

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	1418 Bragdon Avenue, Pueblo, CO 81004	Order ID	7925819	Property ID	32039351
Inspection Date	01/27/2022	Date of Report	01/28/2022		
Loan Number	48014	APN	1511112016		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Pueblo		

Tracking IDs

Order Tracking ID	01.27.22_BPO	Tracking ID 1	01.27.22_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	SCOTT SECORA	Condition Comments	
R. E. Taxes	\$401	This subject appears to be vacant. Roof appears to be at the end of it's life expectancy. Hard to get a good picture due to snow. Exterior paint peeling and worn.	
Assessed Value	\$97,037		
Zoning Classification	Residential R2:RES/1 FAM DWEL 5000SF		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Fair		
Estimated Exterior Repair Cost	\$15,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$15,000		
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 medical facilities, parks, places of worship, school, shopping, downtown. Easy access to the highway.	
Sales Prices in this Neighborhood	Low: \$11,000 High: \$320,000		
Market for this type of property	Increased 4 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1418 Bragdon Avenue	118 E Mesa	1232 Cedar	1617 Jackson
City, State	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
Zip Code	81004	81006	81004	81004
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.12 ¹	0.65 ¹	0.20 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$105,000	\$189,900	\$120,000
List Price \$	--	\$105,000	\$189,900	\$120,000
Original List Date		01/09/2022	01/27/2022	01/21/2022
DOM · Cumulative DOM	-- · --	18 · 19	0 · 1	6 · 7
Age (# of years)	119	120	119	75
Condition	Fair	Fair	Good	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	2 Stories 2 story	2 Stories 2 story	1.5 Stories 1.5 story	1.5 Stories 1.5 story
# Units	1	1	1	1
Living Sq. Feet	1,064	1,296	966	1,309
Bdrm · Bths · ½ Bths	2 · 2 · 1	3 · 1	3 · 1	3 · 1
Total Room #	6	6	5	5
Garage (Style/Stalls)	Carport 1 Car	None	None	None
Basement (Yes/No)	No	Yes	No	Yes
Basement (% Fin)	0%	0%	0%	41%
Basement Sq. Ft.	--	200	--	420
Pool/Spa	--	--	--	--
Lot Size	.105 acres	.054 acres	.109 acres	.182 acres
Other	--	--	--	--

* 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.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 This home is for the investor with a vision of what it could look like after it's upgraded to living condition. It's priced affordably at \$81/SF. There is a big back yard with room for a garage. Stop by and have a look!

Listing 2 Cute updated 3 bed, 1 bath home. This home is move in ready with a new furnace, new electrical service, new floor coverings, new windows and doors and fresh paint! Kitchen has new cabinets and countertops with good amount of storage, large full bathroom has also been updated!

Listing 3 Investor special. There aren't pictures or comments to go by.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1418 Bragdon Avenue	1210 Beulah	1121 Bohmen	1315 Lake
City, State	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
Zip Code	81004	81004	81006	81004
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.29 ¹	1.39 ¹	0.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$199,900	\$87,000	\$195,000
List Price \$	--	\$199,900	\$87,000	\$140,000
Sale Price \$	--	\$199,900	\$87,000	\$105,000
Type of Financing	--	Conventional	Owner Carry	Cash
Date of Sale	--	09/10/2021	02/04/2021	01/27/2021
DOM · Cumulative DOM	-- · --	49 · 49	24 · 24	62 · 62
Age (# of years)	119	121	103	122
Condition	Fair	Average	Fair	Fair
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	2 Stories 2 story	2 Stories 2 story	2 Stories 2 story	2 Stories 2 story
# Units	1	1	1	1
Living Sq. Feet	1,064	630	1,340	1,500
Bdrm · Bths · ½ Bths	2 · 2 · 1	3 · 1	3 · 2	3 · 2
Total Room #	6	6	6	8
Garage (Style/Stalls)	Carport 1 Car	Detached 2 Car(s)	Attached 1 Car	None
Basement (Yes/No)	No	No	Yes	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	250	--
Pool/Spa	--	--	--	--
Lot Size	.105 acres	.22 acres	.138 acres	.107 acres
Other	--	--	--	--
Net Adjustment	--	-\$5,040	-\$19,050	-\$23,550
Adjusted Price	--	\$194,860	\$67,950	\$81,450

* 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** New Paint, Ceiling Fan(s), Smoke Detector/CO Adjustments made, -\$2000 seller concessions, - 10% for condition = -\$19990, -\$750 for bed, \$1000 per bath = +\$2000, \$50 per sq ft ag = +\$21700, -\$7000 for garage, +\$1000 for carport
- Sold 2** FIXER UPPER. 3 bed 2 bath 2 story home on Pueblo's south side. 1121 Bohmen Ave is a brick built single family home in a growing area of Pueblo. 1,340 finished sqft PLUS unfinished basement. One bedroom and one bathroom on the main level. Two more bedrooms and the second bathroom on the upper level. The property has the bones -- it just needs your vision. CALL YOUR AGENT, SCHEDULE A SHOWING, AND MAKE AN OFFER TODAY! Adjustments made, -\$750 for bed, +\$1000 for bath, \$50 per sq ft ag = -\$13800, \$12 per sq ft basement = +\$3000, -\$3500 for garage, +\$1000 for carport.
- Sold 3** 20K price drop! Two story 3 bed / 2 bath home with 1500 square feet above grade has amazing potential! Tall ceilings and huge windows lend a spacious feeling. Owner has already purchased a lot of construction materials that will stay with the home (laminare flooring, windows, cupboards, vanity, dishwasher etc). Main floor laundry and family room off kitchen (excellent extra space in addition to the large living room). Stunning front and rear lawn has been immaculately kept and the beautiful roses will greet you in the spring. Front covered porch for morning coffee and rear covered deck for entertaining. Shed in yard stays. Old garage has been closed up and is simply used as a storage building. -\$750 for bed. +\$1000 for bath, \$1500 per fireplace = -\$3000, \$50 per sq ft ag = -\$21800, +\$1000 for carport

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				This subject isn't currently listed and 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	\$115,000	\$145,000
Sales Price	\$114,000	\$144,000
30 Day Price	\$112,000	--
Comments Regarding Pricing Strategy		
<p>I went back 12 months, out in distance 1 miles, and even with relaxing distance search criteria I was unable to find any comps which fit the condition requirements. Within 1.5 miles and back 12 months I found 14 comps of which I could only use 3 sold comps due to GLA factors. The comps used are the best possible currently available comps within 1.39 miles and the adjustments are sufficient for this area to account for the differences in the subject and comparables</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



Side



Side



Side



Other

Subject Photos



Other

Listing Photos

L1 118 E Mesa
Pueblo, CO 81006



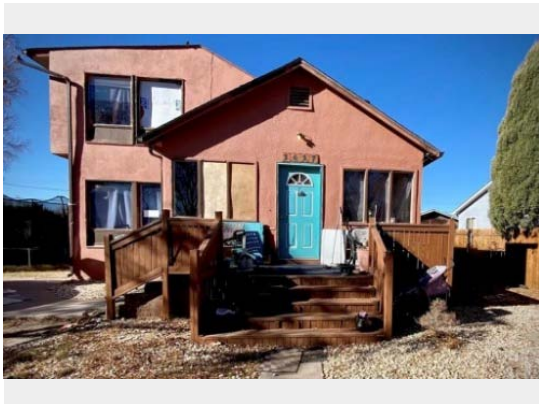
Front

L2 1232 Cedar
Pueblo, CO 81004



Front

L3 1617 Jackson
Pueblo, CO 81004



Front

Sales Photos

S1 1210 Beulah
Pueblo, CO 81004



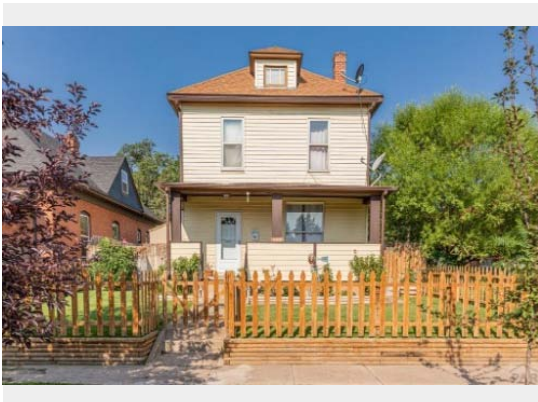
Front

S2 1121 Bohmen
Pueblo, CO 81006



Front

S3 1315 Lake
Pueblo, CO 81004



Front

ClearMaps Addendum

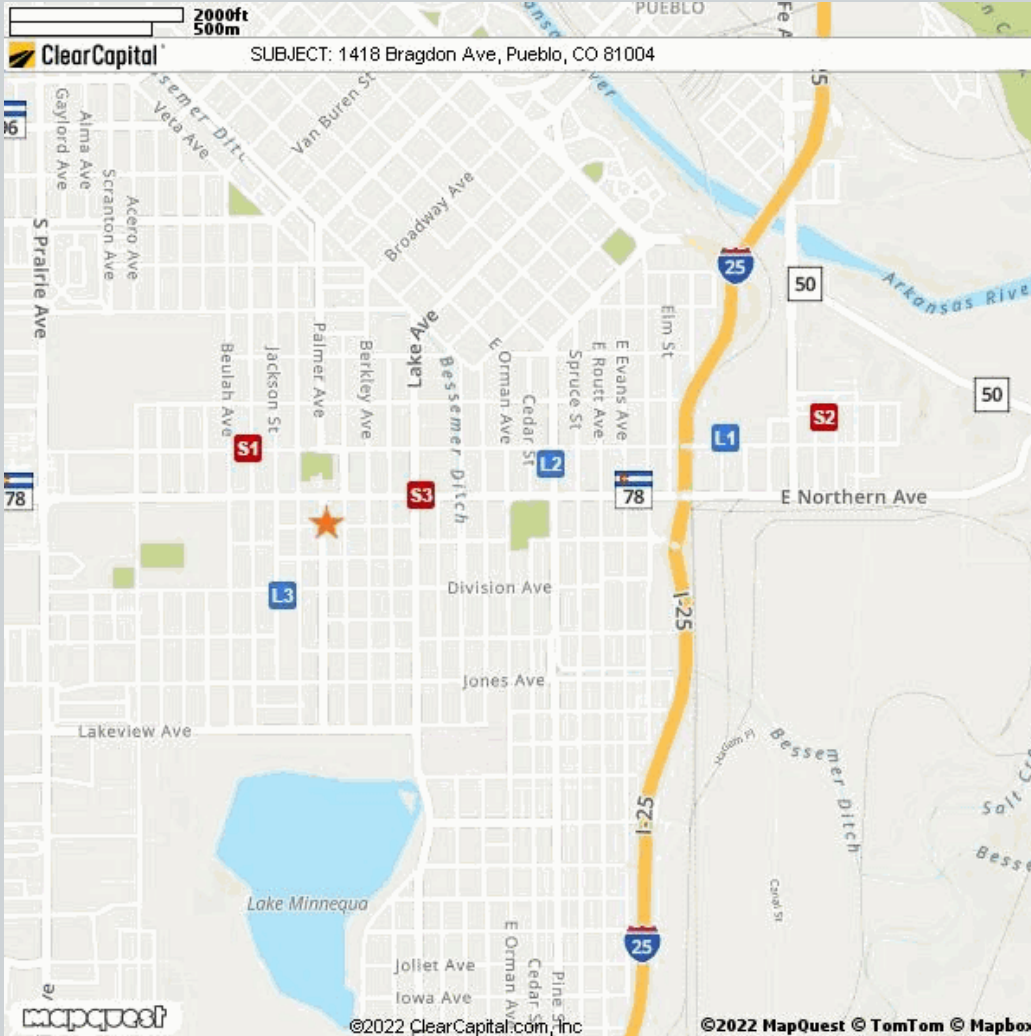
Address ★ 1418 Bragdon Avenue, Pueblo, CO 81004

Loan Number 48014

Suggested List \$115,000

Suggested Repaired \$145,000

Sale \$114,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1418 Bragdon Avenue, Pueblo, CO 81004	--	Parcel Match
L1 Listing 1	118 E Mesa, Pueblo, CO 81004	1.12 Miles ¹	Parcel Match
L2 Listing 2	1232 Cedar, Pueblo, CO 81004	0.65 Miles ¹	Parcel Match
L3 Listing 3	1617 Jackson, Pueblo, CO 81004	0.20 Miles ¹	Parcel Match
S1 Sold 1	1210 Beulah, Pueblo, CO 81004	0.29 Miles ¹	Parcel Match
S2 Sold 2	1121 Bohmen, Pueblo, CO 81004	1.39 Miles ¹	Parcel Match
S3 Sold 3	1315 Lake, Pueblo, CO 81004	0.29 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	4.83 miles	Date Signed	01/27/2022

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.