

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	1627 E 13th Street, Pueblo, CO 81001	Order ID	7826240	Property ID	31815167
Inspection Date	12/16/2021	Date of Report	12/16/2021		
Loan Number	47405	APN	0429302018		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Pueblo		

Tracking IDs

Order Tracking ID	12.16.21_BPO	Tracking ID 1	12.16.21_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	JOEL BOONE	Condition Comments	
R. E. Taxes	\$358	This subject appears to be vacant. It appears to need exterior paint.	
Assessed Value	\$72,545		
Zoning Classification	Residential R2:RES/1 FAM DWEL 5000SF		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
	(the door was closed but it appears to be vacant.)		
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	
Local Economy	Stable	This area is close to schools, parks, downtown, shopping, places of worship, and the highway.	
Sales Prices in this Neighborhood	Low: \$35,000 High: \$350,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1627 E 13th Street	1520 E 14th	1510 Crestmoor	822 N Glendale
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.	--	0.13 ¹	0.15 ¹	0.87 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$209,000	\$181,900	\$164,900
List Price \$	--	\$209,000	\$181,900	\$159,900
Original List Date		11/10/2021	12/14/2021	11/15/2021
DOM · Cumulative DOM	-- · --	36 · 36	2 · 2	31 · 31
Age (# of years)	80	92	67	121
Condition	Average	Good	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	792	800	1,360	698
Bdrm · Bths · ½ Bths	2 · 1	4 · 2	4 · 1	3 · 1
Total Room #	4	6	7	6
Garage (Style/Stalls)	Detached 1 Car	Detached 1 Car	Detached 1 Car	Detached 1 Car
Basement (Yes/No)	No	Yes	No	No
Basement (% Fin)	0%	84%	0%	0%
Basement Sq. Ft.	--	800	--	--
Pool/Spa	--	--	--	--
Lot Size	.14 acres	.138 acres	.138 acres	.066 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 So sweet.....you might get a toothache...3 bed...2 bath rancher with fully finished basement. Recently remodeled, hardwood floors, upgraded kitchen, new counter tops, new cabinets and new appliances. Central air, fireplace, landscaped and detached garage. Ready to move in. This comp is under contract still showing.

Listing 2 Low-traffic street on upper Eastside. Great views to the east over Arkansas Valley and city lights.

Listing 3 Cute 3 bedroom Eastside home. NEW paint inside and out, NEW flooring. Close to Fountain Elementary School, Downtown Pueblo and the Riverwalk. Fully Fenced Yard, with an oversized 1 Car Detached garage and off street parking from the alley. Call today for your personal showing.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1627 E 13th Street	1721 E 10th	1829 E 4th	1602 E 11th
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.	--	0.21 ¹	0.61 ¹	0.18 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$199,900	\$174,900	\$85,000
List Price \$	--	\$164,900	\$149,900	\$85,000
Sale Price \$	--	\$180,000	\$160,000	\$75,000
Type of Financing	--	Conventional	Fha	Cash
Date of Sale	--	10/20/2021	10/07/2021	08/12/2021
DOM · Cumulative DOM	-- · --	61 · 61	56 · 56	15 · 15
Age (# of years)	80	93	69	99
Condition	Average	Good	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	792	728	614	564
Bdrm · Bths · ½ Bths	2 · 1	2 · 1	2 · 1	1 · 1
Total Room #	4	4	4	3
Garage (Style/Stalls)	Detached 1 Car	Detached 1 Car	Detached 1 Car	Detached 1 Car
Basement (Yes/No)	No	Yes	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.		240	--	--
Pool/Spa	--	--	--	--
Lot Size	.14 acres	.138 acres	.138 acres	.138 acres
Other	--	--	--	--
Net Adjustment	--	+\$3,320	+\$8,900	+\$12,150
Adjusted Price	--	\$183,320	\$168,900	\$87,150

* 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** Remodeled Rancher with 2 Bedrooms 1 Jack & Jill bathroom, 1 car detached. New dual pane windows, new paint inside and out, new carpet in bedrooms, hardwood floors in living and dining room. Newer furnace and central air system for your comfort all year round. Dine-in kitchen with breakfast bar counter, New appliances including refrigerator, stove and built-in microwave. Fully fenced yard with trees. Come take a look. Adjustments have been made, \$50 per sq ft ag = +\$3250, \$12 per sq ft basement = -\$2880, -\$3000 for seller concessions
- Sold 2** Here is your chance to own in the up-and-coming Pueblo "Eastside", and all for the quickly vanishing price of under \$150,000 for a single family home with 2 bedrooms, a full bathroom plus a bonus Sunroom basking in Pueblo sunshine. It also includes a full-size garage and fabulous large 12'x16' natural wood lumber shed. Note this home's convenient location to Pueblo's East High School, CSU-Pueblo campus/Walking Stick Golf Course and easy access to I- 25. The front porch welcomes you into this cozy and inviting ranch style home (with no stairs!). Inside the step-saver kitchen includes a cook's choice gas range, microwave oven, refrigerator and even a stacking washer and dryer. Everything you need to MOVE RIGHT IN!! The home even has an easy access back door into the kitchen to bring in all the grocery and shopping bags. The full-size garage with automatic opener AND 220 electrical service is waiting for your favorite vehicle, project or can provide storage galore. The property has a fully fenced front and back yard. And don't forget to check out the spacious 12'x16' shed. Note that the driveway can handle 3 cars end to end, and even more cars side to side. Get your offer in, Act NOW and make your best offer. Adjustments were made, \$50 per sq ft ag = +\$8900
- Sold 3** Cozy home with approximately 564 square foot home with One Bedroom, One Bath. Eat in Kitchen and laundry located on main level. This home needs some TLC. Cash or Conventional Loan Terms only accepted. Great lot size and one car garage detached. Great investment property, oversized lot. Adjustment were made, +\$750 for bed, \$50 per sq ft ag = +\$11400

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			This subject is not currently listed and it hasn't been listed in the last 12 months.				
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	\$143,500	\$145,500
Sales Price	\$143,000	\$145,000
30 Day Price	\$142,000	--
Comments Regarding Pricing Strategy		
searched eastside ranches up to 800 sq ft ag, went back 6 months on sold comps to find comps. Made adjustments for the sold comps to equal the subject. There are limited comp in the area at this time so I expanded the parameters and used a smaller home for SC#3.		

Subject Photos



Front



Address Verification



Side



Side



Street



Garage

Subject Photos



Other



Other



Other

Listing Photos

L1 1520 E 14th
Pueblo, CO 81001



Front

L2 1510 Crestmoor
Pueblo, CO 81001



Front

L3 822 N Glendale
Pueblo, CO 81001



Front

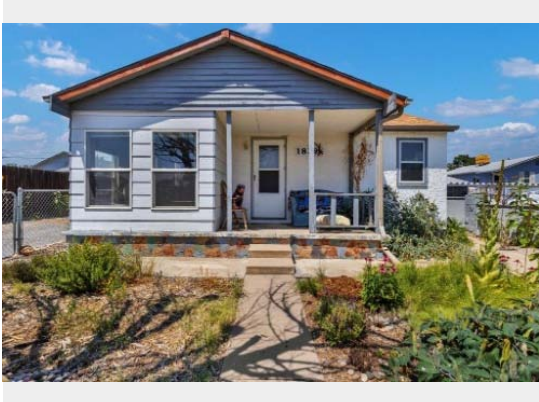
Sales Photos

S1 1721 E 10th
Pueblo, CO 81001



Front

S2 1829 E 4th
Pueblo, CO 81001



Front

S3 1602 E 11th
Pueblo, CO 81001



Front

ClearMaps Addendum

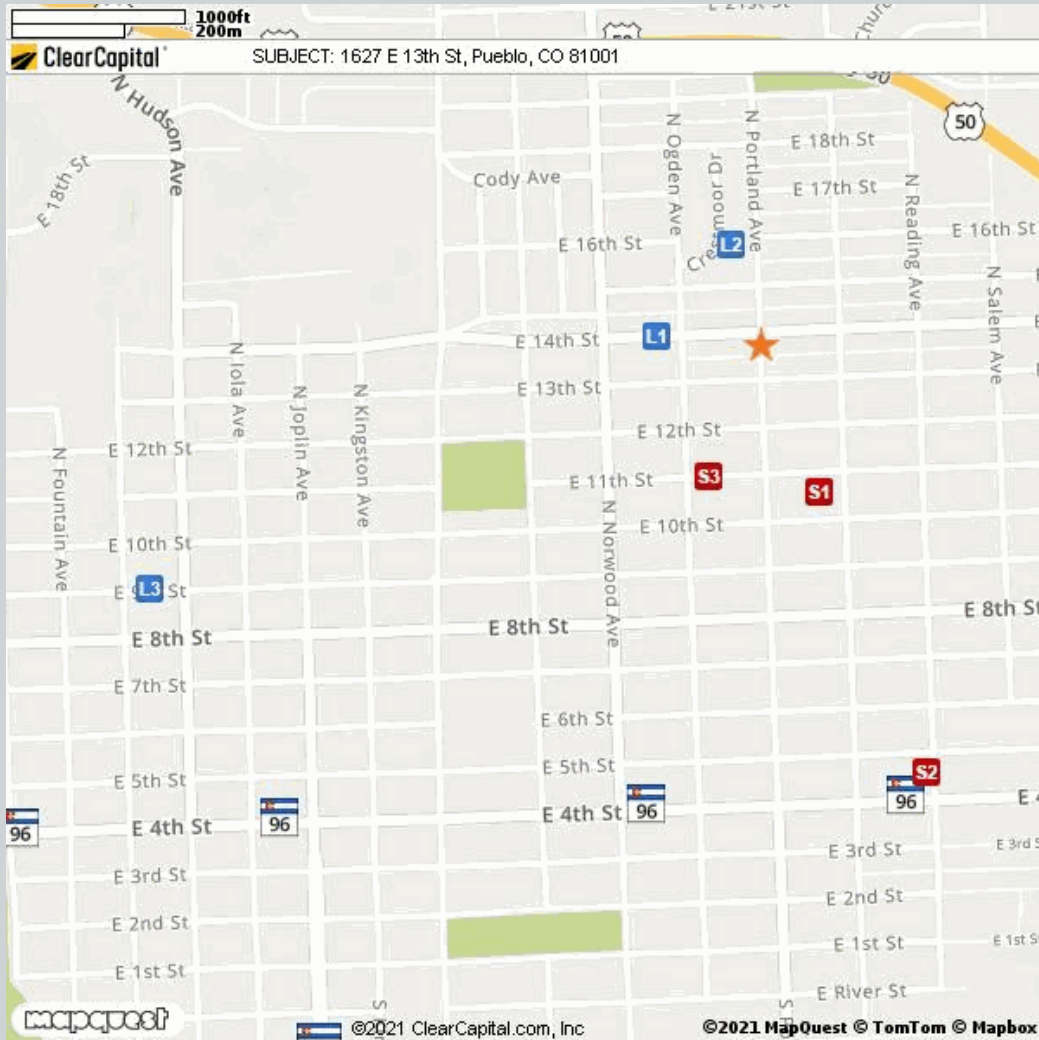
Address ★ 1627 E 13th Street, Pueblo, CO 81001

Loan Number 47405

Suggested List \$143,500

Suggested Repaired \$145,500

Sale \$143,000



Comparable

Address

Miles to Subject

Mapping Accuracy

★	Subject	1627 E 13th Street, Pueblo, CO 81001	--	Parcel Match
L1	Listing 1	1520 E 14th, Pueblo, CO 81001	0.13 Miles ¹	Parcel Match
L2	Listing 2	1510 Crestmoor, Pueblo, CO 81001	0.15 Miles ¹	Parcel Match
L3	Listing 3	822 N Glendale, Pueblo, CO 81001	0.87 Miles ¹	Parcel Match
S1	Sold 1	1721 E 10th, Pueblo, CO 81001	0.21 Miles ¹	Parcel Match
S2	Sold 2	1829 E 4th, Pueblo, CO 81001	0.61 Miles ¹	Parcel Match
S3	Sold 3	1602 E 11th, Pueblo, CO 81001	0.18 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	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	3.36 miles	Date Signed	12/16/2021

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.