

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>	6535 President Avenue, Colorado Springs, COLORADO 80911	<b>Order ID</b>	8429726	<b>Property ID</b>	33294630
<b>Inspection Date</b>	09/15/2022	<b>Date of Report</b>	09/16/2022		
<b>Loan Number</b>	51258	<b>APN</b>	5519417010		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	El Paso		

Tracking IDs					
<b>Order Tracking ID</b>	09.15.22	<b>Tracking ID 1</b>	09.15.22		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	KERI OTTESEN	Subject is a tract home that conforms to the neighborhood and has below average curb appeal but this is consistent with the neighboring properties. Interior corner lot with no remarkable views. Overgrown weeds at front yard but overall the Subject exterior appears adequately maintained. No issues were observed during drive-by inspection. No access to interior, assuming Average Condition for valuation purposes.
<b>R. E. Taxes</b>	\$1,268	
<b>Assessed Value</b>	\$17,300	
<b>Zoning Classification</b>	Residential RS-5000 CAD-0	
<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>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	Widefield Country Estates is a tract subdivision of homes built primarily during 1970-1974. Area is on the south east end of Colorado Springs with easy access to major throughfares, lots of shopping nearby, neighborhood schools & parks are close. The subject neighborhood homes and nearby surrounding neighborhoods are similar, majority of homes are maintained in average condition & curb appeal. Typical financing in the area are VA mortgages. Recent average marketing time for similar homes in the area has been under 10 days and listings were selling at average of 101% of list price. Current Lis...
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$345000 High: \$450600	
<b>Market for this type of property</b>	Increased 6 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Neighborhood Comments

Widefield Country Estates is a tract subdivision of homes built primarily during 1970-1974. Area is on the south east end of Colorado Springs with easy access to major throughfares, lots of shopping nearby, neighborhood schools & parks are close. The subject neighborhood homes and nearby surrounding neighborhoods are similar, majority of homes are maintained in average condition & curb appeal. Typical financing in the area are VA mortgages. Recent average marketing time for similar homes in the area has been under 10 days and listings were selling at average of 101% of list price. Current Listed inventory is averaging over 30 days on market. Distress/REO activity is low at this time.

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	6535 President Avenue	7305 Grand Valley Dr	6830 Chesterfield Ct	7255 Grand Valley Dr
<b>City, State</b>	Colorado Springs, COLORADO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
<b>Zip Code</b>	80911	80911	80911	80911
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.99 <sup>1</sup>	0.35 <sup>1</sup>	1.03 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$435,000	\$419,900	\$433,000
<b>List Price \$</b>	--	\$435,000	\$419,900	\$385,000
<b>Original List Date</b>		07/28/2022	09/03/2022	06/21/2022
<b>DOM · Cumulative DOM</b>	-- · --	49 · 50	12 · 13	58 · 87
<b>Age (# of years)</b>	51	39	50	39
<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>	Split Traditional	Split Traditional	Split Traditional	Split Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,427	1,368	1,208	1,290
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 2	2 · 1	3 · 1
<b>Total Room #</b>	6	7	5	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	None	None	None
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	83%	100%	90%	100%
<b>Basement Sq. Ft.</b>	490	432	810	480
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.18 acres	0.17 acres	0.25 acres	0.18 acres
<b>Other</b>	LL: RecRm, 1.0Bath	LL: RecRm, 0.1Bath	AC, FP, LL: RecRm, 2Bdrm, 1.0Bath	AC, FP, LL: RecRm, 1Bdrm, 1.0Bath

\* Listing 2 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** Dated interior & some custom paints, a few modest improvements and overall well maintained appearance.

**Listing 2** Most similar design/style as Subject, wood floors & neutral interior. No outstanding updates. Heavy wear & tear but adequately maintained appearance.

**Listing 3** Comp has a neutral interior, heavy wear & tear but appears adequately maintained with no remarkable updates.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	6535 President Avenue	6677 Fielding Terrace	615 Bickley St	151 Harvard St
<b>City, State</b>	Colorado Springs, COLORADO	Colorado Springs, CO	Colorado Springs, CO	Colorado Springs, CO
<b>Zip Code</b>	80911	80911	80911	80911
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.58 <sup>1</sup>	0.41 <sup>1</sup>	0.75 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$379,900	\$385,000	\$409,000
<b>List Price \$</b>	--	\$379,900	\$385,000	\$399,000
<b>Sale Price \$</b>	--	\$380,000	\$390,000	\$399,000
<b>Type of Financing</b>	--	Va	Cash	Cash
<b>Date of Sale</b>	--	05/02/2022	04/19/2022	07/01/2022
<b>DOM · Cumulative DOM</b>	-- · --	18 · 46	4 · 23	21 · 42
<b>Age (# of years)</b>	51	49	54	59
<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>	Split Traditional	Split Traditional	Split Traditional	Split Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,427	1,253	1,165	1,395
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 1	3 · 2	4 · 1
<b>Total Room #</b>	6	6	7	7
<b>Garage (Style/Stalls)</b>	Attached 1 Car	None	None	None
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	83%	100%	49%	100%
<b>Basement Sq. Ft.</b>	490	492	1,063	500
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.18 acres	0.18 acres	0.22 acres	0.17 acres
<b>Other</b>	LL: RecRm, 1.0Bath	LL: RecRm, 1Bdrm, 1.0Bath	LL: RecRm, 1.0Bath	LL: RecRm, 1.0Bath
<b>Net Adjustment</b>	--	-\$5,800	-\$760	-\$5,300
<b>Adjusted Price</b>	--	\$374,200	\$389,240	\$393,700

\* 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** Some bold paints at interior, custom improvements are not remarkable, reflects heavy wear & tear but overall adequately maintained appearance.
- Sold 2** Neutral interior with modest surface updates mainly kitchen & some flooring. Not everything is updated. Likely most similar features as Subject.
- Sold 3** Neutral interior, wood floors, kitchen and baths updated over the prior 5 years. Reflects normal wear & tear and maintained appearance.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Last MLS & Tax Sold Date: 10/25/19				
<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>	\$379,900	\$379,900
<b>Sales Price</b>	\$375,000	\$375,000
<b>30 Day Price</b>	\$375,000	--
<b>Comments Regarding Pricing Strategy</b>		
Lack of Listed comps, it was necessary to relax year built to produce comps. All Sold comps are similar design/style and have comparable features & similar views/locations as Subject. Sold comps as adjusted provide a likely reliable indication of Subject's value in the current market. No adjustment to age or acreage as there is no marketable difference.		

## 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



Front



Front



Front



Address Verification



Address Verification



## Subject Photos



Side



Side



Side



Street



Street



Street

## Subject Photos



Other



## Listing Photos

**L1** 7305 GRAND VALLEY DR  
Colorado Springs, CO 80911



Front

**L2** 6830 Chesterfield CT  
Colorado Springs, CO 80911



Front

**L3** 7255 Grand Valley DR  
Colorado Springs, CO 80911



Front

## Sales Photos

**S1** 6677 Fielding Terrace  
Colorado Springs, CO 80911



Front

**S2** 615 Bickley ST  
Colorado Springs, CO 80911



Front

**S3** 151 Harvard ST  
Colorado Springs, CO 80911



Front

## ClearMaps Addendum

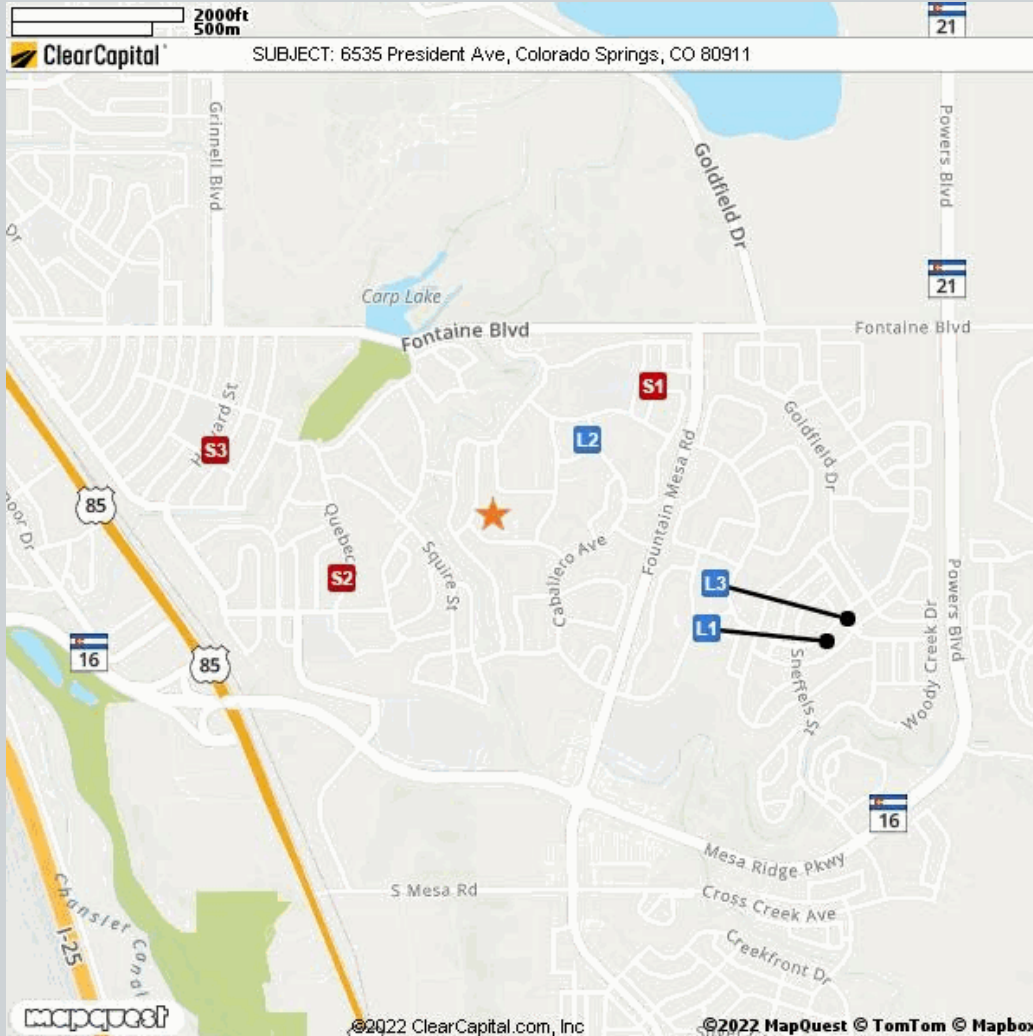
**Address** ★ 6535 President Avenue, Colorado Springs, COLORADO 80911

**Loan Number** 51258

**Suggested List** \$379,900

**Suggested Repaired** \$379,900

**Sale** \$375,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6535 President Avenue, Colorado Springs, Colorado 80911	--	Parcel Match
L1	7305 Grand Valley Dr, Colorado Springs, CO 80911	0.99 Miles <sup>1</sup>	Parcel Match
L2	6830 Chesterfield Ct, Colorado Springs, CO 80911	0.35 Miles <sup>1</sup>	Parcel Match
L3	7255 Grand Valley Dr, Colorado Springs, CO 80911	1.03 Miles <sup>1</sup>	Parcel Match
S1	6677 Fielding Terrace, Colorado Springs, CO 80911	0.58 Miles <sup>1</sup>	Parcel Match
S2	615 Bickley St, Colorado Springs, CO 80911	0.41 Miles <sup>1</sup>	Parcel Match
S3	151 Harvard St, Colorado Springs, CO 80911	0.75 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>	Darlene Haines	<b>Company/Brokerage</b>	Rocky Mountain Property Shop
<b>License No</b>	ER100003044	<b>Address</b>	3021 Mandalay Grv Colorado Springs CO 80917
<b>License Expiration</b>	12/31/2024	<b>License State</b>	CO
<b>Phone</b>	3039560090	<b>Email</b>	darlenehaines@hotmail.com
<b>Broker Distance to Subject</b>	10.22 miles	<b>Date Signed</b>	09/15/2022

*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:

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