

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	6921 Avrum Drive, Denver, CO 80221	Order ID	7513646	Property ID	30854768
Inspection Date	08/17/2021	Date of Report	08/18/2021		
Loan Number	45981	APN	R0099559		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Adams		

Tracking IDs

Order Tracking ID	0817BPO	Tracking ID 1	0817BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Hmwbs LLC	Condition Comments	
R. E. Taxes	\$1,985	Subject appears to be in average condition with signs of deferred maintenance visible from exterior inspection.	
Assessed Value	\$83,000		
Zoning Classification	SFR		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	No		
Visible From Street	Partially Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject is located in suburban location that have close proximity to schools, shops and major highways. The market conditions are currently stable. The average marketing time for similar properties in the subject area is 120 days.	
Sales Prices in this Neighborhood	Low: \$220,000 High: \$890,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	6921 Avrum Drive	6786 Green Court	7410 Bryant Street	2970 W 73rd Avenue
City, State	Denver, CO	Denver, CO	Westminster, CO	Westminster, CO
Zip Code	80221	80221	80030	80030
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.87 ¹	0.75 ¹	0.83 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$489,999	\$430,000	\$470,000
List Price \$	--	\$489,999	\$430,000	\$470,000
Original List Date		07/29/2021	07/23/2021	07/27/2021
DOM · Cumulative DOM	-- · --	19 · 20	13 · 26	5 · 22
Age (# of years)	65	57	64	61
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	1,694	1,064	1,215	1,066
Bdrm · Bths · ½ Bths	3 · 2	5 · 1	4 · 2	4 · 1
Total Room #	7	7	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.29 acres	0.16 acres	0.22 acres
Other	N, A	N, A	N, A	N, A

* 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.

Current Listings - Cont.

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

- Listing 1** home on a HUGE LOT located just a couple of blocks from the Light Rail, Parks, Trails, and Recreation. RARE find with a kitchen upstairs and downstairs. All kitchen appliances are included in the sale of the home. Perfect for a large multigenerational family, rental property with a separate entry into the basement, or investment! Desirable neighborhood near Regis University and Hyland Hills Recreation Center.
- Listing 2** ranch and one of the biggest sqft floor plans for the neighborhood Hardwood floors on main level plus 3 beds and one full bath, attached one car carport with attached storage shed. Full semi finished basement, carpet and paint and a lil elbow grease
- Listing 3** brick ranch in the Skyline Vista neighborhood of Westminster. Great commuter highway access to I-36 and I-25. There are so many things to love about this beautifully maintained 4 large bedrooms, 2 full bathroom home. Hardwood floors on most of the main level, soft close cabinets and granite counters in kitchen, updated bathrooms.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	6921 Avrum Drive	7021 Raritan Street	7270 Bryant Street	7301 Eliot Street
City, State	Denver, CO	Denver, CO	Westminster, CO	Westminster, CO
Zip Code	80221	80221	80030	80030
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.60 ¹	0.84 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$390,000	\$430,000	\$469,000
List Price \$	--	\$390,000	\$430,000	\$469,000
Sale Price \$	--	\$415,000	\$450,000	\$475,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	03/05/2021	07/07/2021	06/10/2021
DOM · Cumulative DOM	-- · --	2 · 28	3 · 33	11 · 34
Age (# of years)	65	63	67	61
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	1,694	1,118	1,211	936
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 2	5 · 2
Total Room #	7	8	8	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.14 acres	0.14 acres	0.14 acres	0.14 acres
Other	N, A	N, A	N, A	N, A
Net Adjustment	--	+\$12,400	+\$10,275	+\$14,650
Adjusted Price	--	\$427,400	\$460,275	\$489,650

* 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.

Recent Sales - Cont.

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

- Sold 1** family dinners! Large bedrooms with incredible natural lighting and ceiling fans. Hardwood floors throughout the home. Finished basement includes 2 additional nonconforming bedrooms, bathroom and large entertainment room. Also a flex room that can be used as a crafting room or an office. Don't forget that amazing wet bar-additional glass top and stools included -2000/Bed, 14400/gla.
- Sold 2** ranch style house loaded with upgrades, spacious master bedroom in the basement, fresh new interior and exterior paint, furnace was installed in 2019, New Central A/C and Radon System. Newer siding installed in 2019, new windows installed in 2018, new sprinkler system and grass and many more great features. Backs to open space, close to schools. Hot tub is negotiable. - 2000/Bed, 12075/gla, 200/age.
- Sold 3** The home features new appliances, new cabinets, new countertops, new water heater, new AC, new floors, completely remodeled from top to bottom. One car attached garage. Because of the mothers day weekend, client is extending his deadline. This home is vacant so it is very easy to show. Please submit your highest and best. -4000/Bed, 18950/gla, -300/age.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None			
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	\$494,000	\$494,000
Sales Price	\$470,000	\$470,000
30 Day Price	\$447,000	--
Comments Regarding Pricing Strategy		
List 2 and sale 2 Comp were weighted the most and similar in condition and value. The subject should be sold in as-is condition. The market conditions are currently stable. Due to suburban density and the lack of more suitable comparisons, it was necessary to exceed over 1 mile from the subject, over 6 months from inspection date, guidelines for gla, lot size, age and some recommended guidelines when choosing comparable properties.		

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



Side



Side



Street

Listing Photos

L1 6786 Green Court
Denver, CO 80221



Front

L2 7410 Bryant Street
Westminster, CO 80030



Front

L3 2970 W 73rd Avenue
Westminster, CO 80030



Front

Sales Photos

S1 7021 Raritan Street
Denver, CO 80221



Front

S2 7270 Bryant Street
Westminster, CO 80030



Front

S3 7301 Eliot Street
Westminster, CO 80030



Front

ClearMaps Addendum

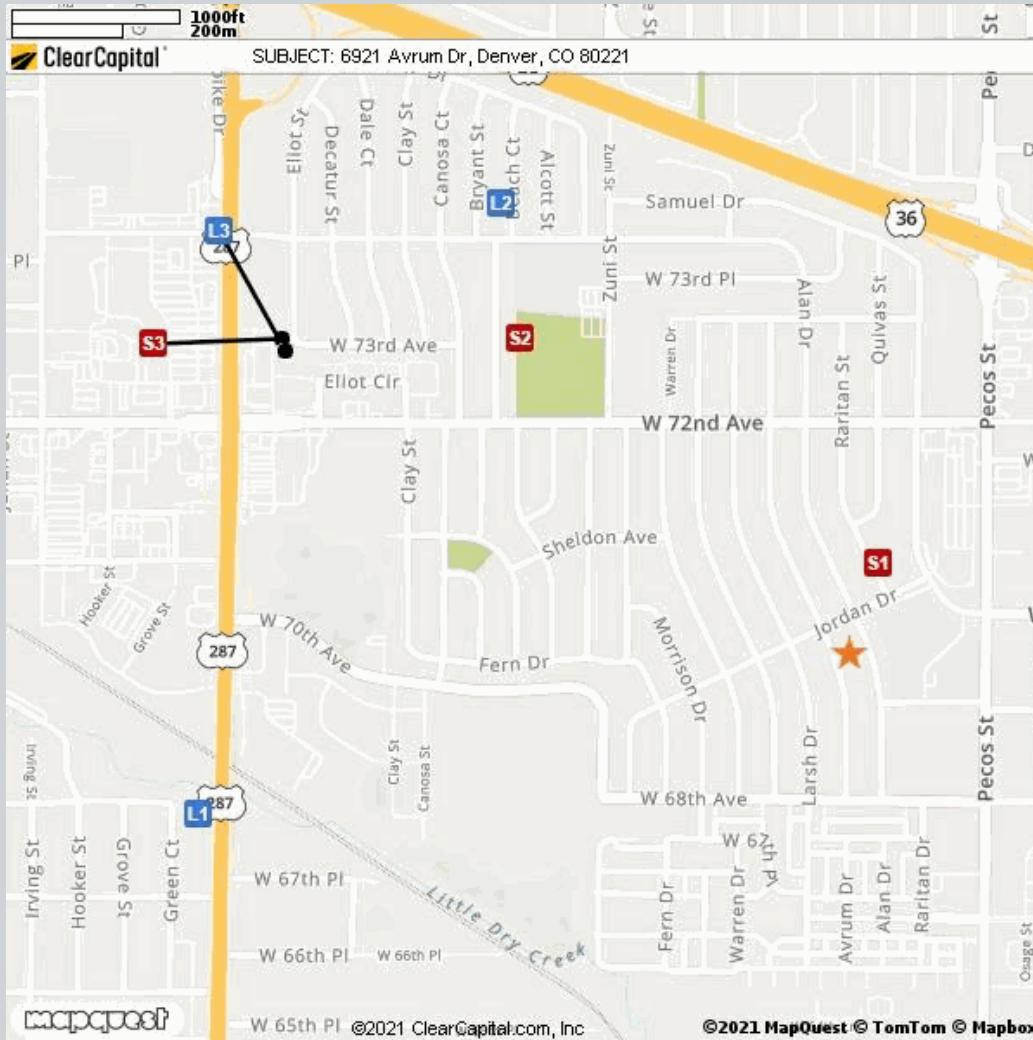
Address ★ 6921 Avrum Drive, Denver, CO 80221

Loan Number 45981

Suggested List \$494,000

Suggested Repaired \$494,000

Sale \$470,000



Comparable

Address	Miles to Subject	Mapping Accuracy
★ Subject 6921 Avrum Drive, Denver, CO 80221	--	Parcel Match
L1 Listing 1 6786 Green Court, Denver, CO 80221	0.87 Miles ¹	Parcel Match
L2 Listing 2 7410 Bryant Street, Westminster, CO 80030	0.75 Miles ¹	Parcel Match
L3 Listing 3 2970 W 73rd Avenue, Westminster, CO 80030	0.83 Miles ¹	Parcel Match
S1 Sold 1 7021 Raritan Street, Denver, CO 80221	0.14 Miles ¹	Parcel Match
S2 Sold 2 7270 Bryant Street, Westminster, CO 80030	0.60 Miles ¹	Parcel Match
S3 Sold 3 7301 Eliot Street, Westminster, CO 80030	0.84 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	Lynn Schnurr	Company/Brokerage	Bang Realty-Colorado Inc
License No	FA.040039948	Address	720 S Colorado Blvd, Penthouse NorthDenver Denver CO 80206
License Expiration	12/31/2021	License State	CO
Phone	7208924888	Email	raleighbpo@bangrealty.com
Broker Distance to Subject	9.03 miles	Date Signed	08/17/2021

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.