

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	1515 Grenadillo Street, Pueblo, CO 81001	Order ID	7211884	Property ID	29901738
Inspection Date	04/02/2021	Date of Report	04/04/2021		
Loan Number	43884	APN	432310018		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Pueblo		

Tracking IDs

Order Tracking ID	0402BPOb	Tracking ID 1	0402BPOb
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	True North Development LLC	Condition Comments This exterior has some damage to the front windows, One is boarded up. I don't believe that it is occupied. Yard needs to be cleaned up too.
R. E. Taxes	\$530	
Assessed Value	\$73,366	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(It looks like it is being worked on.)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$2,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$2,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Most of the comps that I am finding for the area have new flooring and paint. There are limited like size, like condition properties in the area. This is a a manufactures so the comps are very limited. It is a lower valued area. Easy access to highway, downtown, Mostly on site built properties in the area.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$85,000 High: \$195,000	
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	1515 Grenadillo Street	1430 E 21st	2508 E 11th	2021 E 10th
City, State	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
Zip Code	81001	81001	81001	81001
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.75 ¹	1.49 ¹	1.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$129,900	\$155,000	\$169,900
List Price \$	--	\$129,900	\$167,500	\$169,900
Original List Date		03/19/2021	03/09/2021	02/28/2021
DOM · Cumulative DOM	-- · --	15 · 16	25 · 26	34 · 35
Age (# of years)	21	48	67	80
Condition	Average	Good	Good	Good
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	1,296	924	1,211	1,008
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 2	3 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Carport 1 Car	None	None	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	400
Pool/Spa	--	--	--	--
Lot Size	.2 acres	.17 acres	.17 acres	.21 acres
Other	mobile	--	--	--

* 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 There are limited like comps in the area. I had to expand parameters to get better comps. The condition of this comp is better than the subject. but it is smaller than the subject.

Listing 2 Fully remodeled. There are limited like comps, like condition. This is a site built. similar size and amenities as subject. I had to expand parameters to get comps.

Listing 3 I had to expand parameters to get comps. This is site built. It has a basement.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1515 Grenadillo Street	1511 Grenadillo	1522 Ash	933 Catalpa
City, State	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
Zip Code	81001	81001	81001	81001
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.01 ¹	0.34 ¹	0.65 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$85,000	\$169,900	\$129,900
List Price \$	--	\$85,000	\$165,000	\$129,900
Sale Price \$	--	\$60,000	\$168,000	\$125,000
Type of Financing	--	Cash	Conventional	Cash
Date of Sale	--	01/29/2021	01/22/2021	09/10/2020
DOM · Cumulative DOM	-- · --	84 · 84	204 · 204	26 · 26
Age (# of years)	21	23	43	19
Condition	Average	Poor	Good	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	1,296	1,232	1,056	1,240
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Carport 1 Car	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.2 acres	2 acres	.13 acres	.138 acres
Other	mobile	mobile	mobile	mobile
Net Adjustment	--	+\$3,200	-\$4,469	+\$1,331
Adjusted Price	--	\$63,200	\$163,531	\$126,331

* Sold 3 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** This comp is in need of remodel. It is on the same street as the subject. Adj made for sq ft ag \$50 per sq ft= \$3200. There are limited like comps in the area.
- Sold 2** There are limited comps in the area. This comp has been new flooring and paint. Adj made, \$5000 seller concession, \$10000 remodel, -\$1500 for fireplace, \$50 per sq ft ag = +\$12000.
- Sold 3** This comp is in the same area as the subject. This is similar in size. Adj made \$50 per sq ft ag = +\$2800, - \$1500 for fireplace.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				This subject isn't currently listed and hasn't been listed in the last 12 months. But it sold on 11/4/2020 for \$53600 per Realtor.com. It was not listed in my MLS.			
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	\$116,000	\$120,000
Sales Price	\$115,000	\$119,000
30 Day Price	\$114,000	--
Comments Regarding Pricing Strategy		
There is damage on the front of the house windows. There are limited like properties in like condition.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The current report has included the most current and most proximate data available to support the price conclusion. The broker's comps are appropriate for the subject's attributes, surrounding amenities and market conditions. Thus, the price conclusion appears to be adequately supported
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Subject Photos



Front



Address Verification



Street



Other



Other



Other

Subject Photos



Other

Listing Photos

L1 1430 E 21st
Pueblo, CO 81001



Front

L2 2508 E 11th
Pueblo, CO 81001



Front

L3 2021 E 10th
Pueblo, CO 81001



Front

Sales Photos

S1 1511 Grenadillo
Pueblo, CO 81001



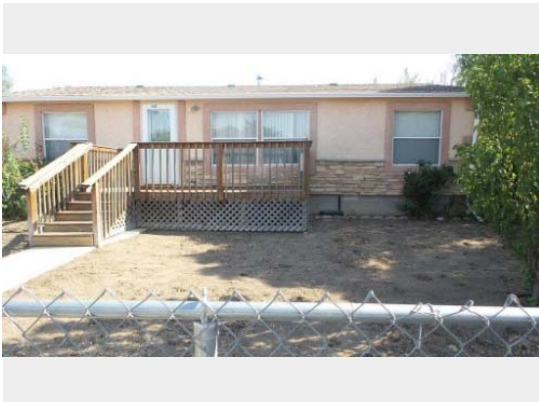
Front

S2 1522 Ash
Pueblo, CO 81001



Front

S3 933 Catalpa
Pueblo, CO 81001



Front

ClearMaps Addendum

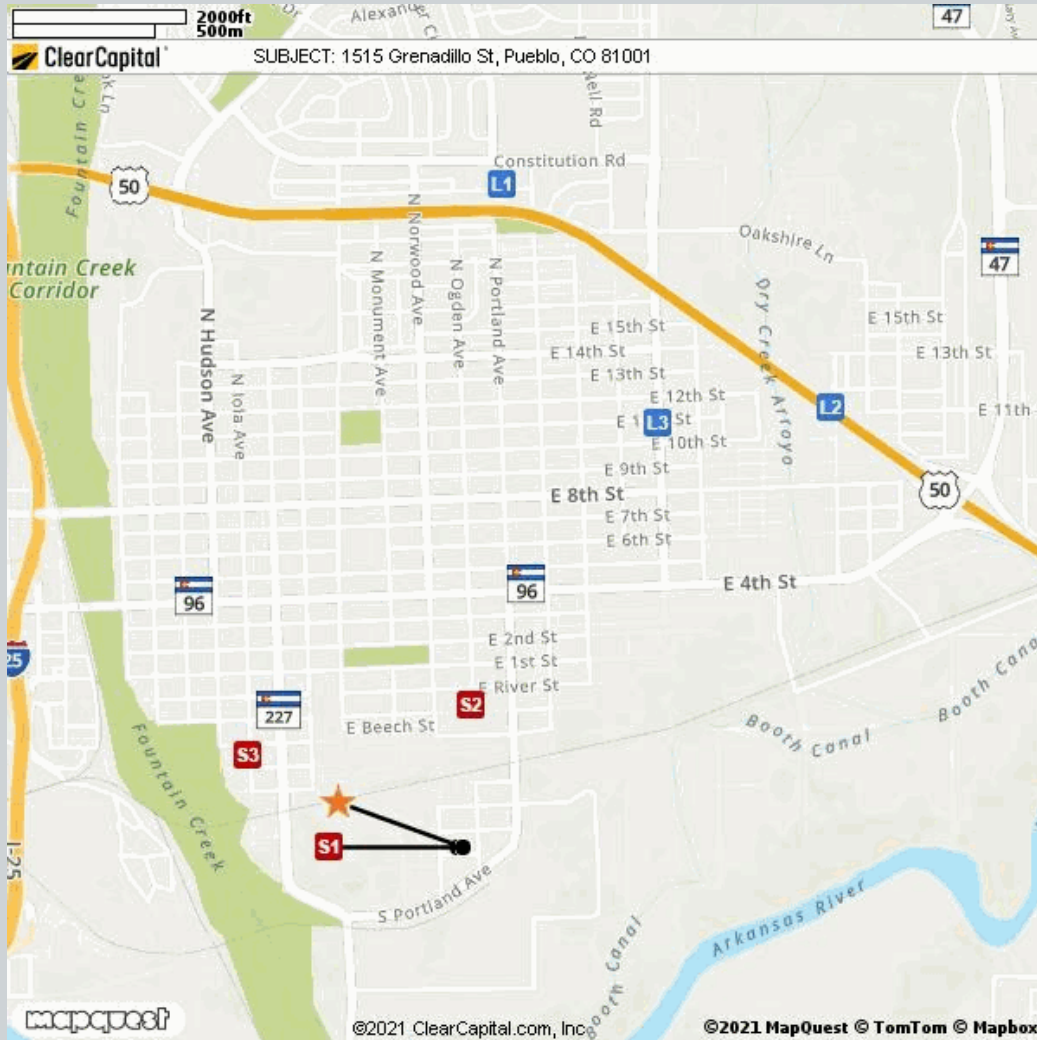
Address ★ 1515 Grenadillo Street, Pueblo, CO 81001

Loan Number 43884

Suggested List \$116,000

Suggested Repaired \$120,000

Sale \$115,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1515 Grenadillo Street, Pueblo, CO 81001	--	Parcel Match
L1 Listing 1	1430 E 21st, Pueblo, CO 81001	1.75 Miles ¹	Parcel Match
L2 Listing 2	2508 E 11th, Pueblo, CO 81001	1.49 Miles ¹	Parcel Match
L3 Listing 3	2021 E 10th, Pueblo, CO 81001	1.21 Miles ¹	Parcel Match
S1 Sold 1	1511 Grenadillo, Pueblo, CO 81001	0.01 Miles ¹	Parcel Match
S2 Sold 2	1522 Ash, Pueblo, CO 81001	0.34 Miles ¹	Parcel Match
S3 Sold 3	933 Catalpa, Pueblo, CO 81001	0.65 Miles ¹	Street Centerline 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.

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 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.

Report Instructions - cont.

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	Lisa White	Company/Brokerage	Lisa M. White
License No	FA.100085915	Address	1528 Fortino Blvd Pueblo CO 81008
License Expiration	12/31/2023	License State	CO
Phone	7192506761	Email	coloradolisawhite@kw.com
Broker Distance to Subject	4.28 miles	Date Signed	04/03/2021

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.