

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>	747 Hallmark Lane, Longmont, CO 80504	<b>Order ID</b>	7844163	<b>Property ID</b>	31864383
<b>Inspection Date</b>	12/27/2021	<b>Date of Report</b>	12/27/2021		
<b>Loan Number</b>	47465	<b>APN</b>	1205351-22-006		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Boulder		

Tracking IDs					
<b>Order Tracking ID</b>	12.23.21_BPO	<b>Tracking ID 1</b>	12.23.21_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Ryan Unrein	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,478	The subject has been maintained and has no obvious repair needs,the landscaping is good.There is no address number present,street sign photot added.	
<b>Assessed Value</b>	\$212,800		
<b>Zoning Classification</b>	R1		
<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>	Dodd Estates 303-682-0098		
<b>Association Fees</b>	\$45 / Month (Greenbelt)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Improving	Located in Dodd Estates,an area of good tract quality homes on matutre lots close to all level schools,golf,shopping and parks.Maintenance is average.	
<b>Sales Prices in this Neighborhood</b>	Low: \$425,000 High: \$475,000		
<b>Market for this type of property</b>	Increased 2 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	747 Hallmark Lane	2209 Medford St	729 E 4th Ave	1637 Mount Evans 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.	--	15.51 <sup>1</sup>	0.49 <sup>1</sup>	3.06 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$535,000	\$385,000	\$487,500
List Price \$	--	\$535,000	\$385,000	\$487,500
Original List Date		11/26/2021	12/06/2021	11/15/2021
DOM · Cumulative DOM	-- · --	7 · 31	2 · 21	6 · 42
Age (# of years)	19	20	49	53
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	1,085	1,406	1,075	1,025
Bdrm · Bths · ½ Bths	3 · 1	2 · 2	3 · 1	3 · 1
Total Room #	5	7	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	No	Yes
Basement (% Fin)	0%	90%	0%	75%
Basement Sq. Ft.	810	824	--	1,025
Pool/Spa	--	--	--	--
Lot Size	0.16 acres	0.17 acres	0.17 acres	0.16 acres
Other	--	--	--	--

\* Listing 1 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** Bigger ranch of comparable quality has had recent updates to the kitchen and bath and some new landscaping features. Bigger on a bigger lot with finished basement. Higher value. Located within 2 miles.

**Listing 2** Older ranch has been maintained and has updated windows, paint carpet and furnace and backs busy 3rd Ave. There is no basement and a 1 car garage. Lower value.

**Listing 3** Older ranch is nearby and has had updates to the kitchen and bath. The basement is finished and there is a shed and hot tub in the back yard. Slightly higher value.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	747 Hallmark Lane	1463 Serenity Cir	1487 Serenity Cir	707 Americana Rd
<b>City, State</b>	Longmont, CO	Longmont, CO	Longmont, CO	Longmont, CO
<b>Zip Code</b>	80504	80504	80504	80504
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	14.78 <sup>1</sup>	14.82 <sup>1</sup>	0.27 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$499,000	\$497,900	\$475,000
<b>List Price \$</b>	--	\$499,000	\$495,000	\$475,000
<b>Sale Price \$</b>	--	\$489,250	\$495,000	\$505,000
<b>Type of Financing</b>	--	Cash	Cv	Cv
<b>Date of Sale</b>	--	10/29/2021	11/10/2021	08/20/2021
<b>DOM · Cumulative DOM</b>	-- · --	9 · 37	9 · 86	5 · 50
<b>Age (# of years)</b>	19	19	19	19
<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>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,085	1,085	1,085	1,085
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 1	3 · 1	3 · 1
<b>Total Room #</b>	5	5	5	5
<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>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	0%	50%	50%	90%
<b>Basement Sq. Ft.</b>	810	810	810	810
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.16 acres	0.15 acres	0.17 acres	0.16 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$4,000	-\$4,000	-\$8,000
<b>Adjusted Price</b>	--	\$485,250	\$491,000	\$497,000

\* Sold 1 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** The same model in the same area has been nicely maintained and shows well,there is a bedroom suite in the basement and the walking path is near. - adjustment 4000 for basement finish.Located 1 block away.
- Sold 2** The same size and quality ranch in the same area has been maintained and has a partially finished basement. - adjustment 4000 for basement finish.Similar value.
- Sold 3** The same size and quality ranch in the same area has a fully finished basement. - adjustment 8000 for basement finish.Similar or higher value.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		no listing history.					
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$489,000	\$489,000
<b>Sales Price</b>	\$486,000	\$486,000
<b>30 Day Price</b>	\$480,000	--
<b>Comments Regarding Pricing Strategy</b>		
80504 is a problem for the auto locator,list 1 is within 2 miles of the subject.all 3 sold comps are within blocks of the subject and near the same schools and parks.		

## Subject Photos



Front



Address Verification



Street

## Listing Photos

**L1** 2209 Medford St  
Longmont, CO 80504



Front

**L2** 729 E 4th Ave  
Longmont, CO 80504



Front

**L3** 1637 Mount Evans Dr  
Longmont, CO 80504



Front

## Sales Photos

**S1** 1463 Serenity Cir  
Longmont, CO 80504



Front

**S2** 1487 Serenity Cir  
Longmont, CO 80504



Front


**S3** 707 Americana Rd  
Longmont, CO 80504










Front



### ClearMaps Addendum

**Address**  747 Hallmark Lane, Longmont, CO 80504  
**Loan Number** 47465      **Suggested List** \$489,000      **Suggested Repaired** \$489,000      **Sale** \$486,000



Comparable	Address	Miles to Subject	Mapping Accuracy
 Subject	747 Hallmark Lane, Longmont, CO 80504	--	Parcel Match
 Listing 1	2209 Medford St, Longmont, CO 80504	15.51 Miles <sup>1</sup>	Parcel Match
 Listing 2	729 E 4th Ave, Longmont, CO 80504	0.49 Miles <sup>1</sup>	Parcel Match
 Listing 3	1637 Mount Evans Dr, Longmont, CO 80504	3.06 Miles <sup>1</sup>	Parcel Match
 Sold 1	1463 Serenity Cir, Longmont, CO 80504	14.78 Miles <sup>1</sup>	Parcel Match
 Sold 2	1487 Serenity Cir, Longmont, CO 80504	14.82 Miles <sup>1</sup>	Parcel Match
 Sold 3	707 Americana Rd, Longmont, CO 80504	0.27 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>	Amy O'Donnell	<b>Company/Brokerage</b>	Remax Alliance
<b>License No</b>	FA.000919875	<b>Address</b>	512 4th Ave Longmont CO 80501
<b>License Expiration</b>	12/31/2023	<b>License State</b>	CO
<b>Phone</b>	3039165161	<b>Email</b>	amyfod44@gmail.com
<b>Broker Distance to Subject</b>	13.00 miles	<b>Date Signed</b>	12/27/2021

*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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