

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>	7479 S Dahlia Court, Littleton, CO 80122	<b>Order ID</b>	7211470	<b>Property ID</b>	29901664
<b>Inspection Date</b>	04/03/2021	<b>Date of Report</b>	04/04/2021		
<b>Loan Number</b>	44095	<b>APN</b>	2075-30-4-03-013		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Arapahoe		

Tracking IDs					
<b>Order Tracking ID</b>	0402BPOs	<b>Tracking ID 1</b>	0402BPOs		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	Criddle Ronald	Subject appears to be in average to good condition, solar power, central air, older homes, clean and maintained, fenced backyard with a covered patio...mls: Awesome Fix and Flip opportunity or diamond in the rough for that handy buyer. This wonderful single family 3 bedroom 3 bath home in a great location is ready for someone who wants to build some sweat equity as they remodel it their way. INVESTOR SPECIAL - Also great for a money making fix and flip. Plenty of opportunity to create a 4th bedroom. With a little love and some TLC, this diamond in the ruff is a Fantastic Deal. What a wonderful opportunity to purchase this home in this awesome family community, at an affordable price. Fully renovated properties of this size - in this community - have sold for much much more. You will fall in love with the floor plan, large private backyard and huge amounts of storage in the expansive easily accessible crawl space. Walking distance to everything along with quick and easy access to E-470. The very large oversized 2 car garage is a mechanics dream with large amounts of storage and plenty of counter work space. Parking for your boat or camper on the side. This is the home for you and your growing family to build memories of a lifetime.
<b>R. E. Taxes</b>	\$2,874	
<b>Assessed Value</b>	\$385,300	
<b>Zoning Classification</b>	R2	
<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		Neighborhood Comments
<b>Location Type</b>	Suburban	Older neighborhood, newer and older homes, various styles, similar features, mixed amenities. This area has a park within a couple of blocks, a school within 1 mile, various shopping centers within 1/2 mile, highway access within a couple of miles.
<b>Local Economy</b>	Improving	
<b>Sales Prices in this Neighborhood</b>	Low: \$423000 High: \$662000	
<b>Market for this type of property</b>	Increased 1 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	7479 S Dahlia Court	7431 S Clermont	4427 E Caley Ln	7410 S Dahlia Ct
<b>City, State</b>	Littleton, CO	Centennial, CO	Centennial, CO	Centennial, CO
<b>Zip Code</b>	80122	80122	80121	80122
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.25 <sup>1</sup>	1.42 <sup>1</sup>	0.08 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$500,000	\$490,000	\$450,000
<b>List Price \$</b>	--	\$500,000	\$490,000	\$450,000
<b>Original List Date</b>		03/09/2021	03/09/2021	03/19/2021
<b>DOM · Cumulative DOM</b>	-- · --	24 · 26	24 · 26	14 · 16
<b>Age (# of years)</b>	50	52	49	50
<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 Tri-level	Split Tri-level	Split Tri-level	Split Tri-level
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,682	1,603	1,726	1,725
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	4 · 2 · 1	3 · 3	3 · 2 · 1
<b>Total Room #</b>	7	6	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	Yes
<b>Basement (% Fin)</b>	0%	0%	0%	74%
<b>Basement Sq. Ft.</b>	--	--	--	502
<b>Pool/Spa</b>	--	Spa - Yes	--	--
<b>Lot Size</b>	0.15 acres	0.23 acres	0.29 acres	0.28 acres
<b>Other</b>	NA	NA	NA	NA

\* Listing 3 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** All appliances including washer and dryer, central air, eat-in kitchen, breakfast nook, carpet, linoleum, tile, and hardwood flooring, fenced backyard with a patio.

**Listing 2** All appliances including washer and dryer, central air, open floorplan, gas fireplace, vaulted ceiling, smoke-free, newer double pane windows, laminate, linoleum, tile, vinyl, and hardwood flooring, front porch, fenced backyard with a patio deck.

**Listing 3** All appliances including washer and dryer, eat-in kitchen, central air, open floorplan, vaulted ceiling, carpet and tile flooring, fenced backyard with a patio.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	7479 S Dahlia Court	7160 S Eudora Ct	4640 E Fremont Ave	4794 E Geddes Ct
<b>City, State</b>	Littleton, CO	Centennial, CO	Centennial, CO	Centennial, CO
<b>Zip Code</b>	80122	80122	80122	80122
<b>Datasource</b>	Tax Records	MLS	MLS	Tax Records
<b>Miles to Subj.</b>	--	0.31 <sup>1</sup>	0.25 <sup>1</sup>	0.13 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$565,000	\$500,000	\$500,000
<b>List Price \$</b>	--	\$565,000	\$500,000	\$500,000
<b>Sale Price \$</b>	--	\$565,000	\$500,000	\$490,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	12/18/2020	01/15/2021	10/21/2020
<b>DOM · Cumulative DOM</b>	-- · --	28 · 69	5 · 37	4 · 33
<b>Age (# of years)</b>	50	50	54	54
<b>Condition</b>	Average	Good	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 Tri-level	Split Tri-level	Split Tri-level	Split Tri-level
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,682	1,674	1,714	1,714
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 3	3 · 2 · 1	4 · 3
<b>Total Room #</b>	7	6	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	Yes	Yes	Yes
<b>Basement (% Fin)</b>	0%	75%	46%	100%
<b>Basement Sq. Ft.</b>		574	768	768
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.15 acres	0.17 acres	0.27 acres	0.39 acres
<b>Other</b>	NA	NA	NA	NA
<b>Net Adjustment</b>	--	-\$63,300	-\$19,400	-\$51,700
<b>Adjusted Price</b>	--	\$501,700	\$480,600	\$438,300

\* 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** All appliances, central air, granite countertops, open floorplan, fireplace, carpet, tile, and hardwood flooring, smoke-free, updated and remodeled, fenced backyard with a patio. Adj: -\$35000 Condition; -\$10000 Bathroom; \$7500 Half-Bath; -\$25000 Finished Basement; -\$800 Lot.
- Sold 2** All appliances including washer and dryer, central air, wood fireplace, carpet, tile, and hardwood flooring, newer double pane windows, cul-de-sac, front porch, fenced backyard with a covered patio. Adj: \$400 Age; -\$15000 Partially Finished Basement; -\$4800 Lot.
- Sold 3** All appliances including washer and dryer, central air, eat-in kitchen, granite countertops, carpet, tile, and vinyl flooring, fireplace, cul-de-sac, fixer-upper, fenced backyard with a patio. Adj: \$400 Age; -\$15000 Bedroom; -\$10000 Bathroom; \$7500 Half-Bath; -\$25000 Finished Basement; -\$9600 Lot.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	Keller Williams	Subject is currently listed for \$435,000, it is under-contract as of 03/21/2021.					
<b>Listing Agent Name</b>	Christine Battista						
<b>Listing Agent Phone</b>	303-500-2414						
<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>
03/15/2021	\$435,000	--	--	Pending/Contract	03/21/2021	\$435,000	MLS

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$450,000	\$450,000
<b>Sales Price</b>	\$440,000	\$440,000
<b>30 Day Price</b>	\$429,000	--
<b>Comments Regarding Pricing Strategy</b>		
Market conditions are good in this area, for recently updated and remodeled homes, according to recent MLS data. Suggest marketing at higher-end of recently sold comps for a normal sale.		

## 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

## Subject Photos



Front



Front



Address Verification



Side



Side



Side

## Subject Photos



Side



Street



Street



Street



Other



Other

## Listing Photos

**L1** 7431 S Clermont  
Centennial, CO 80122



Front

**L2** 4427 E Caley Ln  
Centennial, CO 80121



Front

**L3** 7410 S Dahlia Ct  
Centennial, CO 80122



Front



## Sales Photos

**S1** 7160 S Eudora Ct  
Centennial, CO 80122



Front

**S2** 4640 E Fremont Ave  
Centennial, CO 80122



Front

**S3** 4794 E Geddes Ct  
Centennial, CO 80122



Front

### ClearMaps Addendum

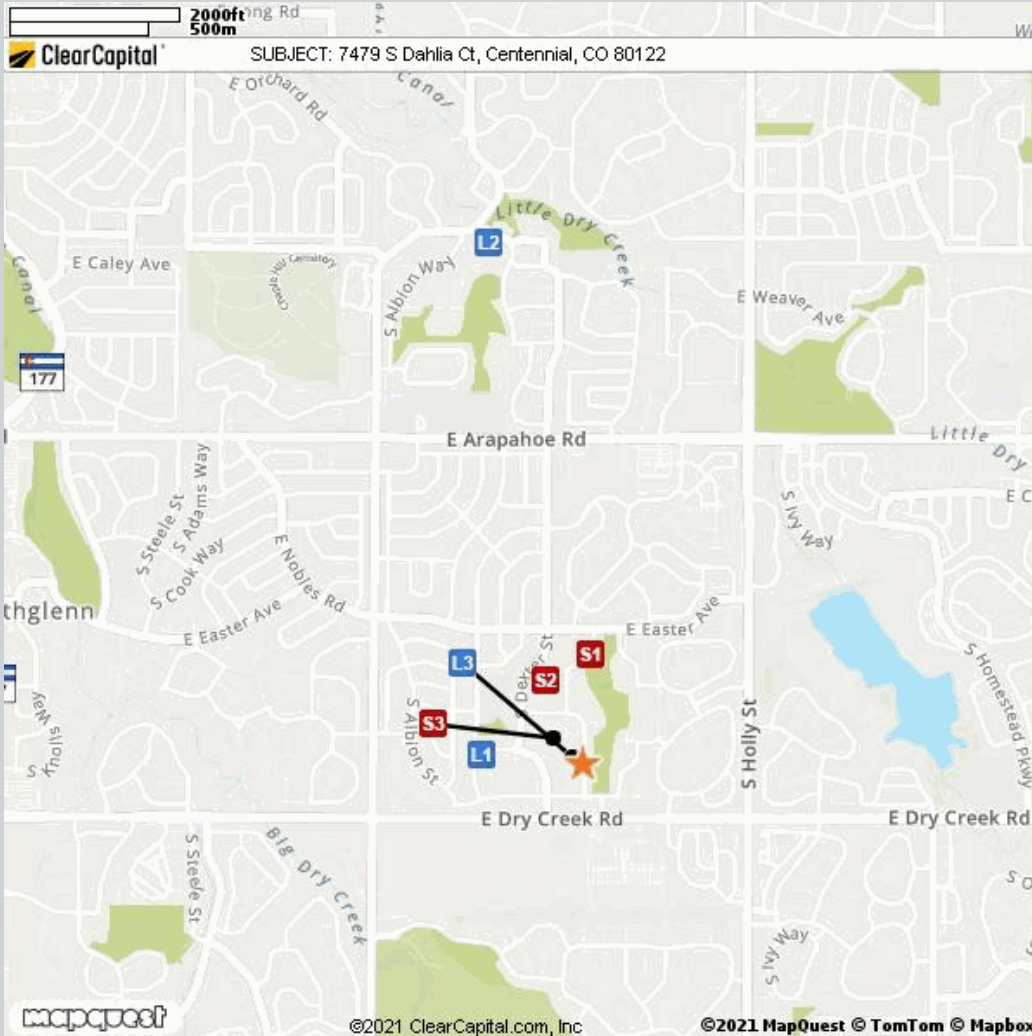
**Address** ★ 7479 S Dahlia Court, Littleton, CO 80122

**Loan Number** 44095

**Suggested List** \$450,000

**Suggested Repaired** \$450,000

**Sale** \$440,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7479 S Dahlia Court, Littleton, CO 80122	--	Parcel Match
L1 Listing 1	7431 S Clermont, Littleton, CO 80122	0.25 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	4427 E Caley Ln, Littleton, CO 80121	1.42 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	7410 S Dahlia Ct, Littleton, CO 80122	0.08 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	7160 S Eudora Ct, Littleton, CO 80122	0.31 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	4640 E Fremont Ave, Littleton, CO 80122	0.25 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	4794 E Geddes Ct, Littleton, CO 80122	0.13 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.

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

<b>Broker Name</b>	Omar Rocwa	<b>Company/Brokerage</b>	Invite Realty, Inc.
<b>License No</b>	ER.040028549	<b>Address</b>	2809 Syracuse Ct. Denver CO 80238
<b>License Expiration</b>	12/31/2022	<b>License State</b>	CO
<b>Phone</b>	3033192888	<b>Email</b>	omarzel@outlook.com
<b>Broker Distance to Subject</b>	12.19 miles	<b>Date Signed</b>	04/04/2021

*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:**

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