

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 | 15071 E Jarvis Place, Aurora, CO 80014 | Order ID | 7901117 | Property ID | 31990356 |
| Inspection Date | 01/19/2022 | Date of Report | 01/19/2022 | | |
| Loan Number | 47771 | APN | 2073-06-1-10-240 | | |
| Borrower Name | Breckenridge Property Fund 2016 LLC | County | Arapahoe | | |

Tracking IDs

| | | | |
|--------------------------|----------|----------------------|----------|
| Order Tracking ID | 01.18.22 | Tracking ID 1 | 01.18.22 |
| Tracking ID 2 | -- | Tracking ID 3 | -- |

General Conditions

| | | | |
|---------------------------------------|--|--|--|
| Owner | Eagle Partners LLC | Condition Comments | |
| R. E. Taxes | \$1,313 | Physical inspection of the property on 01/19/2022 revealed the property is in average condition with no needed repairs. County tax records states the property is in average condition and this is also used for condition of the subject. | |
| Assessed Value | \$166,300 | | |
| Zoning Classification | townhouse | | |
| Property Type | townhouse | | |
| Occupancy | Vacant | | |
| Secure? | Yes | | |
| | (Doors appear to be closed and locked) | | |
| Ownership Type | Fee Simple | | |
| Property Condition | Average | | |
| Estimated Exterior Repair Cost | \$0 | | |
| Estimated Interior Repair Cost | \$0 | | |
| Total Estimated Repair | \$0 | | |
| HOA | the timbers 303-841-8658 | | |
| Association Fees | \$4260 / Year (Pool,Landscaping,Insurance,Greenbelt,Other: trash) | | |
| Visible From Street | Visible | | |
| Road Type | Public | | |

Neighborhood & Market Data

| | | | |
|--|-------------------------------------|---|--|
| Location Type | Suburban | Neighborhood Comments | |
| Local Economy | Stable | Subject is located in the suburban subdivision of The Timbers in the in the city limits of Aurora, CO and within the county of Arapahoe County. Neighborhood consists of townhouse style properties that are similar in age, style and design. Subject conforms to other neighborhood properties. Neighborhood is not REO driven. | |
| Sales Prices in this Neighborhood | Low: \$300,000 High: \$424,000 | | |
| Market for this type of property | Increased 4 % in the past 6 months. | | |
| Normal Marketing Days | <30 | | |

Current Listings

| | Subject | Listing 1 * | Listing 2 | Listing 3 |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 15071 E Jarvis Place | 15062 E Jarvis Place | 3867 S Fraser St | 3578 S Fairplay Way |
| City, State | Aurora, CO | Aurora, CO | Aurora, CO | Aurora, CO |
| Zip Code | 80014 | 80014 | 80014 | 80014 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.07 ¹ | 0.23 ¹ | 0.06 ¹ |
| Property Type | Other | Other | Other | Other |
| Original List Price \$ | \$ | \$350,000 | \$359,900 | \$424,900 |
| List Price \$ | -- | \$350,000 | \$369,990 | \$424,900 |
| Original List Date | | 01/13/2022 | 04/02/2021 | 12/17/2021 |
| DOM · Cumulative DOM | -- · -- | 6 · 6 | 287 · 292 | 32 · 33 |
| Age (# of years) | 47 | 47 | 47 | 47 |
| Condition | Average | Good | Average | Good |
| 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 townhouse | 1 Story townhouse | 1 Story townhouse | 1 Story townhouse |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 936 | 1,200 | 1,200 | 1,200 |
| Bdrm · Bths · ½ Bths | 2 · 2 | 3 · 3 | 3 · 2 | 3 · 2 |
| Total Room # | 4 | 6 | 5 | 5 |
| Garage (Style/Stalls) | None | None | Detached 1 Car | None |
| Basement (Yes/No) | Yes | Yes | Yes | Yes |
| Basement (% Fin) | 32% | 96% | 0% | 50% |
| Basement Sq. Ft. | 936 | 1,200 | 1,200 | 1,200 |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | .04 acres | .04 acres | .04 acres | .04 acres |
| Other | none | none | none | none |

* Listing 1 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** Superior to the subject in GLA, bedrooms and baths and similar with a finished basement. Superior in basement square footage and finished basement square footage and superior in condition with a remodeled kitchen and similar in location in the same subdivision as the subject.
- Listing 2** Superior to the subject in GLA and bedrooms a detached One car garage and superior in basement square footage. Similar in baths and inferior without a finished basement. Equal in condition and location in the same subdivision as the subject.
- Listing 3** Superior to the subject in condition with interior upgrades that include a remodeled kitchen and superior in GLA, bedrooms, basement square footage and finished basement square footage. Similar in baths and lot size and equal in location in the same subdivision as the subject.

Recent Sales

| | Subject | Sold 1 * | Sold 2 | Sold 3 |
|-------------------------------|-----------------------|-------------------------|-----------------------|-----------------------|
| Street Address | 15071 E Jarvis Place | 15168 E Jefferson Place | 3875 S Fraser St | 3852 S Evanston St |
| City, State | Aurora, CO | Aurora, CO | Aurora, CO | Aurora, CO |
| Zip Code | 80014 | 80014 | 80014 | 80014 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.07 ¹ | 0.22 ¹ | 0.20 ¹ |
| Property Type | Other | Other | Other | Other |
| Original List Price \$ | -- | \$325,000 | \$323,900 | \$319,900 |
| List Price \$ | -- | \$325,000 | \$314,900 | \$314,500 |
| Sale Price \$ | -- | \$312,000 | \$315,000 | \$317,000 |
| Type of Financing | -- | Cash | Cash | Conventional |
| Date of Sale | -- | 12/10/2021 | 10/21/2021 | 10/27/2021 |
| DOM · Cumulative DOM | -- · -- | 145 · 148 | 56 · 57 | 48 · 48 |
| Age (# of years) | 47 | 47 | 47 | 47 |
| Condition | Average | Average | Average | Good |
| 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 townhouse | 1 Story townhuse | 1 Story townhouse | 2 Stories townhouse |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 936 | 1,200 | 988 | 996 |
| Bdrm · Bths · ½ Bths | 2 · 2 | 3 · 2 | 2 · 2 | 2 · 2 |
| Total Room # | 4 | 5 | 4 | 4 |
| Garage (Style/Stalls) | None | None | Attached 1 Car | None |
| Basement (Yes/No) | Yes | Yes | Yes | Yes |
| Basement (% Fin) | 32% | 0% | 50% | 100% |
| Basement Sq. Ft. | 936 | 1,200 | 988 | 512 |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | .04 acres | .04 acres | .04 acres | .04 acres |
| Other | none | none | none | none |
| Net Adjustment | -- | -\$17,840 | -\$5,000 | -\$8,260 |
| Adjusted Price | -- | \$294,160 | \$310,000 | \$308,740 |

* 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** Superior to the subject in GLA(-\$10560) bedrooms(-\$5000) and basement square footage(-\$5280) Inferior in finished basement square footage(\$3000) and similar in baths and lot size. Similar in condition and location in the same subdivision as the subject. Total adjustments -\$17840
- Sold 2** Similar to the subject in GLA< bedrooms, baths and lot size. Superior with a detached garage(-\$5000) and equal in condition and location in the same subdivision as the subject. Total adjustments -\$5000
- Sold 3** Superior to the subject in condition with interior remodel including new baths and kitchen(-\$12500) Similar in GLA, bedrooms, baths and lot size and inferior in basement square footage(\$4240) Similar in location in the same subdivision as the subject. Total adjustments -\$8260

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|-------------------------|--|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | | Listing History Comments | | | |
| Listing Agency/Firm | | | | Per county tax records property sold off market on 12/03/2021 at a sales price of \$210,000. | | | |
| Listing Agent Name | | | | | | | |
| Listing Agent Phone | | | | | | | |
| # of Removed Listings in Previous 12 Months | 0 | | | | | | |
| # of Sales in Previous 12 Months | 1 | | | | | | |
| Original List Date | Original List Price | Final List Date | Final List Price | Result | Result Date | Result Price | Source |
| -- | -- | -- | -- | Sold | 12/03/2021 | \$210,000 | Tax Records |

Marketing Strategy

| | | |
|--|--------------------|-----------------------|
| | As Is Price | Repaired Price |
| Suggested List Price | \$310,000 | \$310,000 |
| Sales Price | \$305,000 | \$305,000 |
| 30 Day Price | \$300,000 | -- |
| Comments Regarding Pricing Strategy | | |
| <p>Due to the townhouse style of the subject, its location and age it was necessary to use the only few sold and listed properties from the same subdivision. Because of this it was necessary to expand GLA variance to find sold and listed properties from within the same subdivision as the subject. Property sold on 12/03/2021 at a sales price of \$210,000 which is drastically below the neighborhood market value and indicates that it was possibly a distressed sale. Subject is inferior to many of the subdivision properties without a garage and this will be a negative for a prospective buyer that is looking for additional garage storage that is provided with a garage. Currently there is a decline in available listed properties in the subject's neighborhood and because of this, properties are selling within 30 days on market at or above the original list price</p> | | |

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Street



Other



Other

Listing Photos

L1 15062 E Jarvis Place
Aurora, CO 80014



Front

L2 3867 S Fraser St
Aurora, CO 80014



Front

L3 3578 S Fairplay Way
Aurora, CO 80014



Front

Sales Photos

S1 15168 E Jefferson Place
Aurora, CO 80014



Front

S2 3875 S Fraser St
Aurora, CO 80014



Front

S3 3852 S Evanston St
Aurora, CO 80014



Front

ClearMaps Addendum

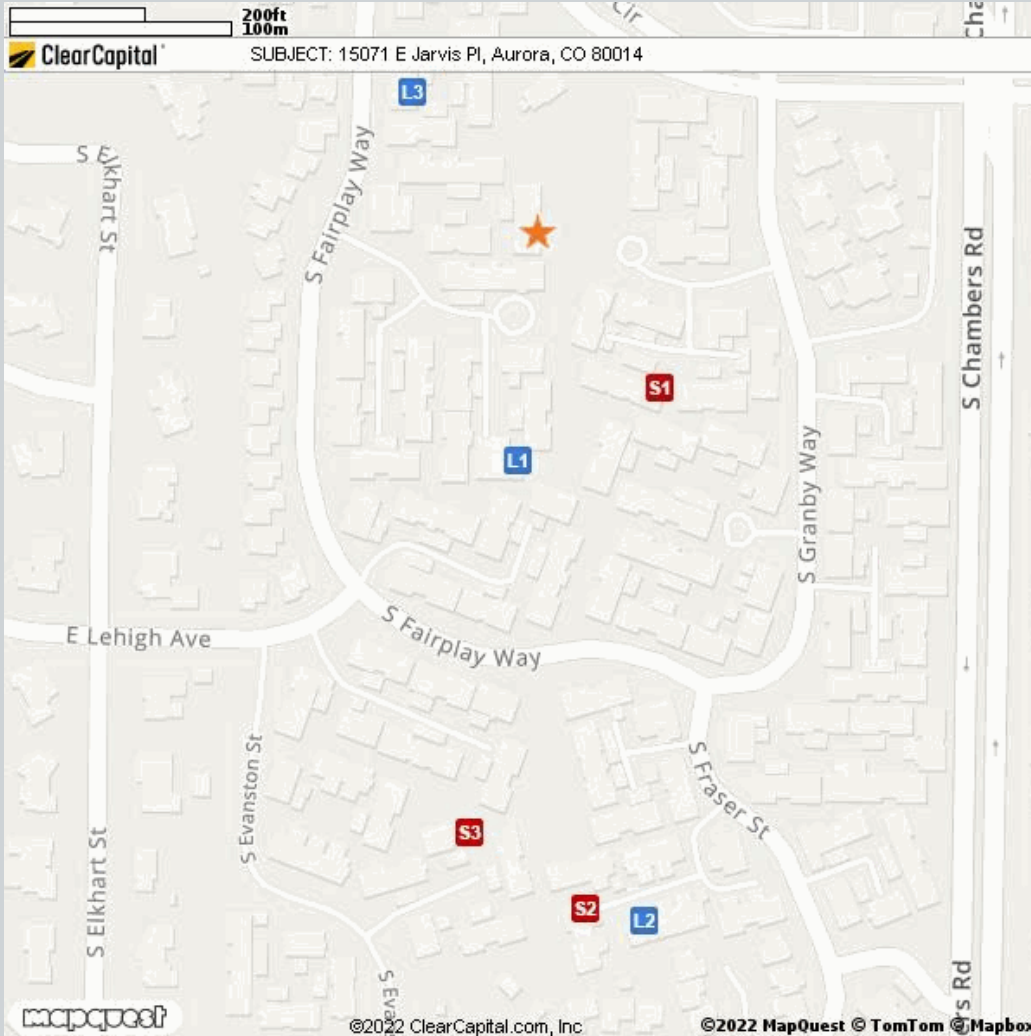
Address ★ 15071 E Jarvis Place, Aurora, CO 80014

Loan Number 47771

Suggested List \$310,000

Suggested Repaired \$310,000

Sale \$305,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|---|-------------------------|------------------|
| ★ Subject | 15071 E Jarvis Place, Aurora, CO 80014 | -- | Parcel Match |
| L1 Listing 1 | 15062 E Jarvis Place, Aurora, CO 80014 | 0.07 Miles ¹ | Parcel Match |
| L2 Listing 2 | 3867 S Fraser St, Aurora, CO 80014 | 0.23 Miles ¹ | Parcel Match |
| L3 Listing 3 | 3578 S Fairplay Way, Aurora, CO 80014 | 0.06 Miles ¹ | Parcel Match |
| S1 Sold 1 | 15168 E Jefferson Place, Aurora, CO 80014 | 0.07 Miles ¹ | Parcel Match |
| S2 Sold 2 | 3875 S Fraser St, Aurora, CO 80014 | 0.22 Miles ¹ | Parcel Match |
| S3 Sold 3 | 3852 S Evanston St, Aurora, CO 80014 | 0.20 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 | Craig Samador | Company/Brokerage | Craig Samador Real Estate |
| License No | EI.040012339 | Address | 11212 Keota St Parker CO 80134 |
| License Expiration | 12/31/2022 | License State | CO |
| Phone | 2396996832 | Email | csam1950@gmail.com |
| Broker Distance to Subject | 9.28 miles | Date Signed | 01/19/2022 |

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.