

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	764 W El Portal Drive, Pueblo, CO 81007	Order ID	6490137	Property ID	27792602
Inspection Date	01/16/2020	Date of Report	01/16/2020		
Loan Number	39823	APN	609101008		
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	Ratosha L Jones	Condition Comments 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.
R. E. Taxes	\$1,809	
Assessed Value	\$18,340	
Zoning Classification	A-3	
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 The subject property is in the Pueblo West area. This is a preferred residential area in Pueblo with large lots and new building still happening. This location consists of single-family homes, multi-family homes and commercial properties and the majority appear to be well maintained. The market in this neighborhood and all of Pueblo has entered a time of stabilization after a steady increase over the past several years. Supply and demand are fairly balanced. Appropriately priced properties typically sell at 90 to 100% of list price in 90 days or less. REO sales and seller conc...
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$16,500 High: \$900,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Neighborhood Comments

The subject property is in the Pueblo West area. This is a preferred residential area in Pueblo with large lots and new building still happening. This location consists of single-family homes, multi-family homes and commercial properties and the majority appear to be well maintained. The market in this neighborhood and all of Pueblo has entered a time of stabilization after a steady increase over the past several years. Supply and demand are fairly balanced. Appropriately priced properties typically sell at 90 to 100% of list price in 90 days or less. REO sales and seller concessions remain lowered to date.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	764 W El Portal Drive	613 E Earl Dr	345 N Benito Dr	911 E Paseo Dorado Dr
City, State	Pueblo, CO	Pueblo West, CO	Pueblo, CO	Pueblo, CO
Zip Code	81007	81007	81007	81007
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.95 ¹	4.25 ¹	4.34 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$310,000	\$394,900	\$389,900
List Price \$	--	\$310,000	\$369,900	\$384,900
Original List Date		12/03/2019	11/06/2019	11/11/2019
DOM · Cumulative DOM	-- · --	44 · 44	71 · 71	66 · 66
Age (# of years)	47	21	13	14
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	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,834	1,470	1,896	1,744
Bdrm · Bths · ½ Bths	3 · 3	5 · 3 · 1	5 · 3	4 · 3
Total Room #	5	10	9	8
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 4 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	60%	93%	94%	63%
Basement Sq. Ft.	1,666	1,456	1,896	1,722
Pool/Spa	--	--	--	--
Lot Size	2.5 acres	2.67 acres	2.22 acres	2.4 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 less GLA, less garage capacity and a slightly larger lot. Per MLS comments/pics it is in good, updated condition.

Listing 2 List two has an age difference, more GLA, more garage capacity and a larger lot. Per MLS comments/pics it is in average, well maintained condition.

Listing 3 List three has an age difference, comparable GLA, and comparable lot size. Per MLS comments/pics it is in average, well maintained condition.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	764 W El Portal Drive	255 S Alta Vista Lane	633 N Liff Dr	832 N Hayden Dr
City, State	Pueblo, CO	Pueblo West, CO	Pueblo, CO	Pueblo West, CO
Zip Code	81007	81007	81007	81007
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.59 ¹	4.89 ¹	4.38 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$289,900	\$274,900	\$295,000
List Price \$	--	\$289,900	\$274,900	\$295,000
Sale Price \$	--	\$275,000	\$275,000	\$287,500
Type of Financing	--	Conv	Conv	Va
Date of Sale	--	05/28/2019	05/28/2019	11/27/2019
DOM · Cumulative DOM	-- · --	36 · 35	37 · 36	34 · 33
Age (# of years)	47	32	24	25
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Other	Beneficial ; Other	Beneficial ; Other	Beneficial ; Other
View	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,834	2,536	1,757	1,580
Bdrm · Bths · ½ Bths	3 · 3	5 · 3	3 · 2	4 · 3
Total Room #	5	10	8	9
Garage (Style/Stalls)	Attached 3 Car(s)	Attached 2 Car(s)	Detached 5+ Car(s)	Detached 5+ Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	60%	100%	38%	100%
Basement Sq. Ft.	1666	1,009	1,568	1,580
Pool/Spa	--	--	--	--
Lot Size	2.5 acres	2.55 acres	2.02 acres	2.56 acres
Other	--	--	--	Solar Panels
Net Adjustment	--	-\$9,500	-\$500	-\$18,600
Adjusted Price	--	\$265,500	\$274,500	\$268,900

* 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.

Recent Sales - Cont.

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

Sold 1 Sold one has a slight age difference, more GLA, less garage capacity and a comparable lot size. Per MLS comments/pics it is in average, well maintained condition.

Sold 2 Sold two has an age difference, slightly less GLA, more garage capacity and a smaller lot size. Per MLS comments/pics it is in average, well maintained condition.

Sold 3 Sold three has an age difference, slightly less GLA, more garage capacity and a comparable lot size. Per MLS comments/pics it is in average, well maintained condition.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No recent 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	\$279,000	\$279,000
Sales Price	\$270,000	\$270,000
30 Day Price	\$250,000	--
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.
-------------------------	--

Subject Photos



Front



Address Verification



Address Verification



Address Verification



Street



Garage

Listing Photos

L1 613 E Earl Dr
Pueblo West, CO 81007



Front

L2 345 N Benito dr
Pueblo, CO 81007



Front

L3 911 E Paseo Dorado dr
Pueblo, CO 81007



Front

Sales Photos

S1 255 S Alta Vista lane
Pueblo West, CO 81007



Front

S2 633 N Iliff Dr
Pueblo, CO 81007



Front

S3 832 N Hayden dr
Pueblo West, CO 81007



Front

ClearMaps Addendum

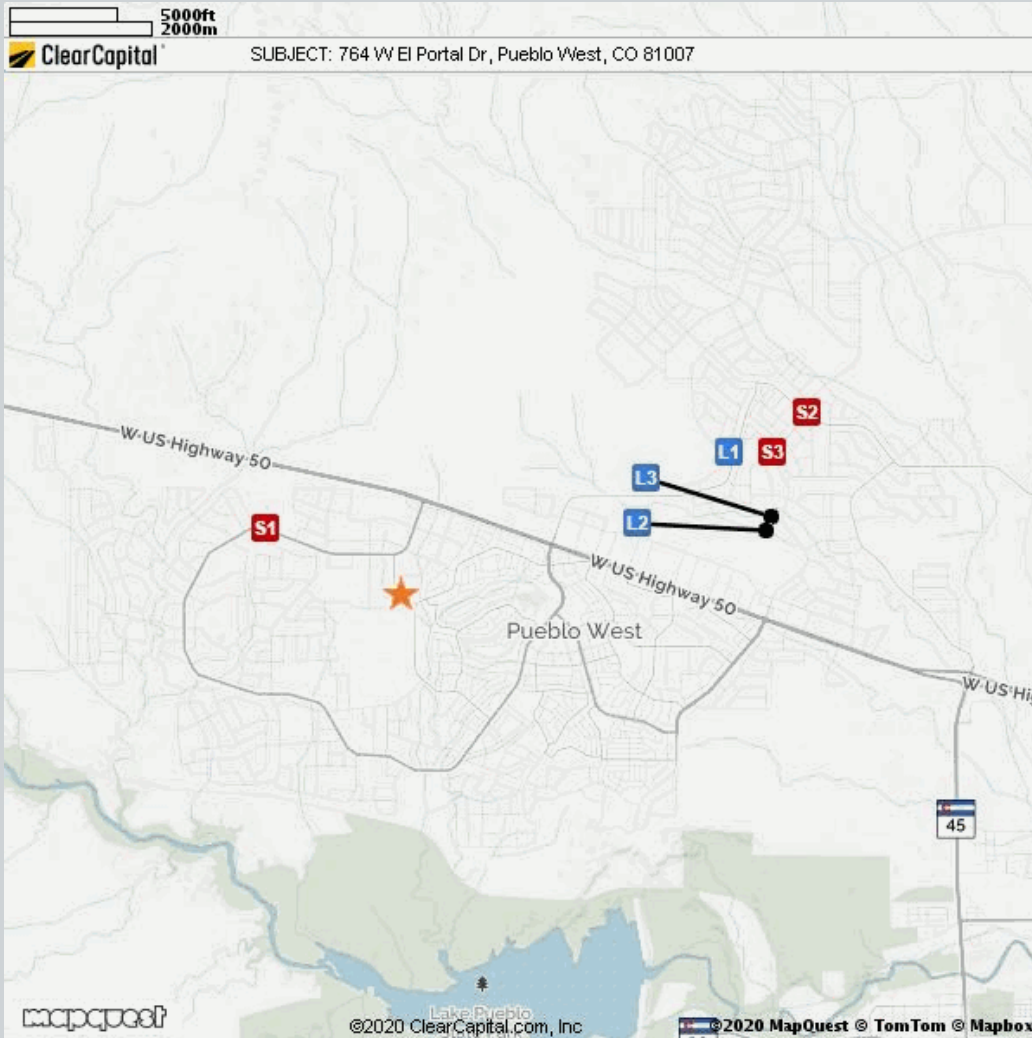
Address ★ 764 W El Portal Drive, Pueblo, CO 81007

Loan Number 39823

Suggested List \$279,000

Suggested Repaired \$279,000

Sale \$270,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	764 W El Portal Dr, Pueblo West, CO	--	Parcel Match
L1 Listing 1	613 E Earl Dr, Pueblo, CO	3.95 Miles ¹	Parcel Match
L2 Listing 2	345 N Benito Dr, Pueblo, CO	4.25 Miles ¹	Parcel Match
L3 Listing 3	911 E Paseo Dorado Dr, Pueblo, CO	4.34 Miles ¹	Parcel Match
S1 Sold 1	255 S Alta Vista Lane, Pueblo, CO	1.59 Miles ¹	Parcel Match
S2 Sold 2	633 N Liff Dr, Pueblo, CO	4.89 Miles ¹	Parcel Match
S3 Sold 3	832 N Hayden Dr, Pueblo, CO	4.38 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	21.17 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.