DRIVE-BY BPO

747 HALLMARK LANE

LONGMONT, CO 80504

47465 Loan Number **\$486,000**• As-Is Value

by ClearCapital

report.

Please Note: This report was completed with the following assumptions: Market Approach: Fair Market Price, Marketing Time: Typical. Important

Address Inspection Date Loan Number Borrower Name	747 Hallmark Lane, Longmont, CO 80504 12/27/2021 47465 Breckenridge Property Fund 2016 LLC	Order ID Date of Report APN County	7844163 12/27/2021 1205351-22-0 Boulder	Property ID	31864383
Tracking IDs					
Order Tracking ID	12.23.21_BPO	Tracking ID 1	12.23.21_BPO		
Tracking ID 2		Tracking ID 3			

additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this

General Conditions		
Owner	Ryan Unrein	Condition Comments
R. E. Taxes	\$1,478	The subject has been maintained and has no obvious repair
Assessed Value	\$212,800	needs,the landsacping is good.There is no address number
Zoning Classification	R1	present,street sign photot added.
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
НОА	Dodd Estates 303-682-0098	
Association Fees	\$45 / Month (Greenbelt)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data					
Suburban	Neighborhood Comments				
Improving	Located in Dodd Estates,an area of good tract quality homes on				
Low: \$425,000 High: \$475,000	matutre lots close to all level schools,golf,shopping and parks.Maintenance is average.				
Increased 2 % in the past 6 months.					
<30					
	Suburban Improving Low: \$425,000 High: \$475,000 Increased 2 % in the past 6 months.				

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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 1	0.49 1	3.06 1
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.

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.

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.

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	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	747 Hallmark Lane	1463 Serenity Cir	1487 Serenity Cir	707 Americana Rd
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.		14.78 1	14.82 1	0.27 1
Property Type	SFR	SFR	SFR	SFR
Original List Price \$		\$499,000	\$497,900	\$475,000
List Price \$		\$499,000	\$495,000	\$475,000
Sale Price \$		\$489,250	\$495,000	\$505,000
Type of Financing		Cash	Cv	Cv
Date of Sale		10/29/2021	11/10/2021	08/20/2021
DOM · Cumulative DOM		9 · 37	9 · 86	5 · 50
Age (# of years)	19	19	19	19
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	1,085	1,085	1,085
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	3 · 1	3 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	50%	50%	90%
Basement Sq. Ft.	810	810	810	810
Pool/Spa				
Lot Size	0.16 acres	0.15 acres	0.17 acres	0.16 acres
Other				
Net Adjustment		-\$4,000	-\$4,000	-\$8,000
Adjusted Price		\$485,250	\$491,000	\$497,000

^{*} 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.

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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.

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Subject Sale	es & Listing His	tory					
Current Listing S	tatus	Not Currently I	_isted	Listing Histor	y Comments		
Listing Agency/F	irm			no listing his	story.		
Listing Agent Na	me						
Listing Agent Pho	one						
# of Removed Lis Months	stings in Previous 12	0					
# of Sales in Pre Months	vious 12	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	\$489,000	\$489,000
Sales Price	\$486,000	\$486,000
30 Day Price	\$480,000	
Comments Regarding Pricing S	trategy	
80504 is a problem for the the same schools and park		he subject.all 3 sold comps are within blocks of the subject and near

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Subject Photos



Front



Address Verification



Street

Loan Number

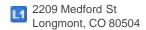
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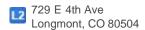
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Listing Photos



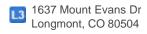


Front





Front





Front

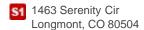
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Sales Photos





Front

\$2 1487 Serenity Cir Longmont, CO 80504



Front

53 707 Americana Rd Longmont, CO 80504



Front

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Cle	earMaps .	Addendum			
	lress n Number	↑ 747 Hallmark Lane, Longmont, CO 80504 47465 Suggested List \$489,000	Suggested Repaired	\$489,000 Sal o	e \$486,000
			2		
Co	mparable	Address	Miles to Subjec	et Mapping Accuracy	
*	Subject	747 Hallmark Lane, Longmont, CO 80504		Parcel Match	
★ Ľ1	Subject Listing 1	747 Hallmark Lane, Longmont, CO 80504 2209 Medford St, Longmont, CO 80504	 15.51 Miles ¹	Parcel Match Parcel Match	
L1	,				
L1 L2	Listing 1	2209 Medford St, Longmont, CO 80504	15.51 Miles ¹	Parcel Match	
L1 L2 L3	Listing 1 Listing 2	2209 Medford St, Longmont, CO 80504 729 E 4th Ave, Longmont, CO 80504	15.51 Miles ¹ 0.49 Miles ¹	Parcel Match Parcel Match	
	Listing 1 Listing 2 Listing 3	2209 Medford St, Longmont, CO 80504 729 E 4th Ave, Longmont, CO 80504 1637 Mount Evans Dr, Longmont, CO 80504	15.51 Miles ¹ 0.49 Miles ¹ 3.06 Miles ¹	Parcel Match Parcel Match Parcel Match	

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² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

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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.

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Addendum: Report Purpose - cont.

Report Instructions

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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
- 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.

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Report Instructions - cont.

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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.

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Broker Information

Broker Name Amy O'Donnell Company/Brokerage Remax Alliance

License No FA.000919875 **Address** 512 4th Ave Longmont CO 80501

License Expiration12/31/2023License StateCC

Phone3039165161Emailamyfod44@gmail.com

Broker Distance to Subject 13.00 miles **Date Signed** 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:

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.

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