

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>	2509 Spruce, Pueblo, CO 81004	<b>Order ID</b>	7204039	<b>Property ID</b>	29886359
<b>Inspection Date</b>	03/31/2021	<b>Date of Report</b>	03/31/2021		
<b>Loan Number</b>	43817	<b>APN</b>	1513222013		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Pueblo		

Tracking IDs					
<b>Order Tracking ID</b>	0330BPOa	<b>Tracking ID 1</b>	0330BPOa		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	Andrea C Vigil	<b>Condition Comments</b>
<b>R. E. Taxes</b>	\$770	This property has a dumpster in the driveway. I believe there is a remodel in progress.
<b>Assessed Value</b>	\$106,652	
<b>Zoning Classification</b>	R1	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(There is a dumpster in the driveway. It appears to be getting remodeled.)		
<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>	Stable	Several homes on the street have dumpsters out front. The house across the street has a boarded up window in front. The are is close to medical facilities, places of worship, with easy access to the highway, shopping and schools.
<b>Sales Prices in this Neighborhood</b>	Low: \$29,000 High: \$285,900	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2509 Spruce	1717 Jones Ave	2613 Acero	2925 Winnipeg
City, State	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
Zip Code	81004	81004	81004	81004
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.13 <sup>1</sup>	1.20 <sup>1</sup>	1.29 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$180,000	\$189,900	\$184,900
List Price \$	--	\$180,000	\$189,900	\$184,900
Original List Date		03/08/2021	03/17/2021	02/11/2021
DOM · Cumulative DOM	-- · --	22 · 23	14 · 14	47 · 48
Age (# of years)	118	97	56	66
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
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	1,107	1,151	900	1,120
Bdrm · Bths · ½ Bths	3 · 1	4 · 1	3 · 1 · 1	3 · 1
Total Room #	5	6	5	5
Garage (Style/Stalls)	Detached 1 Car	Detached 2 Car(s)	Detached 1 Car	Detached 1 Car
Basement (Yes/No)	Yes	No	Yes	No
Basement (% Fin)	100%	0%	0%	0%
Basement Sq. Ft.	392	--	204	--
Pool/Spa	--	--	--	--
Lot Size	.106 acres	.25 acres	.142 acres	.145 acres
Other	--	--	--	--

\* 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.

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

**Listing 1** This comp is in the same area as the subject. There isn't a basement. And it has a 2 car garage. There are limited like comps due to the fact that most listings have new flooring and paint I had to expand the parameters to get like comps.

**Listing 2** This comp is smaller than the subject but has more baths. This comp is in the same area as the subject. I had to expand the parameter due to the fact that most comps have new flooring and paint. This comp has a basement.

**Listing 3** This comp is in the same area as the subject. There are limited like comps. I had to expand the parameters to find comps.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	2509 Spruce	1702 Bragdon	2525 Routt	2616 Spruce
<b>City, State</b>	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
<b>Zip Code</b>	81004	81004	81004	81004
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.16 <sup>1</sup>	0.07 <sup>1</sup>	0.11 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$175,000	\$139,000	\$164,900
<b>List Price \$</b>	--	\$175,000	\$139,000	\$164,900
<b>Sale Price \$</b>	--	\$183,000	\$137,000	\$184,000
<b>Type of Financing</b>	--	Fha	Conventional	Conventional
<b>Date of Sale</b>	--	11/30/2020	10/13/2020	08/19/2020
<b>DOM · Cumulative DOM</b>	-- · --	47 · 47	35 · 35	34 · 34
<b>Age (# of years)</b>	118	43	92	118
<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>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,107	1,100	1,083	1,073
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 1	3 · 1	3 · 1
<b>Total Room #</b>	5	5	5	5
<b>Garage (Style/Stalls)</b>	Detached 1 Car	Carport 2 Car(s)	None	Detached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	100%	100%	40%	78%
<b>Basement Sq. Ft.</b>	392	725	748	442
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.106 acres	.134 acres	.149 acres	.323 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$3,155	+\$1,786	-\$3,349
<b>Adjusted Price</b>	--	\$179,845	\$138,786	\$180,651

\* 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** This comp is in the same area as the subject. I had to expand the parameter because there are limited like comps. Most comps have new paint and flooring. This comp has a carport. Adj made \$50 per sq ft ag = +\$350, \$12 per sq ft basement = -\$3996, \$15 per sq ft finished basement = -\$4995. Carport +\$2000
- Sold 2** Adj made, \$50 per sq ft ag = +\$1200, \$12 per sq ft basement = -\$4272, \$15 per sq ft finished basement = +\$1380, Garage +\$3500. This comp is in the same area as the subject. I had to expand the parameter to get good comps. Most comps have new flooring and paint.
- Sold 3** This comp is the closest in amenities. Adj made -\$1500 for fireplace. - \$3500 for garage stall, \$50 per sq ft ag = +\$1700, \$12 per sq ft basement = -\$600, \$15 per sq ft finished basement = +\$650. This comp is in the same area as the subject.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				This subject isn't currently listed and hasn't been listed in the last 12 months.			
<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						
<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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$168,000	\$168,000
<b>Sales Price</b>	\$167,000	\$167,000
<b>30 Day Price</b>	\$165,000	--
<b>Comments Regarding Pricing Strategy</b>		
This home appears to be in the process of getting remodeled. Once remodeled the comps would change to represent new flooring and paint. But at this time these are the best comps for the subject.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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



Street



Other



Other

## Listing Photos

**L1** 1717 Jones Ave  
Pueblo, CO 81004



Front

**L2** 2613 Acero  
Pueblo, CO 81004



Front

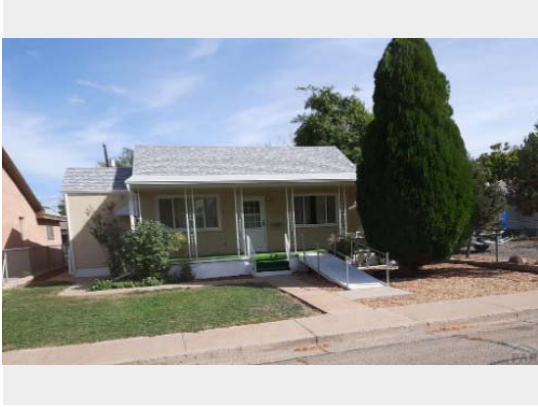
**L3** 2925 Winnipeg  
Pueblo, CO 81004



Front

## Sales Photos

**S1** 1702 Bragdon  
Pueblo, CO 81004



Front

**S2** 2525 Routt  
Pueblo, CO 81004



Front

**S3** 2616 Spruce  
Pueblo, CO 81004



Front



### ClearMaps Addendum

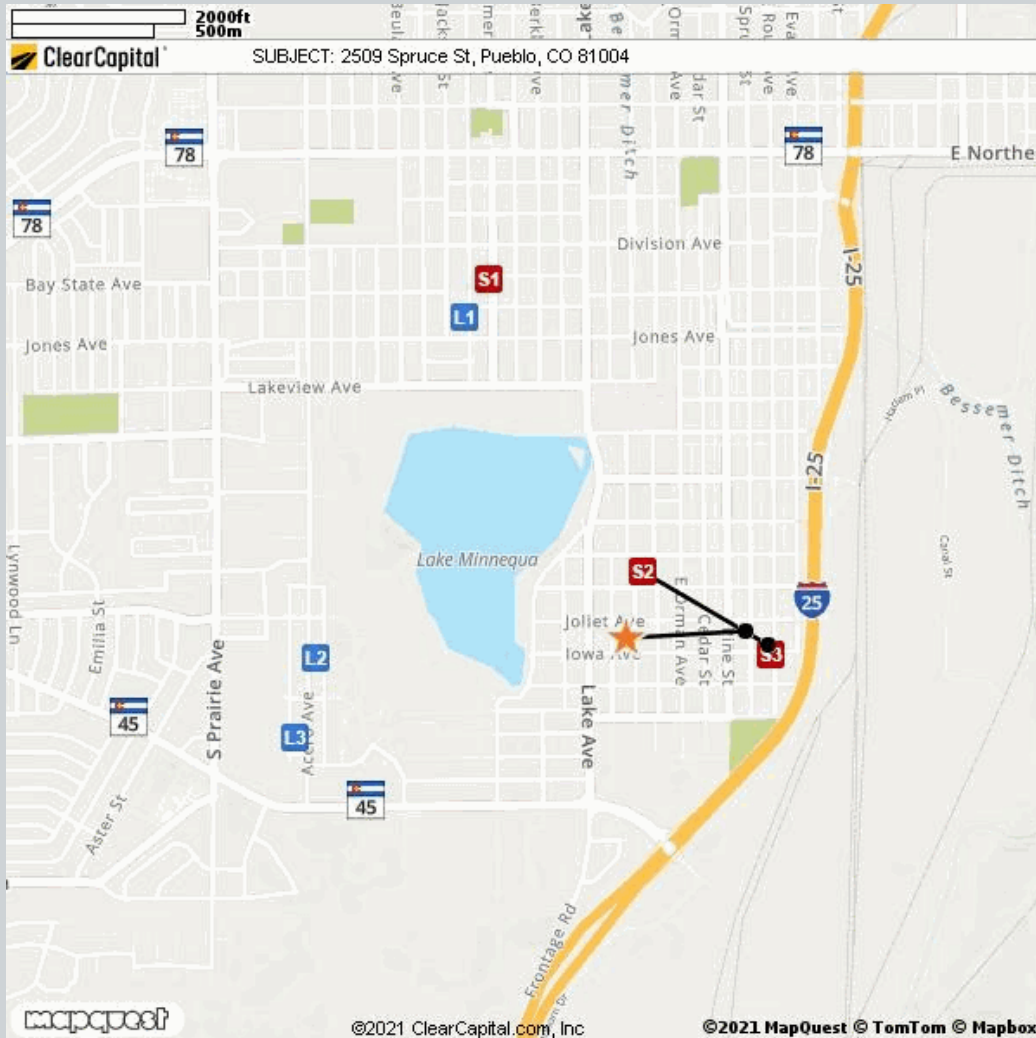
**Address** ★ 2509 Spruce, Pueblo, CO 81004

**Loan Number** 43817

**Suggested List** \$168,000

**Suggested Repaired** \$168,000

**Sale** \$167,000



#### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2509 Spruce, Pueblo, CO 81004	--	Parcel Match
L1	1717 Jones Ave, Pueblo, CO 81004	1.13 Miles <sup>1</sup>	Parcel Match
L2	2613 Acero, Pueblo, CO 81004	1.20 Miles <sup>1</sup>	Parcel Match
L3	2925 Winnipeg, Pueblo, CO 81004	1.29 Miles <sup>1</sup>	Parcel Match
S1	1702 Bragdon, Pueblo, CO 81004	1.16 Miles <sup>1</sup>	Parcel Match
S2	2525 Routt, Pueblo, CO 81004	0.07 Miles <sup>1</sup>	Parcel Match
S3	2616 Spruce, Pueblo, CO 81004	0.11 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>	Lisa White	<b>Company/Brokerage</b>	Lisa M. White
<b>License No</b>	FA.100085915	<b>Address</b>	1528 Fortino Blvd Pueblo CO 81008
<b>License Expiration</b>	12/31/2023	<b>License State</b>	CO
<b>Phone</b>	7192506761	<b>Email</b>	coloradolisawhite@kw.com
<b>Broker Distance to Subject</b>	6.01 miles	<b>Date Signed</b>	03/31/2021

*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.**