

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>         | 2519 Woodvalley Court, Fort Collins, CO 80521 | <b>Order ID</b>       | 6917084      | <b>Property ID</b> | 29047647 |
| <b>Inspection Date</b> | 11/03/2020                                    | <b>Date of Report</b> | 11/03/2020   |                    |          |
| <b>Loan Number</b>     | 42337   | <b>APN</b>            | 97161-12-045 |                    |          |
| <b>Borrower Name</b>   | Breckenridge Property Fund 2016 LLC           | <b>County</b>         | Larimer      |                    |          |

| Tracking IDs             |          |                      |          |  |  |
|--------------------------|----------|----------------------|----------|--|--|
| <b>Order Tracking ID</b> | 1102BPOs | <b>Tracking ID 1</b> | 1102BPOs |  |  |
| <b>Tracking ID 2</b>     | --       | <b>Tracking ID 3</b> | --       |  |  |

### General Conditions

|                                       |                      |   |  |
|---------------------------------------|----------------------|---|--|
| <b>Owner</b>                          | John Lucas Demianycz | <b>Condition Comments</b>   |  |
| <b>R. E. Taxes</b>                    | \$2,159              | No repairs noted affecting value based upon an exterior valuation inspection from the street. Property is in average condition consistent with the same level of other properties in similar condition found in the neighborhood from an exterior inspection no maintenance items were noted affecting value. |  |
| <b>Assessed Value</b>                 | \$321,400            |   |  |
| <b>Zoning Classification</b>          | RL-Residential       |   |  |
| <b>Property Type</b>                  | SFR                  |   |  |
| <b>Occupancy</b>                      | Occupied             |   |  |
| <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              |   |  |
| <b>Road Type</b>                      | Public               |   |  |

### Neighborhood & Market Data

|  |                                       |   |  |
|--|---------------------------------------|---|--|
| <b>Location Type</b>                     | Suburban                              | <b>Neighborhood Comments</b>  |  |
| <b>Local Economy</b>                     | Improving                             | This is a suburban neighborhood with schools and parks, shopping and services. There is a 1.42 months supply taking on average 46 days to sell with a increase in six month zip code median sale value 3.41 %. Properties in this neighborhood are generally maintained well and in good to average condition as noted from a drive thru this neighborhood. |  |
| <b>Sales Prices in this Neighborhood</b> | Low: \$295,000<br>High: \$837,000     |   |  |
| <b>Market for this type of property</b>  | Increased 4.3 % in the past 6 months. |   |  |
| <b>Normal Marketing Days</b>             | <90                                   |   |  |

### Current Listings

|                               | Subject               | Listing 1              | Listing 2 *           | Listing 3             |
|-------------------------------|-----------------------|------------------------|-----------------------|-----------------------|
| <b>Street Address</b>         | 2519 Woodvalley Court | 2920 Swing Station Way | 2436 W Stuart St      | 2400 Zenith Ct        |
| <b>City, State</b>            | Fort Collins, CO      | Fort Collins, CO       | Fort Collins, CO      | Fort Collins, CO      |
| <b>Zip Code</b>               | 80521                 | 80521                  | 80526                 | 80526                 |
| <b>Datasource</b>             | Public Records        | MLS                    | MLS                   | MLS                   |
| <b>Miles to Subj.</b>         | --                    | 1.95 <sup>1</sup>      | 1.29 <sup>1</sup>     | 1.40 <sup>1</sup>     |
| <b>Property Type</b>          | SFR                   | SFR                    | SFR                   | SFR                   |
| <b>Original List Price \$</b> | \$                    | \$350,000              | \$369,900             | \$375,000             |
| <b>List Price \$</b>          | --                    | \$350,000              | \$369,900             | \$375,000             |
| <b>Original List Date</b>     |                       | 10/09/2020             | 10/09/2020            | 10/30/2020            |
| <b>DOM · Cumulative DOM</b>   | -- · --               | 25 · 25                | 25 · 25               | 4 · 4                 |
| <b>Age (# of years)</b>       | 45                    | 42                     | 48                    | 44                    |
| <b>Condition</b>              | Average               | Average                | Average               | Average               |
| <b>Sales Type</b>             | --                    | Fair Market Value      | Fair Market Value     | Fair Market Value     |
| <b>Location</b>               | Neutral ; Residential | Neutral ; Residential  | Neutral ; Residential | Neutral ; Residential |
| <b>View</b>                   | Neutral ; Residential | Neutral ; Residential  | Neutral ; Residential | Neutral ; Residential |
| <b>Style/Design</b>           | Split Bi Level        | Split Bi-Level         | Split Tri-Level       | Split Bi-Level        |
| <b># Units</b>                | 1                     | 1                      | 1                     | 1                     |
| <b>Living Sq. Feet</b>        | 1,632                 | 1,700                  | 1,477                 | 1,793                 |
| <b>Bdrm · Bths · ½ Bths</b>   | 4 · 2                 | 3 · 2                  | 4 · 2                 | 3 · 2                 |
| <b>Total Room #</b>           | 9                     | 8                      | 10                    | 9                     |
| <b>Garage (Style/Stalls)</b>  | Attached 1 Car        | None                   | Attached 2 Car(s)     | Attached 2 Car(s)     |
| <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            | 0.17 acres             | 0.17 acres            | 0.21 acres            |
| <b>Other</b>                  | --                    | --                     | --                    | --                    |

\* Listing 2 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.

### Current Listings - Cont.

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

- Listing 1** Concession Equal; DOM Equal; Lot -929; Year Built 750; Rooms 6000; SqFt -2040; Bsmt Equal; Gar 6000; Adjustment 9781; Adj Val \$359781 Due to limited comp availability, it was necessary to exceed guidelines for distance.
- Listing 2** Concession Equal; DOM Equal; Lot -728; Year Built 750; Rooms Equal; SqFt 4650; Bsmt Equal; Gar -6000; Adjustment -1328; Adj Val \$368572 Due to limited comp availability, it was necessary to exceed guidelines for distance.
- Listing 3** Concession Equal; DOM Equal; Lot -2159; Year Built -250; Rooms 6000; SqFt -4830; Bsmt Equal; Gar -6000; Adjustment -7239; Adj Val \$367761 Due to limited comp availability, it was necessary to exceed guidelines for distance. Lot size is not similar because of the limited number of fair market sale properties similar to the subject are not available.

### Recent Sales

|                               | Subject               | Sold 1                | Sold 2                   | Sold 3 *              |
|-------------------------------|-----------------------|-----------------------|--------------------------|-----------------------|
| <b>Street Address</b>         | 2519 Woodvalley Court | 730 Ponderosa Dr D    | 812 Pear St              | 821 Gallup Rd         |
| <b>City, State</b>            | Fort Collins, CO      | Fort Collins, CO      | Fort Collins, CO         | Fort Collins, CO      |
| <b>Zip Code</b>               | 80521                 | 80521                 | 80521                    | 80521                 |
| <b>Datasource</b>             | Public Records        | MLS                   | MLS                      | MLS                   |
| <b>Miles to Subj.</b>         | --                    | 0.26 <sup>1</sup>     | 0.19 <sup>1</sup>        | 0.23 <sup>1</sup>     |
| <b>Property Type</b>          | SFR                   | SFR                   | SFR                      | SFR                   |
| <b>Original List Price \$</b> | --                    | \$349,900             | \$352,000                | \$350,000             |
| <b>List Price \$</b>          | --                    | \$349,900             | \$345,000                | \$350,000             |
| <b>Sale Price \$</b>          | --                    | \$342,000             | \$345,000                | \$350,000             |
| <b>Type of Financing</b>      | --                    | Conventional          | Fha                      | Fha                   |
| <b>Date of Sale</b>           | --                    | 10/02/2020            | 08/21/2020               | 10/06/2020            |
| <b>DOM · Cumulative DOM</b>   | -- · --               | 36 · 35               | 47 · 46                  | 32 · 31               |
| <b>Age (# of years)</b>       | 45                    | 22                    | 43                       | 45                    |
| <b>Condition</b>              | Average               | Average               | Average                  | Average               |
| <b>Sales Type</b>             | --                    | Fair Market Value     | Fair Market Value        | Fair Market Value     |
| <b>Location</b>               | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential    | Neutral ; Residential |
| <b>View</b>                   | Neutral ; Residential | Neutral ; Residential | Beneficial ; Residential | Neutral ; Residential |
| <b>Style/Design</b>           | Split Bi Level        | 2 Stories 2 Story     | Split Tri-Level          | Split Tri-Level       |
| <b># Units</b>                | 1                     | 1                     | 1                        | 1                     |
| <b>Living Sq. Feet</b>        | 1,632                 | 1,314                 | 1,448                    | 1,350                 |
| <b>Bdrm · Bths · ½ Bths</b>   | 4 · 2                 | 3 · 2                 | 4 · 2                    | 4 · 2                 |
| <b>Total Room #</b>           | 9                     | 8                     | 8                        | 9                     |
| <b>Garage (Style/Stalls)</b>  | Attached 1 Car        | Attached 1 Car        | Attached 1 Car           | Attached 1 Car        |
| <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            | 0.07 acres            | 0.22 acres               | 0.20 acres            |
| <b>Other</b>                  | --                    | --                    | --                       | --                    |
| <b>Net Adjustment</b>         | --                    | +\$11,758             | -\$2,018                 | +\$6,546              |
| <b>Adjusted Price</b>         | --                    | \$353,758             | \$342,982                | \$356,546             |

\* Sold 3 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.

### Recent Sales - Cont.

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

- Sold 1** Concession -500; DOM Equal; Lot 2468; Year Built -5750; Rooms 6000; SqFt 9540; Bsmt Equal; Gar Equal; Adjustment 11758; Adj Val \$353758 Due to limited number of comparable sales and competitive listings it was necessary to use another style. Lot size is not similar because of the limited number of fair market sale properties similar to the subject are not available. Due to limited comp availability, it was necessary to exceed guidelines for year built.
- Sold 2** Concession -4500; DOM Equal; Lot -2538; Year Built -500; Rooms Equal; SqFt 5520; Bsmt Equal; Gar Equal; Adjustment -2018; Adj Val \$342982 Lot size is not similar because of the limited number of fair market sale properties similar to the subject are not available.
- Sold 3** Concession Equal; DOM Equal; Lot -1914; Year Built Equal; Rooms Equal; SqFt 8460; Bsmt Equal; Gar Equal; Adjustment 6546; Adj Val \$356546 Lot size is not similar because of the limited number of fair market sale properties similar to the subject are not available.

### Subject Sales & Listing History

|  |                            |                        |                         |   |                    |                     |               |
|--|----------------------------|------------------------|-------------------------|---|--------------------|---------------------|---------------|
| <b>Current Listing Status</b>                      | Not Currently Listed       |                        |                         | <b>Listing History Comments</b>   |                    |                     |               |
| <b>Listing Agency/Firm</b>                         |                            |                        |                         | A review of both Public Records and MLS found no other recent sales activity. |                    |                     |               |
| <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>            | 1                          |                        |                         |   |                    |                     |               |
| <b>Original List Date</b>                          | <b>Original List Price</b> | <b>Final List Date</b> | <b>Final List Price</b> | <b>Result</b>   | <b>Result Date</b> | <b>Result Price</b> | <b>Source</b> |
| 09/04/2020   | \$366,000                  | 10/29/2020             | \$359,900               | Sold  | 10/29/2020         | \$342,500           | MLS           |

### Marketing Strategy

|  |                    |                       |
|--|--------------------|-----------------------|
|  | <b>As Is Price</b> | <b>Repaired Price</b> |
| <b>Suggested List Price</b>  | \$360,000          | \$360,000             |
| <b>Sales Price</b>   | \$356,000          | \$356,000             |
| <b>30 Day Price</b>  | \$346,000          | --                    |
| <b>Comments Regarding Pricing Strategy</b>   |                    |                       |
| <p>Subject was recently sold and was listed \$359,900 and got a contract in 21 days on the market at that pricing. Subject final value is based on the adjusted comps values and it was concluded as the best and Subject's final value represents a value with normal marketing times and based on the most similar and proximate comps in this report. Using County Assessor records which are considered more current and accurate for GLA, year built and lot area. Using MLS data for room counts, patio/deck, fence and fireplace. Due to limited number of comparable sales and competitive listings it was necessary to exceed some guidelines. Using above grade GLA square footage for subject and comps. Home and landscaping seem to have been maintained in average condition as noted from doing an exterior drive by valuation inspection and no maintenance items were noted affecting value of the Subject. Assume property owner occupied. Home and landscape seem consistent with same conditions found throughout this neighborhood. Property is in average condition consistent with the same level of similar maintained properties found in the neighborhood. The subject is located in an established neighborhood with homes of similar style and age in average to good condition. During the drive by inspection no factors of functional or economic obsolescence were observed that would affect value. This evaluation was prepared by a licensed real estate broker and is not an appraisal. This evaluation cannot be used for the purposes of obtaining financing (CRS Title 12, Article 10, Chapter 6.12).</p> |                    |                       |

### Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.



### Subject Photos



Front



Address Verification



Address Verification



Side



Side



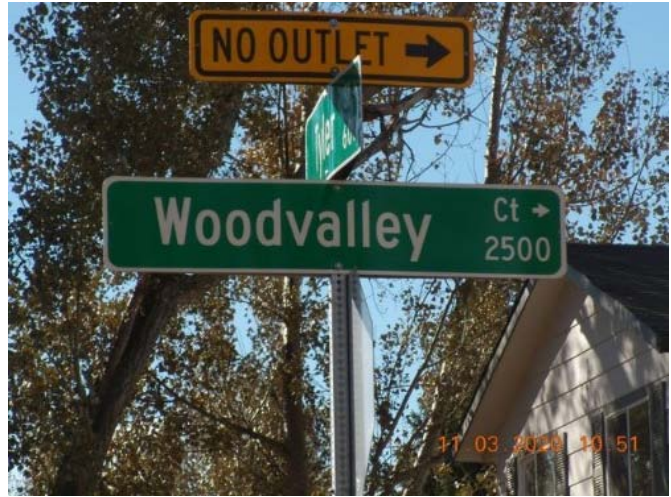
Street



### Subject Photos



Street



Street



Other

## Listing Photos

**L1** 2920 Swing Station Way  
Fort Collins, CO 80521



Front

**L2** 2436 W Stuart St  
Fort Collins, CO 80526



Front

**L3** 2400 Zenith Ct  
Fort Collins, CO 80526



Front

## Sales Photos

**S1** 730 Ponderosa Dr D  
Fort Collins, CO 80521



Front

**S2** 812 Pear St  
Fort Collins, CO 80521



Front

**S3** 821 Gallup Rd  
Fort Collins, CO 80521



Front



### ClearMaps Addendum

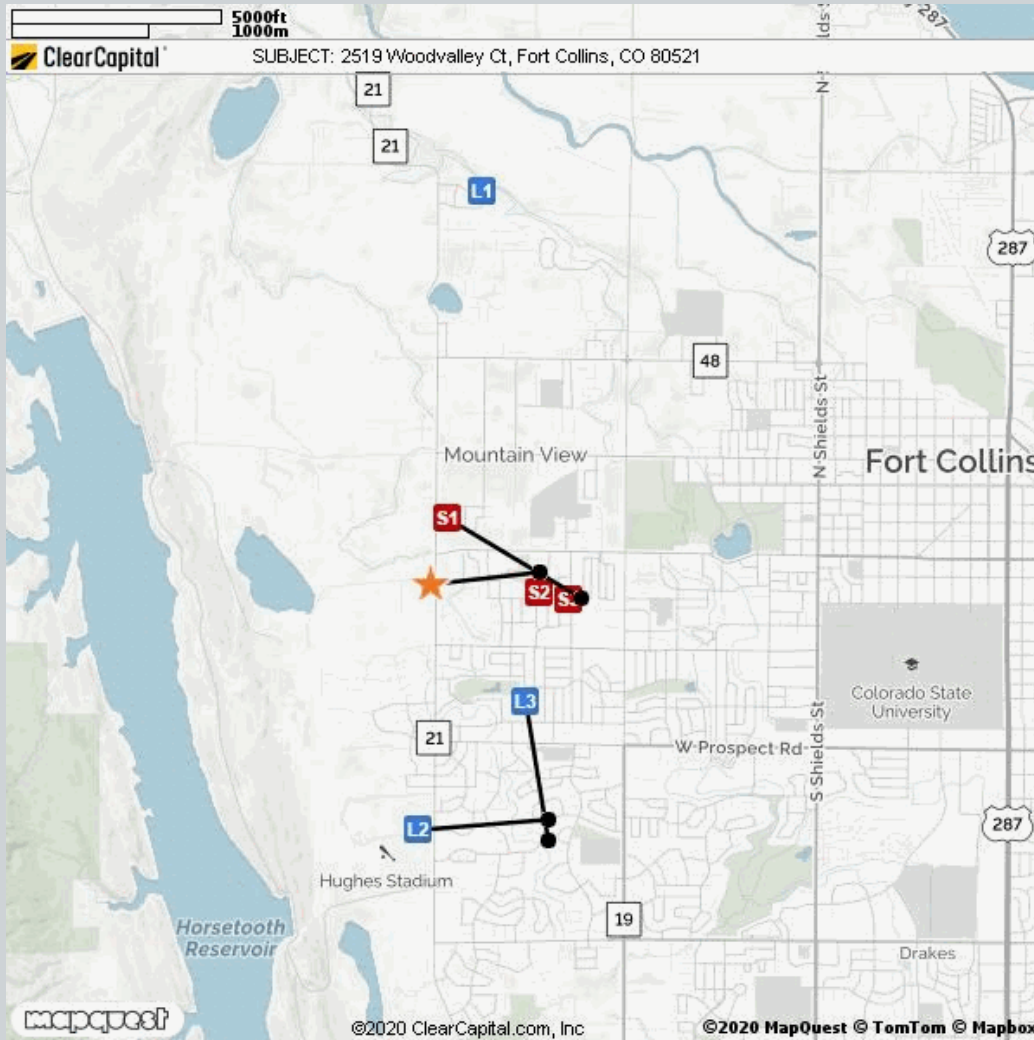
**Address** ★ 2519 Woodvalley Court, Fort Collins, CO 80521

**Loan Number** 42337

**Suggested List** \$360,000

**Suggested Repaired** \$360,000

**Sale** \$356,000



| Comparable   | Address  | Miles to Subject        | Mapping Accuracy |
|--------------|--|-------------------------|------------------|
| ★ Subject    | 2519 Woodvalley Court, Fort Collins, CO 80521  | --                      | Parcel Match     |
| L1 Listing 1 | 2920 Swing Station Way, Fort Collins, CO 80521 | 1.95 Miles <sup>1</sup> | Parcel Match     |
| L2 Listing 2 | 2436 W Stuart St, Fort Collins, CO 80526       | 1.29 Miles <sup>1</sup> | Parcel Match     |
| L3 Listing 3 | 2400 Zenith Ct, Fort Collins, CO 80526         | 1.40 Miles <sup>1</sup> | Parcel Match     |
| S1 Sold 1    | 730 Ponderosa Dr D, Fort Collins, CO 80521     | 0.26 Miles <sup>1</sup> | Parcel Match     |
| S2 Sold 2    | 812 Pear St, Fort Collins, CO 80521            | 0.19 Miles <sup>1</sup> | Parcel Match     |
| S3 Sold 3    | 821 Gallup Rd, Fort Collins, CO 80521          | 0.23 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.

## 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

|                                   |            |                          |   |
|-----------------------------------|------------|--------------------------|---|
| <b>Broker Name</b>                | Ed Powers  | <b>Company/Brokerage</b> | Ed Powers Real Estate                         |
| <b>License No</b>                 | 40024405   | <b>Address</b>           | 2044 Terry Lake Road Fort Collins<br>CO 80524 |
| <b>License Expiration</b>         | 12/31/2021 | <b>License State</b>     | CO  |
| <b>Phone</b>                      | 9706903113 | <b>Email</b>             | edpowers1@msn.com                             |
| <b>Broker Distance to Subject</b> | 3.63 miles | <b>Date Signed</b>       | 11/03/2020                                    |

*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.**