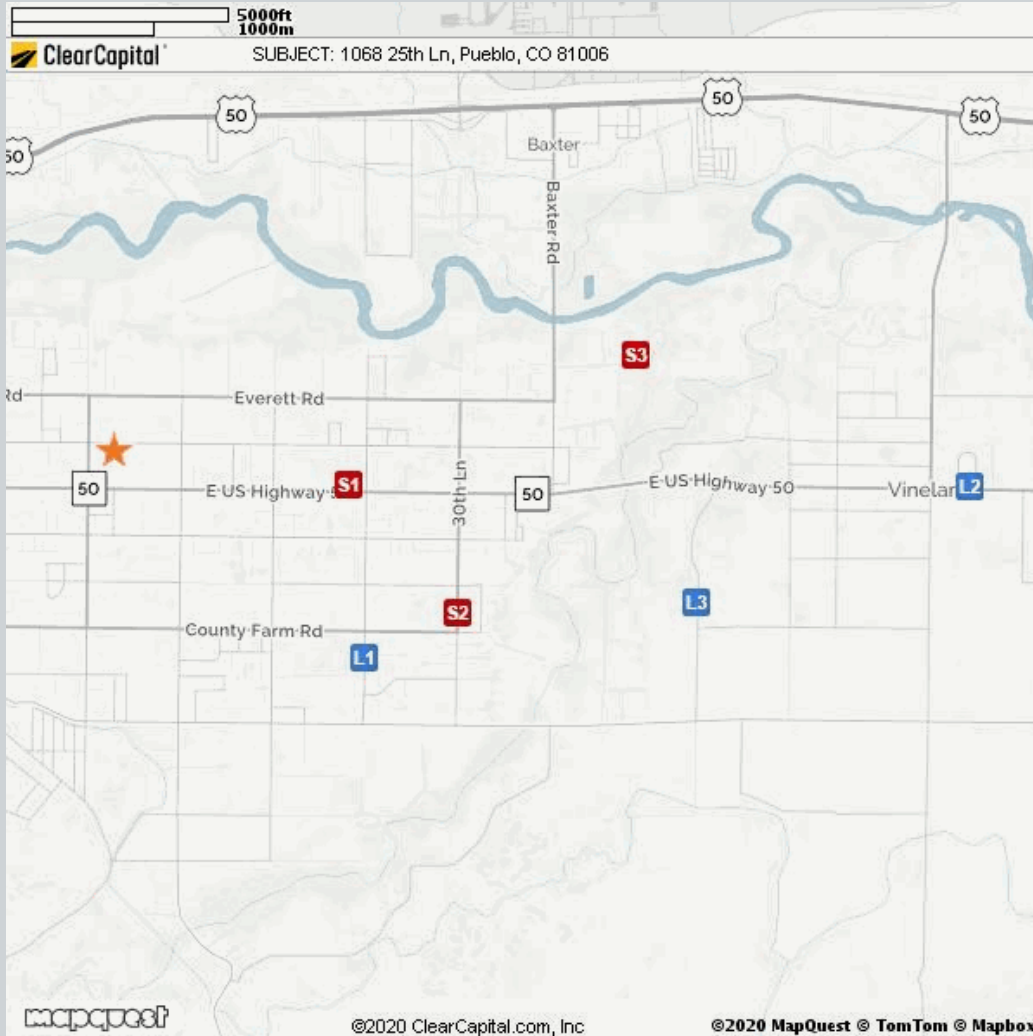
Address ★ 1068 25th Lane, Pueblo, CO 81006

Loan Number 39822

Suggested List \$272,000

Suggested Repaired \$272,000

Sale \$260,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1068 25th Ln, Pueblo, CO	--	Parcel Match
L1 Listing 1	1492 Cordo Lane, Pueblo, CO	1.76 Miles ¹	Parcel Match
L2 Listing 2	36268 E Hwy 50, Pueblo, CO	4.65 Miles ¹	Parcel Match
L3 Listing 3	32836 Iris Rd, Pueblo, CO	3.27 Miles ¹	Parcel Match
S1 Sold 1	28658 E Us Hwy 50, Pueblo, CO	1.31 Miles ¹	Parcel Match
S2 Sold 2	29923 County Farm Rd, Pueblo, CO	2.06 Miles ¹	Parcel Match
S3 Sold 3	826 Consolidation Lane, Pueblo, CO	2.90 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.

*** 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

Report Instructions - cont.

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

Broker Name	Tammy Castro	Company/Brokerage	Your Haven LLC
License No	FA.100067576	Address	2 Ridgeway Dr FLORENCE CO 81226
License Expiration	12/31/2021	License State	CO
Phone	7192134359	Email	tammylibra@yahoo.com
Broker Distance to Subject	34.85 miles	Date Signed	01/16/2020

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.