

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>	1728 Dyer Loop, Brighton, CO 80603	<b>Order ID</b>	8113902	<b>Property ID</b>	32508225
<b>Inspection Date</b>	04/08/2022	<b>Date of Report</b>	04/08/2022		
<b>Loan Number</b>	49114	<b>APN</b>	R4012206		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Weld		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	04.08.22 BPO	<b>Tracking ID 1</b>	04.08.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	PREMIER ONE LLC	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,322	<p>The subject has been adequately maintained and considered to be in average marketable condition. The broker noted no recent major renovations and/or improvements to the property. For the purposes of this report and to establish a basis for comparison for comparable selection and adjustment factors the broker has listed the home as "average" or C4 condition. No physical, functional or external obsolescence observed. There are no negative factors affecting the value of this property. Subject conforms to neighborhood in style, age, sqft, garage stalls, and lot size.</p>	
<b>Assessed Value</b>	\$24,380		
<b>Zoning Classification</b>	Residential		
<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>	Silver Peaks 303-482-2213		
<b>Association Fees</b>	\$33 / Month (Other: Maintenance Grounds)		
<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>	Stable	<p>Subject is located in a single family neighborhood. Subject conforms to neighborhood. There are no adverse site conditions or external factors such as easements, encroachments, environmental conditions or land uses. Proximity and convenience to employment, schools, parks, shopping and transportation are good. Subject neighborhood is central location with close access to all amenities and schools. Paved road access with sidewalks and community greenbelts and parks. Distance to amenities is less than 1 mile. Home values have remained stable here with a steady increase in the past couple of years...</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$300000 High: \$536460		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Neighborhood Comments

Subject is located in a single family neighborhood. Subject conforms to neighborhood. There are no adverse site conditions or external factors such as easements, encroachments, environmental conditions or land uses. Proximity and convenience to employment, schools, parks, shopping and transportation are good. Subject neighborhood is central location with close access to all amenities and schools. Paved road access with sidewalks and community greenbelts and parks. Distance to amenities is less than 1 mile. Home values have remained stable here with a steady increase in the past couple of years.

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1728 Dyer Loop	627 Millet Circle	5263 Sagebrush St	761 Iris St
City, State	Brighton, CO	Brighton, CO	Brighton, CO	Brighton, CO
Zip Code	80603	80601	80601	80601
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.96 <sup>1</sup>	0.64 <sup>1</sup>	0.25 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$540,000	\$525,000	\$550,000
List Price \$	--	\$540,000	\$525,000	\$550,000
Original List Date		03/25/2022	03/25/2022	03/27/2022
DOM · Cumulative DOM	-- · --	3 · 14	4 · 14	1 · 12
Age (# of years)	15	17	16	4
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	1,401	1,365	1,699	1,808
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2 · 1	4 · 2
Total Room #	8	8	8	9
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)	100%	100%	100%	0%
Basement Sq. Ft.	1,389	1,355	650	1,244
Pool/Spa	--	--	--	--
Lot Size	.17 acres	.21 acres	.19 acres	.17 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.

## Current Listings - Cont.

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

- Listing 1** List comp 1 has equal above and below grade sqft. Equal beds, baths, garage stalls, lot size, and age. Your search is now over! Welcome home to this stunning home in Brighton East Farms. This corner lot ranch is a dream with 3 bedrooms and a large finished basement. The updated kitchen opens up to the rest of the home making an inviting open floor plan. Have peace of mind with all of the bedrooms on the main floor, and 2 updated bathrooms. The basement has a generous entertaining space in an open floor plan complete with a wet bar. Enjoy the summers with an easy to maintain large backyard, complete with a fountain and fireplace. This one won't last long!
- Listing 2** List comp 2 has superior above grade sqft, inferior below grade sqft. Equal beds, lot size, and garage stalls. Superior baths. This beautiful ranch style home in the desirable Brighton Crossings community is a MUST SEE! Featuring a large kitchen & living area with open concept design, 3 large bedrooms, a formal living/dining area, finished basement, and beautiful private yard, there is no shortage on space in this home! This home has a perfect layout for entertaining, a kitchen that displays updated stainless steel appliances, and opens up to the living area, which features its own gas fireplace to cozy up to! Exit the side door in the kitchen to enter into your private backyard with a covered patio that is the perfect place to enjoy a cup of coffee in the morning, or have family dinner watching the beautiful Colorado sunsets. Not to mention this home backs up to a trail perfect for dog-walking or biking! Main floor bedrooms, bathroom, and laundry area make this an ideal layout for the family. The master bedroom features its own five-piece bath with soaking tub, and a LARGE professionally installed walk-in closet with its own built-ins! Perfect to hold all of your shoes and accessories! Easy access to home with an attached two-car garage that opens directly into the mudroom/laundry area. One of the greatest features in this home is the amount of living space available to its owners. This continues to shine in the large finished basement that has its own family room, workshop/studio space, and a 3/4 bath with glass shower! There is also a utility room with ample storage space to put all of the holiday decorations! Brighton Crossings is home to The Venture Center which features a community pool, fitness center, walking/biking trails. Park, playground, and dog park are all within walking distance. Perfect location, perfect layout, perfect home!
- Listing 3** List comp 3 has superior above grade sqft, inferior below grade sqft. Superior beds. Equal baths, lot size, and garage stalls. Superior age. Take a look at this beautiful home located on large cul-de-sac! So many comforts are intrinsic with this four bedroom home. Open concept is great for entertaining around the kitchen, or move to the backyard patio for a BBQ! Lots of upgrades are found in this gorgeous home including heat in the garage, custom built railing and window well coverings, New storage shed, custom window coverings and so much more! This incredible neighborhood still has block parties!! Located in a large cul-de-sac at the end of Iris, the neighborhood buzzes with life and a safer place to play! It's a must see and won't be available for long - call me anytime for information or to schedule a private showing!

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1728 Dyer Loop	2132 Jade Ave	1697 Buckskin Ave	252 Firestone Circle
City, State	Brighton, CO	Lochbuie, CO	Lochbuie, CO	Lochbuie, CO
Zip Code	80603	80603	80603	80603
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.38 <sup>1</sup>	0.05 <sup>1</sup>	0.12 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$490,000	\$480,000	\$450,000
List Price \$	--	\$490,000	\$480,000	\$450,000
Sale Price \$	--	\$510,000	\$512,000	\$525,000
Type of Financing	--	Va	Conventional	Conventional
Date of Sale	--	10/12/2021	04/08/2022	02/25/2022
DOM · Cumulative DOM	-- · --	6 · 41	3 · 28	5 · 36
Age (# of years)	15	13	15	16
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	1,401	1,413	1,504	1,504
Bdrm · Bths · ½ Bths	3 · 2	5 · 2	3 · 2	4 · 2 · 1
Total Room #	8	10	8	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	100%	90%	0%	75%
Basement Sq. Ft.	1389	1,413	1,490	1,490
Pool/Spa	--	--	--	--
Lot Size	.17 acres	.25 acres	.23 acres	.19 acres
Other	--	--	--	--
Net Adjustment	--	-\$7,900	\$0	\$0
Adjusted Price	--	\$502,100	\$512,000	\$525,000

\* Sold 3 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** Sold comp1 has equal above grade sqft. Inferior below grade sqft +5100. Superior beds -8000 and garage stalls -5000. Equal baths, age, lot size, and garage stalls. Total adjusted amount -7900. Welcome home to this beautiful single story home in the Silver Peaks neighborhood. This is a rare find large corner lot with a 3 car garage. This home features upgrades throughout and a FINISHED BASEMENT that adds 2 bedrooms (one with a walk in closet), a huge living/rec room and a large roughed-in bathroom ready for you to finish. When you enter you are welcomed with a wood floor entrance and vaulted living room ceiling. This home features south facing windows that allow for beautiful natural light all day long. The kitchen and eat-in dining room have wood floors and bay windows. The owner's suit offers a large soaking bath, walk in closet, double sinks and more. There are 2 additional bedrooms on the main living floor with great natural light. The laundry room is also on the main floor and features a washer and dryer that are included in the sale. Use the finished basement for a great movie night entertaining space, workout room, extra storage, office, etc. Go outside and you will find an amazing covered patio with outdoor TV, professional landscaping that is mature and abundant, a garden space, a full walk around concrete sidewalk, drip irrigation to plants, shrubs and trees, a large side gate to easily get your mower in the backyard, and a sandbox. The 3 car garage features a workbench that comes with the house and extra space to store your toys.
- Sold 2** Sold comp 2 has equal above and below grade sqft. Equal beds, baths, lot size, age, and garage stalls. No adjustment needed. This cozy ranch home located in Silver Peaks is a perfect place to call home. It sits on 9,915 Sq Ft corner lot with a large great room, open floor plan concept with arches into the kitchen area which features an eat in area, kitchen island and plenty of windows for natural lighting and a main floor walk-in laundry room. There is a large master bedroom with a private full bathroom with walk-in closet and 2 additional bedrooms next the main bathroom. The full unfinished basement offers additional space for storage and/or completion for additional living space. Some painting was completed inside at the bedrooms and basement stairwell and portions of the exterior trim were painted. A new roof will be installed. Close to shopping and easy access to I-76. Hurry and schedule your showing today!
- Sold 3** Sold comp 3 has equal amenities. No adjustment needed. Don't miss out on this beautiful ranch-style home in the Silver Peaks neighborhood! This home features a nice open floor plan with vaulted ceilings and luxury vinyl plank flooring throughout. The kitchen includes stainless steel appliances, a center island, and beautiful bay windows. The master bedroom suite is on the main level along with 2 additional bedrooms and a full bathroom. The basement has been fully framed with all the electrical running throughout. Bedroom #4 in the basement is finished as well as bathroom #3. New water heater in 2020, sprinkler system in the front and back yard, low HOA fees, and close to I-76 for easy commuting. This beautiful corner-lot house is ready for you to make your finishing touches and call home!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				MLS Sale Price \$185,250 MLS Sale Date 03/11/2008			
<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>	\$525,000	\$525,000
<b>Sales Price</b>	\$525,000	\$525,000
<b>30 Day Price</b>	\$520,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>In conducting the assignment, broker first collected preliminary public record search and made an initial search of available market sales, trends, and influences. A physical inspection of the subject property was made in accordance with the information requirements of the client. General research on comparable properties in the subject and competing neighborhoods was performed. Sales selection was refined to the 3 or more of the most similar and recent sale properties. A thorough residential market analysis using standard residential appraisal methods and techniques was completed in accordance with real estate standards. The value indications from the comparable sale properties were reconciled into a final value estimate. The purpose of the final value reconciliation was to develop a rational, defensible conclusion of the most probable market value for the subject property.</p>		

## Clear Capital Quality Assurance Comments Addendum

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



## Subject Photos



Front



Address Verification



Side



Side



Street



Street

## Subject Photos



Street

## Listing Photos

**L1** 627 Millet Circle  
Brighton, CO 80601



Front

**L2** 5263 Sagebrush St  
Brighton, CO 80601



Front

**L3** 761 Iris St  
Brighton, CO 80601



Front

## Sales Photos

**S1** 2132 Jade Ave  
Lochbuie, CO 80603



Front

**S2** 1697 Buckskin Ave  
Lochbuie, CO 80603



Front

**S3** 252 Firestone Circle  
Lochbuie, CO 80603



Front

### ClearMaps Addendum

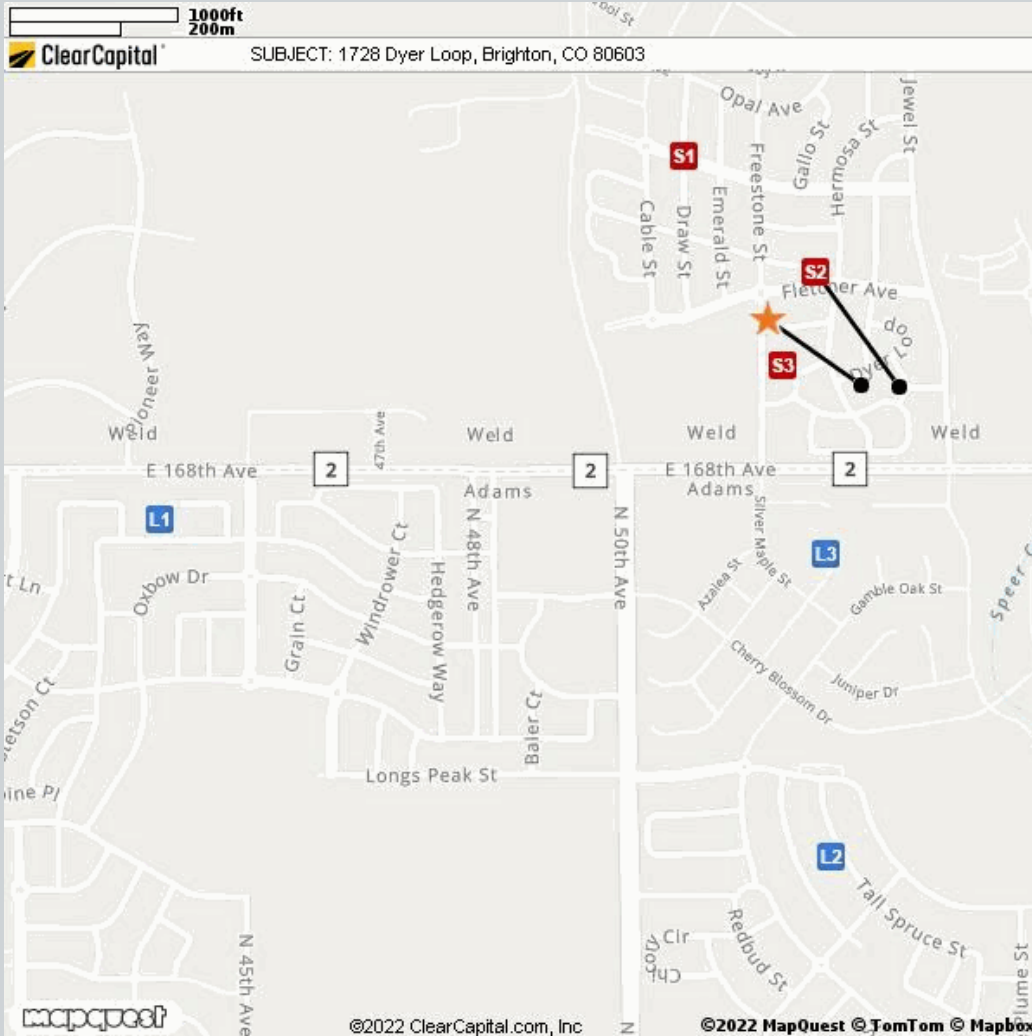
**Address** ★ 1728 Dyer Loop, Brighton, CO 80603

**Loan Number** 49114

**Suggested List** \$525,000

**Suggested Repaired** \$525,000

**Sale** \$525,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1728 Dyer Loop, Brighton, CO 80603	--	Parcel Match
L1 Listing 1	627 Millet Circle, Brighton, CO 80601	0.96 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5263 Sagebrush St, Brighton, CO 80601	0.64 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	761 Iris St, Brighton, CO 80601	0.25 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2132 Jade Ave, Brighton, CO 80603	0.38 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1697 Buckskin Ave, Brighton, CO 80603	0.05 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	252 Firestone Circle, Brighton, CO 80603	0.12 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.

\*\*\* Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! \*\*\*

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.

## Report Instructions - cont.

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.

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>	Julie Cunningham	<b>Company/Brokerage</b>	KEY Real Estate Group, LLC
<b>License No</b>	IA.100016900	<b>Address</b>	9588 E 147th Ave Brighton CO 80602
<b>License Expiration</b>	12/31/2024	<b>License State</b>	CO
<b>Phone</b>	3033254225	<b>Email</b>	agentjulie303@gmail.com
<b>Broker Distance to Subject</b>	7.36 miles	<b>Date Signed</b>	04/08/2022

*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.