

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	14533 E 22nd Place, Aurora, CO 80011	Order ID	6644233	Property ID	28143770
Inspection Date	03/06/2020	Date of Report	03/07/2020		
Loan Number	40375	APN	R0085036		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Adams		

Tracking IDs

Order Tracking ID	BotW_BPO_Request_03.05.20	Tracking ID 1	BotW_BPO_Request_03.05.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Breckenridge Property Fund 2016 LLC	Condition Comments Uploaded prior MLS sheet showing the subject is updated and is in "Good," condition. 3/7/2020. Based on uploaded MLS sheet the subject has been remodeled and is in good condition.
R. E. Taxes	\$1,750	
Assessed Value	\$205,483	
Zoning Classification	SFR	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Maintained suburban neighborhood close to public transportation and neighborhood schools.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$290,000 High: \$350,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	14533 E 22nd Place	3185 Zion Street	1734 Fraser Street	3075 Atchison Street
City, State	Aurora, CO	Aurora, CO	Aurora, CO	Aurora, CO
Zip Code	80011	80011	80011	80011
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.81 ¹	0.55 ¹	0.61 ¹
Property Type	SFR	Condo	SFR	SFR
Original List Price \$	\$	\$290,000	\$340,000	\$344,000
List Price \$	--	\$290,000	\$340,000	\$344,000
Original List Date		01/30/2020	02/27/2020	12/26/2019
DOM · Cumulative DOM	-- · --	34 · 37	6 · 9	62 · 72
Age (# of years)	48	56	48	57
Condition	Good	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Public Trans.	Neutral ; Public Trans.	Neutral ; Public Trans.	Neutral ; Public Trans.
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	936	864	1,025	986
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2	3 · 2
Total Room #	8	8	8	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	None
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	90%	100%	80%	90%
Basement Sq. Ft.	936	864	1,025	986
Pool/Spa	--	--	--	--
Lot Size	.16 acres	.21 acres	.19 acres	.16 acres
Other	fence	fence	fence	fence

* Listing 2 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 This comparable is in similar condition to, and, is in a similar location to the subject. Adjust 5000 garage,

Listing 2 This comparable is in similar condition to, and, is in a similar location to the subject. Adjust

Listing 3 This comparable is in similar condition to, and, is in a similar location to the subject. Adjust 5000 bedroom, 20000 garage

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	14533 E 22nd Place	3053 Blackhawk Street	2540 Billings Street	14522 E 22nd Place
City, State	Aurora, CO	Aurora, CO	Aurora, CO	Aurora, CO
Zip Code	80011	80011	80011	80011
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.54 ¹	0.29 ¹	0.04 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$300,000	\$315,000	\$350,000
List Price \$	--	\$300,000	\$315,000	\$317,000
Sale Price \$	--	\$300,000	\$305,000	\$317,000
Type of Financing	--	Cv	Fha	Fha
Date of Sale	--	02/12/2020	10/25/2019	02/24/2020
DOM · Cumulative DOM	-- · --	8 · 82	26 · 78	187 · 215
Age (# of years)	48	61	59	48
Condition	Good	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Public Trans.	Neutral ; Public Trans.	Neutral ; Public Trans.	Neutral ; Public Trans.
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	936	875	875	990
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2	4 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	None	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	90%	100%	90%	90%
Basement Sq. Ft.	936	875	875	960
Pool/Spa	--	--	--	--
Lot Size	.16 acres	.16 acres	.18 acres	.17 acres
Other	fence	fence	fence	fence
Net Adjustment	--	+\$1,000	-\$6,000	-\$5,200
Adjusted Price	--	\$301,000	\$299,000	\$311,800

* 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 This comparable is in similar condition to, and, is in a similar location to the subject. Adjust 1000 age,

Sold 2 This comparable is in similar condition to, and, is in a similar location to the subject. Adjust -6000 concessions

Sold 3 This comparable is in similar condition to, and, is in a similar location to the subject. Adjust -5200 concessions,

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Listed for 299,900.00. 10/25/2019. Did not sell.			
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
10/25/2019	\$329,990	--	--	Expired	03/05/2020	\$299,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$299,999	\$299,999
Sales Price	\$299,500	\$299,500
30 Day Price	\$299,100	--
Comments Regarding Pricing Strategy		
Value based on list and sold comps, and, on the subject exterior condition and location in the community. Did not adjust for sq/ft, the adjustment is included in the bedroom count adjustment.		

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



Street

Listing Photos

L1 3185 Zion Street
Aurora, CO 80011



Front

L2 1734 Fraser Street
Aurora, CO 80011



Front

L3 3075 Atchison Street
Aurora, CO 80011



Front

Sales Photos

S1 3053 Blackhawk Street
Aurora, CO 80011



Front

S2 2540 Billings Street
Aurora, CO 80011



Front

S3 14522 E 22nd Place
Aurora, CO 80011



Front

ClearMaps Addendum

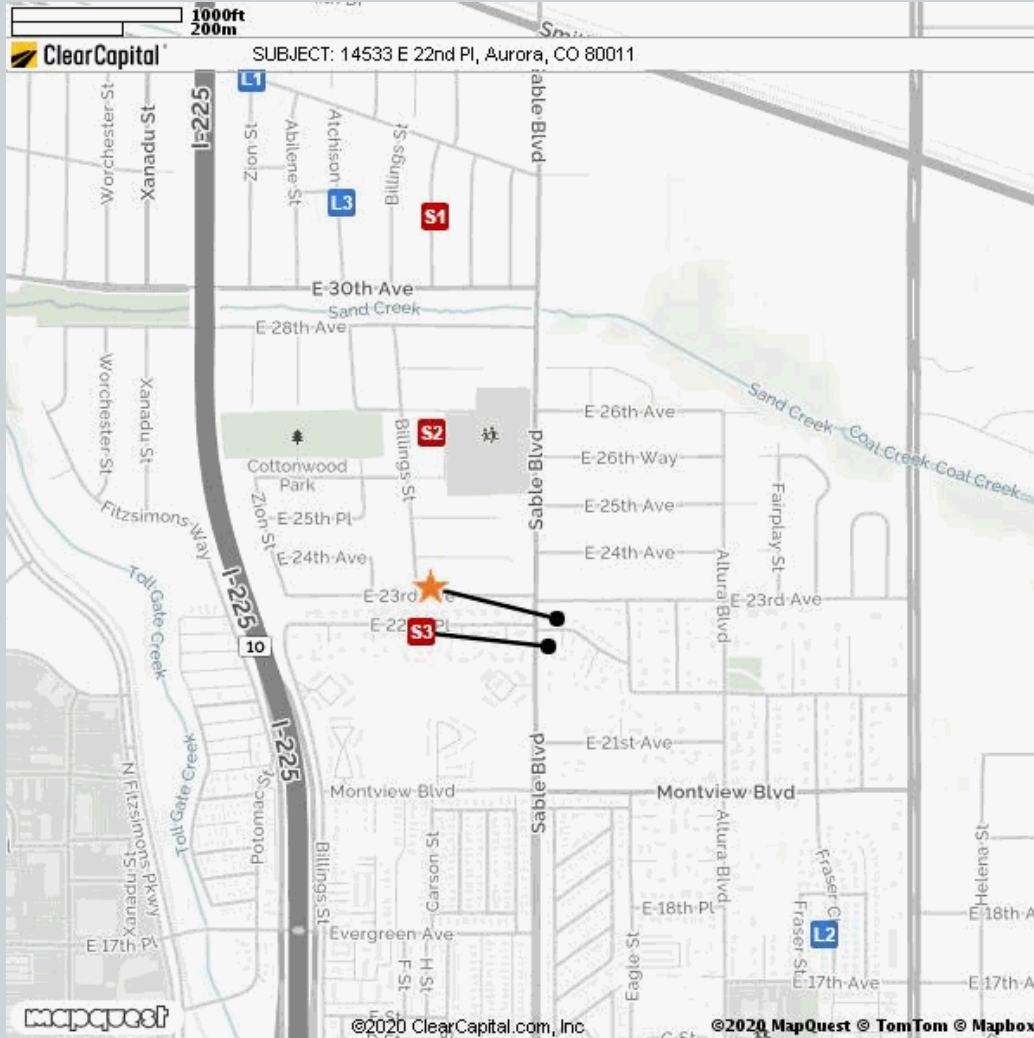
Address ★ 14533 E 22nd Place, Aurora, CO 80011

Loan Number 40375

Suggested List \$299,999

Suggested Repaired \$299,999

Sale \$299,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	14533 E 22nd Pl, Aurora, CO	--	Parcel Match
L1 Listing 1	3185 Zion Street, Aurora, CO	0.81 Miles ¹	Parcel Match
L2 Listing 2	1734 Fraser Street, Aurora, CO	0.55 Miles ¹	Parcel Match
L3 Listing 3	3075 Atchison Street, Aurora, CO	0.61 Miles ¹	Parcel Match
S1 Sold 1	3053 Blackhawk Street, Aurora, CO	0.54 Miles ¹	Parcel Match
S2 Sold 2	2540 Billings Street, Aurora, CO	0.29 Miles ¹	Parcel Match
S3 Sold 3	14522 E 22nd Place, Aurora, CO	0.04 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	Vivian Carter	Company/Brokerage	RainDance Home and Design, Inc
License No	II103266	Address	1567 S Pearl St Denver CO 80210
License Expiration	12/31/2021	License State	CO
Phone	3037481494	Email	raindancehomes@comcast.net
Broker Distance to Subject	9.61 miles	Date Signed	03/07/2020

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.