

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	2607 E Nichols Circle, Littleton, CO 80122	Order ID	8776092	Property ID	34257473
Inspection Date	06/09/2023	Date of Report	06/10/2023		
Loan Number	53960	APN	207736317140		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Arapahoe		

Tracking IDs					
Order Tracking ID	06.08.23 BPO Request	Tracking ID 1	06.08.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Lee Richard	Condition Comments	
R. E. Taxes	\$2,410	Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.	
Assessed Value	\$25,809		
Zoning Classification	Residential		
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		
HOA	Highland View HOA 303-482-2213		
Association Fees	\$277 / Month (Landscaping, Insurance)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject is located in a suburban neighborhood with stable property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.	
Sales Prices in this Neighborhood	Low: \$296,000 High: \$522,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2607 E Nichols Circle	2491 E Nichols Circle	330 W Jamison Circle Unit #14	2683 E Nichols Circle
City, State	Littleton, CO	Centennial, CO	Littleton, CO	Centennial, CO
Zip Code	80122	80122	80120	80122
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	1.96 ¹	0.03 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$400,000	\$400,000	\$429,000
List Price \$	--	\$395,000	\$400,000	\$419,000
Original List Date		06/01/2023	05/19/2023	05/11/2023
DOM · Cumulative DOM	-- · --	9 · 9	22 · 22	30 · 30
Age (# of years)	39	39	37	39
Condition	Average	Average	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 Town House	2 Stories Town House	2 Stories Town House	2 Stories Town House
# Units	1	1	1	1
Living Sq. Feet	868	1,036	1,120	1,064
Bdrm · Bths · ½ Bths	2 · 2	3 · 2 · 1	2 · 2 · 1	2 · 1 · 1
Total Room #	5	6	5	5
Garage (Style/Stalls)	None	None	Attached 2 Car(s)	None
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	50%	100%	100%	100%
Basement Sq. Ft.	406	510	520	504
Pool/Spa	--	--	--	--
Lot Size	0.02 acres	0.02 acres	0.02 acres	0 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.

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

Listing 1 The property is similar in condition and superior in bedroom count to the subject. Active1 => Bed= \$-4000, Half Bath= \$-1000, GLA= \$-3360, Total= \$-8360, Net Adjusted Value= \$386640

Listing 2 The property is superior in condition and similar in bed count to the subject. Active2 => Condition= \$-8500, Half Bath= \$-1000, GLA= \$-5040, Garage= \$-4000, Total= \$-18540, Net Adjusted Value= \$381460

Listing 3 The property is superior in GLA and similar in bed count to the subject. Active3 => Bath= \$2000, Half Bath= \$-1000, GLA= \$-3920, Lot= \$40, Total= \$-2880, Net Adjusted Value= \$416120

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2607 E Nichols Circle	8137 S Fillmore Way	2444 E Nichols Circle	2585 E Nichols Circle
City, State	Littleton, CO	Centennial, CO	Centennial, CO	Centennial, CO
Zip Code	80122	80122	80122	80122
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.26 ¹	0.14 ¹	0.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$370,000	\$415,000	\$425,000
List Price \$	--	\$370,000	\$415,000	\$425,000
Sale Price \$	--	\$370,000	\$415,000	\$435,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	08/03/2022	04/06/2023	05/10/2023
DOM · Cumulative DOM	-- · --	41 · 41	35 · 35	32 · 32
Age (# of years)	39	39	39	39
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	2 Stories Town House	2 Stories Town House	2 Stories Town House	2 Stories Town House
# Units	1	1	1	1
Living Sq. Feet	868	840	1,036	1,036
Bdrm · Bths · ½ Bths	2 · 2	2 · 2	3 · 2 · 1	3 · 3
Total Room #	5	5	6	7
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	50%	100%	100%	100%
Basement Sq. Ft.	406	392	756	504
Pool/Spa	--	--	--	--
Lot Size	0.02 acres	0.02 acres	0.02 acres	0.02 acres
Other	None	None	None	None
Net Adjustment	--	+\$1,000	-\$8,360	-\$17,860
Adjusted Price	--	\$371,000	\$406,640	\$417,140

* 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** Fair market property, Similar in GLA, condition and neighborhood, has 2 bed, 2 bath, ceramic floor, eat-in kitchen. Sold1 => Sold date= \$1000, Total= \$1000, Net Adjusted Value= \$371000
- Sold 2** The property is similar in condition and superior in GLA to the subject. Sold2 => Bed= \$-4000, Half Bath= \$-1000, GLA= \$-3360, Total= \$-8360, Net Adjusted Value= \$406640
- Sold 3** The property is superior in condition and similar in age to the subject. Sold3 => Condition= \$-8500, Bed= \$-4000, Bath= \$-2000, GLA= \$-3360, Total= \$-17860, Net Adjusted Value= \$417140

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		None Noted					
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	\$405,000	\$405,000
Sales Price	\$395,000	\$395,000
30 Day Price	\$385,000	--

Comments Regarding Pricing Strategy

The subject property is overall in average condition and it conforms to the neighbourhood. The subject details were taken from tax. Market value is based upon proximate sold comparables. Proximity parameter has transcended and search was boosted up to 2 miles, as there were minimal list comparable within 1 mile having, +/-30% GLA, +/-30% year built, +/-30% lot size and 12 months back. Unable to bracket GLA within the list comps. The GLA tolerances for comparable had to be extended due to the limitation of similar properties in that area within +/-30% GLA, +/-20% year built, +/-30% lot size guidelines and 12 months back. Variance is minimal. This does not have a significant impact on subject pricing. Pricing does vary outside the subject's location. same street comps were not used as it appears to be inferior to subject condition and bed count. It was necessary to exceed the lot size variance guideline of 25% in an effort to use the best available comparable from within the subject's market area. Style and bed count for comparable were expanded in order to locate comparable that were supportive of the subject GLA and other attributes. In order to include comparable to reinforce the subject's GLA and other attributes, the sold comparable search was broadened to 12 months time. It was necessary to use comparable with superior in condition due to limited comparable availability in the subject's area. At the time of sale the sold comparable 3 property may have had multiple offers or a concession was given and not noted. The BPO report must take these sales into consideration in terms of comparable selection. Aggressive pricing is recommended in this market to attract strong buyer demand. A competitive price may attract multiple offers a final sales price higher than the list price. The subject is located near non-residential properties, park, major roads, highway and commercials. Since there were limited comparable available on the similar side of the subject it was necessary to use comparable from across major roads and highway. It does not cause any negative or adverse effect on the market value. The current suggested sales price and or List price provided are most realistic, however subject to change due to the current market trend. Sold comparable 1, and list comparable 1 have similar attributes of the subject. These sales were considered the best from the extensive search of market data and this a fair representation of the subject property in this area

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



Street



Other

Listing Photos

L1 2491 E Nichols Circle
Centennial, CO 80122



Front

L2 330 W Jamison Circle Unit #14
Littleton, CO 80120



Front

L3 2683 E Nichols Circle
Centennial, CO 80122



Front

Sales Photos

S1 8137 S Fillmore Way
Centennial, CO 80122



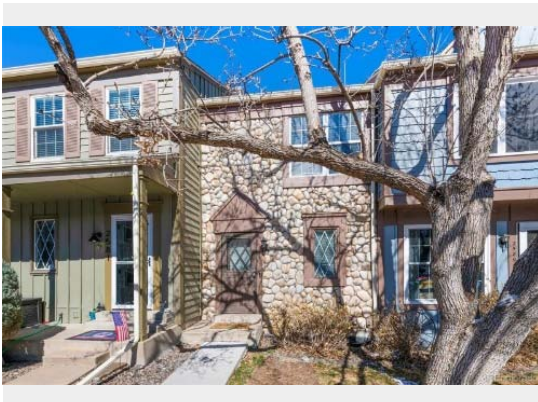
Front

S2 2444 E Nichols Circle
Centennial, CO 80122



Front

S3 2585 E Nichols Circle
Centennial, CO 80122



Front

ClearMaps Addendum

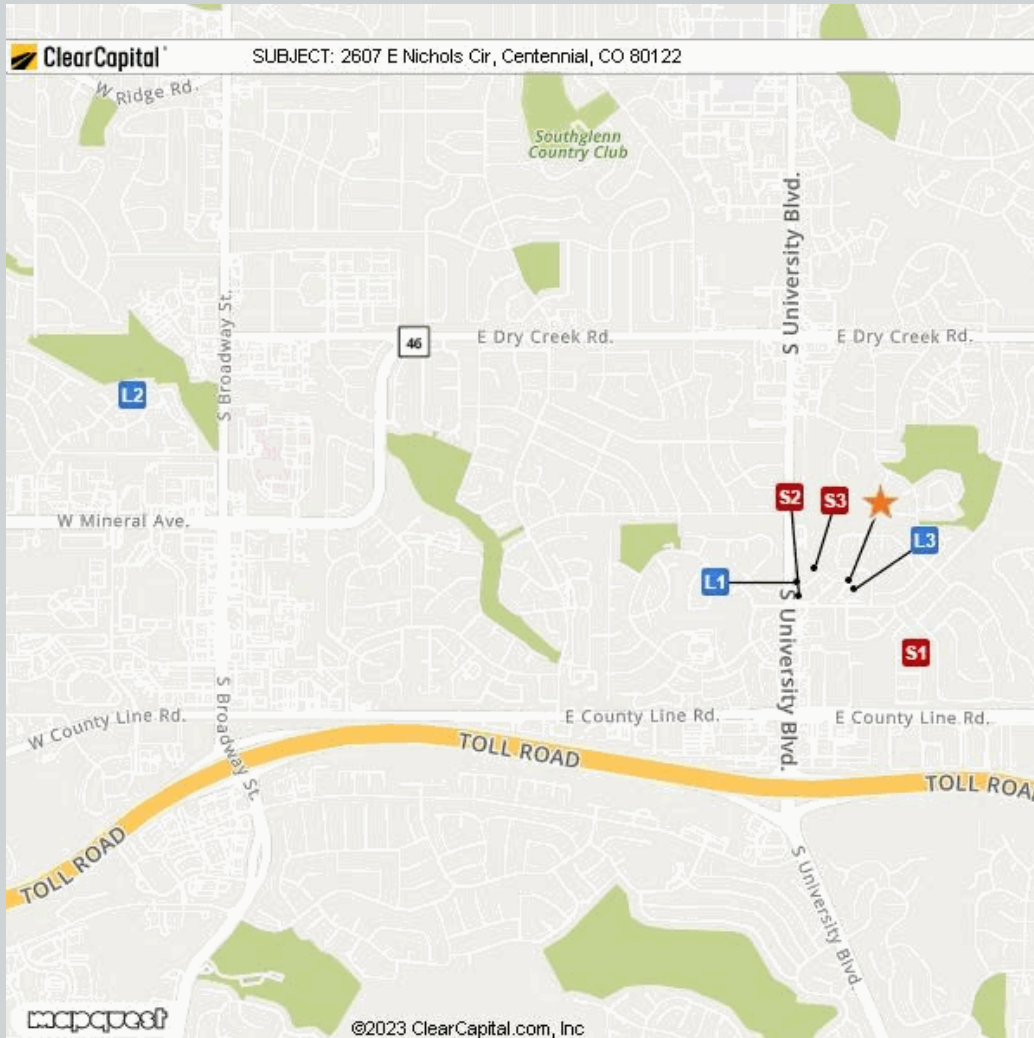
Address ★ 2607 E Nichols Circle, Littleton, CO 80122

Loan Number 53960

Suggested List \$405,000

Suggested Repaired \$405,000

Sale \$395,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2607 E Nichols Circle, Littleton, CO 80122	--	Parcel Match
L1 Listing 1	2491 E Nichols Circle, Littleton, CO 80122	0.14 Miles ¹	Parcel Match
L2 Listing 2	330 W Jamison Circle Unit #14, Littleton, CO 80120	1.96 Miles ¹	Parcel Match
L3 Listing 3	2683 E Nichols Circle, Littleton, CO 80122	0.03 Miles ¹	Parcel Match
S1 Sold 1	8137 S Fillmore Way, Littleton, CO 80122	0.26 Miles ¹	Parcel Match
S2 Sold 2	2444 E Nichols Circle, Littleton, CO 80122	0.14 Miles ¹	Parcel Match
S3 Sold 3	2585 E Nichols Circle, Littleton, CO 80122	0.10 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	Joe Schnurr	Company/Brokerage	Bang Realty-Colorado Inc
License No	EA.040045093	Address	720 S. Colorado Blvd, Penthouse North Denver CO 80206
License Expiration	12/31/2025	License State	CO
Phone	7208924888	Email	denverbpo@bangrealty.com
Broker Distance to Subject	9.20 miles	Date Signed	06/10/2023

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.