

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	327 E 17th Avenue, Longmont, CO 80504	Order ID	7822224	Property ID	31803446
Inspection Date	12/16/2021	Date of Report	12/18/2021		
Loan Number	47195	APN	1205352-03-002		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Boulder		

Tracking IDs

Order Tracking ID	12.15.21_BPOs	Tracking ID 1	12.15.21_BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Mark E Page	Condition Comments the subject is in average condition with no obvious repair needs,the roof is old and needs replacement,trimming the trees also needed.The street in front is a busy 4 lane road and there is a large church across the street.
R. E. Taxes	\$2,263	
Assessed Value	\$270,000	
Zoning Classification	R1	
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	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Located in Hilltop Village a subdivision of average quality older homes on large lots within walking distance of all level schools.The subject is on a busy street,area maintenance is average
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$365,000 High: \$485,000	
Market for this type of property	Increased 2 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	327 E 17th Avenue	1426 Lamplighter Dr	1637 Mount Evans Dr	1412 Lamplighter Dr
City, State	Longmont, CO	Longmont, CO	Longmont, CO	Longmont, CO
Zip Code	80504	80504	80504	80504
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	15.67 ¹	16.02 ¹	0.42 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$440,000	\$487,500	\$450,000
List Price \$	--	\$440,000	\$487,500	\$450,000
Original List Date		12/06/2021	11/15/2021	12/04/2021
DOM · Cumulative DOM	-- · --	12 · 12	5 · 33	10 · 14
Age (# of years)	47	52	53	51
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Other	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	Split bilevel
# Units	1	1	1	1
Living Sq. Feet	1,008	1,504	1,025	1,086
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	3 · 1	3 · 2
Total Room #	6	6	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	Yes	No	Yes	Yes
Basement (% Fin)	100%	0%	75%	100%
Basement Sq. Ft.	1,008	--	1,025	884
Pool/Spa	--	--	Spa - Yes	--
Lot Size	0.16 acres	0.19 acres	0.16 acres	0.14 acres
Other	--	--	--	--

* Listing 3 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 Bigger brick ranch has been maintained not updated and has 2 storage sheds in the bigger yard. There is no basement, higher value. Located within 4 blocks.

Listing 2 Updated ranch in the same subdivision has been maintained and improved with new paint updated kitchen and baths and hot tub and deck in the well maintained back yard. The lot is a similar size. Higher value due to updates and better location on a quieter street, in the same subdivision. Located within 2 blocks.

Listing 3 Bilevel in the same area is of comparable size and quality with a newer roof and smaller garage on a corner lot. Located within 4 blocks.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	327 E 17th Avenue	113 Fairbanks St	125 Fairbanks St	1409 Lashley St
City, State	Longmont, CO	Longmont, CO	Longmont, CO	Longmont, CO
Zip Code	80504	80504	80504	80504
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.40 ¹	0.39 ¹	0.40 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$421,000	\$410,000	\$425,000
List Price \$	--	\$421,000	\$410,000	\$425,000
Sale Price \$	--	\$415,000	\$415,000	\$447,000
Type of Financing	--	Cv	Cv	Fha
Date of Sale	--	10/14/2021	10/15/2021	10/29/2021
DOM · Cumulative DOM	-- · --	25 · 38	5 · 29	4 · 35
Age (# of years)	47	52	51	51
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Adverse ; Busy Road	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Other	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	1,008	1,144	884	884
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	2 · 1	3 · 1
Total Room #	6	6	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	Yes	No	Yes	Yes
Basement (% Fin)	100%	0%	100%	100%
Basement Sq. Ft.	1008	--	884	884
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.14 acres	0.14 acres	0.16 acres
Other	--	--	--	--
Net Adjustment	--	-\$13,000	+\$21,000	-\$18,000
Adjusted Price	--	\$402,000	\$436,000	\$429,000

* Sold 1 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** Nearby ranch has an updated kitchen and bathroom though not recent,there is no basement and it is on a quiet street,there is a covered patio,raised garden beds and storage shed.- adjustments 3000 for greater GLA,15000 for updates.& adjustment 5000 for no basement.Located within 5 blocks.
- Sold 2** Smaller ranch has been maintained and has bold paint colors inside,maintanance is average.& adjustments are 6000 for less above grade GLA,1000 for smaller basement,5000 for smaller garage.On a quiet street,similar value.
- Sold 3** Smaller ranch nearly qualifies as being in good condition with new flooring and a recently finished basement with modern bathroom and the kitchen has good updates.- adjustment 25000 for updates.& adjustments are 6000 for less above grade GLA,1000 for smaller basement.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		no listing history.					
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

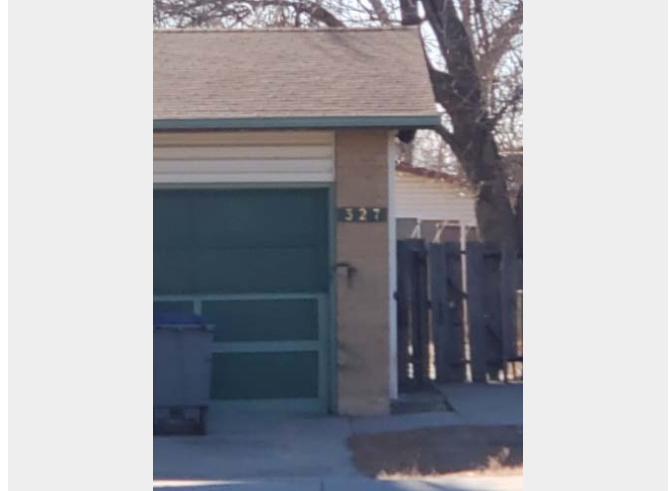
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$405,000	\$415,000
Sales Price	\$402,000	\$412,000
30 Day Price	\$400,000	--
Comments Regarding Pricing Strategy		
auto locator does not work for this zip code,all comps are nearby not many miles away.see each listing for correct distance from subject.		

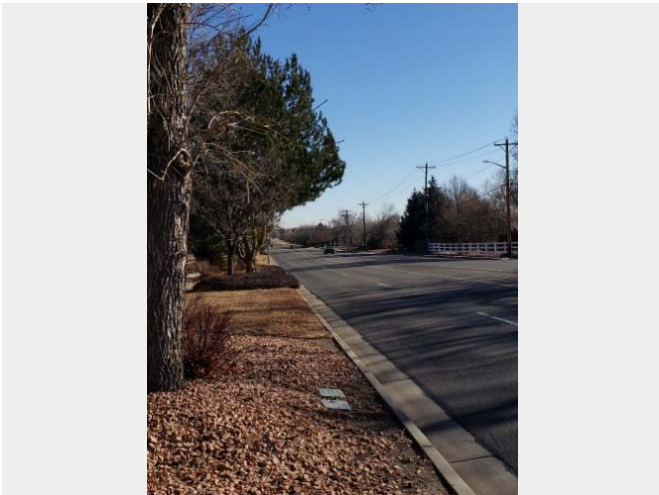
Subject Photos



Front



Address Verification



Street



Street

Listing Photos

L1 1426 Lamplighter Dr
Longmont, CO 80504



Front

L2 1637 Mount Evans Dr
Longmont, CO 80504



Front

L3 1412 Lamplighter Dr
Longmont, CO 80504



Front

Sales Photos

S1 113 Fairbanks St
Longmont, CO 80504



Front

S2 125 Fairbanks St
Longmont, CO 80504



Front

S3 1409 Lashley St
Longmont, CO 80504



Front

ClearMaps Addendum

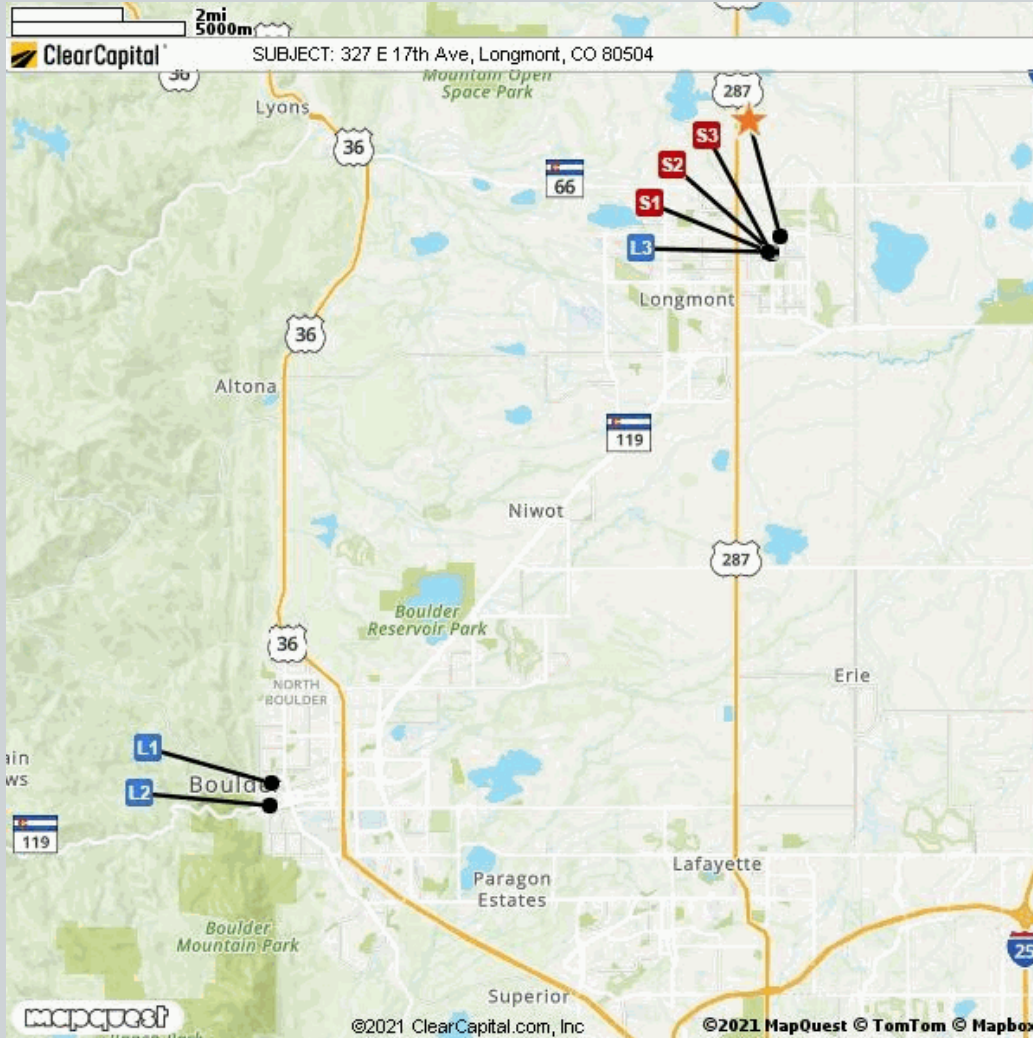
Address ★ 327 E 17th Avenue, Longmont, CO 80504

Loan Number 47195

Suggested List \$405,000

Suggested Repaired \$415,000

Sale \$402,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	327 E 17th Avenue, Longmont, CO 80504	--	Parcel Match
L1 Listing 1	1426 Lamplighter Dr, Longmont, CO 80504	15.67 Miles ¹	Parcel Match
L2 Listing 2	1637 Mount Evans Dr, Longmont, CO 80504	16.02 Miles ¹	Parcel Match
L3 Listing 3	1412 Lamplighter Dr, Longmont, CO 80504	0.42 Miles ¹	Parcel Match
S1 Sold 1	113 Fairbanks St, Longmont, CO 80504	0.40 Miles ¹	Parcel Match
S2 Sold 2	125 Fairbanks St, Longmont, CO 80504	0.39 Miles ¹	Parcel Match
S3 Sold 3	1409 Lashley St, Longmont, CO 80504	0.40 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.

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	Amy O'Donnell	Company/Brokerage	Remax Alliance
License No	FA.000919875	Address	512 4th Ave Longmont CO 80501
License Expiration	12/31/2023	License State	CO
Phone	3039165161	Email	amyfod44@gmail.com
Broker Distance to Subject	1.77 miles	Date Signed	12/18/2021

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.