

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>	1516 E Routt Avenue, Pueblo, CO 81004	<b>Order ID</b>	8839761	<b>Property ID</b>	34412249
<b>Inspection Date</b>	07/21/2023	<b>Date of Report</b>	07/21/2023		
<b>Loan Number</b>	54487	<b>APN</b>	1512112007		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Pueblo		

**Tracking IDs**

<b>Order Tracking ID</b>	20230720_BPO	<b>Tracking ID 1</b>	20230720_BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	ROSE LYNN PALM	<b>Condition Comments</b> This subject appears to be maintained at this time
<b>R. E. Taxes</b>	\$360	
<b>Assessed Value</b>	\$82,810	
<b>Zoning Classification</b>	Residential R3:RES/2 FAM DWEL	
<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**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> This area has easy access to schools, parks, places of worship, medical facilities, restaurants, shopping and the highway
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$75000 High: \$216780	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	1516 E Routt Avenue	1831 Evans	1335 Spruce	1623 Pine
<b>City, State</b>	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
<b>Zip Code</b>	81004	81004	81004	81004
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.37 <sup>1</sup>	0.21 <sup>1</sup>	0.24 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$234,900	\$174,900	\$160,000
<b>List Price \$</b>	--	\$234,900	\$174,900	\$150,000
<b>Original List Date</b>		06/21/2023	07/15/2023	02/10/2023
<b>DOM · Cumulative DOM</b>	-- · --	29 · 30	5 · 6	160 · 161
<b>Age (# of years)</b>	76	74	123	120
<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>	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	532	675	726	738
<b>Bdrm · Bths · ½ Bths</b>	1 · 1	3 · 2	2 · 1	3 · 1
<b>Total Room #</b>	3	6	4	5
<b>Garage (Style/Stalls)</b>	Carport 1 Car	Attached 1 Car	None	None
<b>Basement (Yes/No)</b>	No	Yes	No	No
<b>Basement (% Fin)</b>	0%	100%	0%	0%
<b>Basement Sq. Ft.</b>	--	675	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.143 acres	.152 acres	.071 acres	.266 acres
<b>Other</b>	--	--	--	--

\* 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.

## Current Listings - Cont.

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

**Listing 1** 3 Bedroom 2 Bath home on Corner Lot with Large Fenced Yard is MOVE IN READY! Just a couple of turns from the Interstate for Easy Commutes. A couple of blocks from the nearest hospital. This was not a rental or flip but a well loved and cared for home with updated Kitchen with Tile Floors and Backsplash. Includes Refrigerator, Stove, and Dishwasher. Living and Bedroom on Main Level are Original Hardwood Floors. Full Bath with Tile Floors and Tile Shower Walls on each Level. Nice Laundry Room in Basement. Common Area plus Two Large Bedrooms with NEW Paint and Carpet in Basement, each with Egress Windows. Central Air for your Comfort or Spend time with Your Friend in this GREAT Private Backyard! Fabulous Deck/Pergola for Entertaining and 6 ft Privacy Fence plus Sheds should meet your Needs & Wants List. Call for your Showing!

**Listing 2** This charming 2 bedroom, 1 bath home is the move in ready and just waiting for its new owner. The home is situated on a fenced landscaped lot. The backyard also features a 19.10 x 9.11 shed for extra storage. The interior of the bright, with new flooring an paint throughout. The living room features a beautiful stonework accent wall. The spacious bathroom has tiled floors. Don't let this one get away!

**Listing 3** Appliances: Refrigerator, Electric Range Oven Plumbing: Copper Plumbing Other Rooms: Mud Room Exterior Features: None Windows: Single Pane, Wood. This comp is in the sane area as the subject.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1516 E Routt Avenue	1612 Sprague	2110 Pine	509 Division
City, State	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
Zip Code	81004	81004	81004	81004
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.81 <sup>1</sup>	0.64 <sup>1</sup>	0.08 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$170,000	\$204,900	\$149,900
List Price \$	--	\$165,000	\$204,900	\$149,900
Sale Price \$	--	\$168,465	\$204,900	\$155,000
Type of Financing	--	Fha	Va	Conventional
Date of Sale	--	05/25/2023	08/15/2022	08/05/2022
DOM · Cumulative DOM	-- · --	50 · 50	32 · 32	45 · 45
Age (# of years)	76	70	93	122
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	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	532	560	520	560
Bdrm · Bths · ½ Bths	1 · 1	2 · 1	2 · 1	2 · 1
Total Room #	3	4	5	4
Garage (Style/Stalls)	Carport 1 Car	None	Detached 1 Car	None
Basement (Yes/No)	No	No	Yes	No
Basement (% Fin)	0%	0%	100%	0%
Basement Sq. Ft.	--	--	300	--
Pool/Spa	--	--	--	--
Lot Size	.143 acres	.111 acres	.143 acres	.053 acres
Other	--	--	--	--
Net Adjustment	--	-\$7,200	-\$11,500	-\$1,400
Adjusted Price	--	\$161,265	\$193,400	\$153,600

\* 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** Well maintained updated home that is perfect for downsizing or a nice starter home. The open style of the kitchen and Livingroom make this quaint home feel huge! The gorgeous real hardwood floors add to the airy feel. The kitchen is large enough to fit a table or a nice butcherblock. Both rooms have beautiful hardwood floors and updated fixtures. The bathroom has an oversized walk-in shower. Outside there is a fence that goes around the complete property and has a VERY nice size shed for storage. Adjustments made, \$5800 for seller concessions, -\$1000 for bed, \$50 per sq ft ag = -\$1400, +\$1000 for carport
- Sold 2** Come see this fully remodeled 1930's Downtown Dollhouse Bungalow. Large lot with alley access, detached carriage house garage and storage shed. The front porch would be a great place to rock in your chair or swing while watching the nightly sunset. Fully finished basement space, separate dining room and updated plumbing and electrical throughout. Foundation stabilization by structural engineer and all the designer touches you are looking for. LVP Flooring throughout the main. Master on main or possibly in basement. Walk in closets in both and fully updated. This beautiful cooks kitchen with gas oven/range, ample counter space and all modern day appliances including french door refrigerator and dishwasher. The Dining room off the back with a full wall of windows and access to the backyard for gardening has plenty of storage for dishes in the built in wall storage buffet. The remodeled bathroom has ceramic tile surround walk in shower with built in shower seat and mosaic tile accents. All new lighting, fixtures, ceiling fans and more. Come see this beautiful downtown bungalow before its gone. Adjustments made, -\$500 for seller concessions, -\$1000 for bed. \$50 per sq ft ag = +\$600, \$12 per sq ft basement = -\$3600, \$15 per sq ft finished basement = -\$4500, -\$3500 for garage stall, +\$1000 for carport
- Sold 3** Great starter home, New flooring, new paint, large shed in back, great location!!!! Buyers to verify all measurements.. Adjustments made, -\$1000 for bed, \$50 per sq ft ag = -\$1400, +\$1000 for carport

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				This subject is not currently listed and it hasn't been listed in the last 12 months			
<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>	\$169,500	\$169,500
<b>Sales Price</b>	\$168,000	\$168,000
<b>30 Day Price</b>	\$167,000	--
<b>Comments Regarding Pricing Strategy</b>		
I searched all ranchers up to 800 sq ft ag and I found 8 active listings, of which I used the best 3 comps for the subject. I went back 12 months and out 2 miles for sold comps. I searched all ranchers from 500 to 600 sq ft ag and I found 5, of which I used the best 3 comps for the subject. Adjustments were made to make the sold comps equal the subject.		

### 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



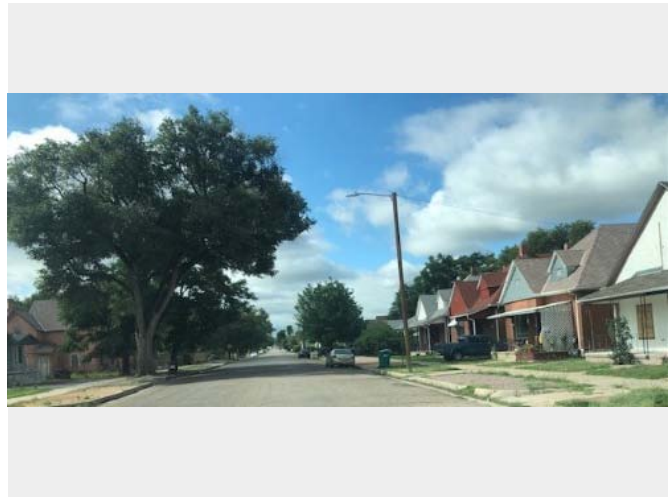
Front



Address Verification



Address Verification



Street



Other



## Listing Photos

**L1** 1831 Evans  
Pueblo, CO 81004



Front

**L2** 1335 Spruce  
Pueblo, CO 81004



Front

**L3** 1623 Pine  
Pueblo, CO 81004



Front

## Sales Photos

**S1** 1612 Sprague  
Pueblo, CO 81004



Front

**S2** 2110 Pine  
Pueblo, CO 81004



Front

**S3** 509 Division  
Pueblo, CO 81004



Front

### ClearMaps Addendum

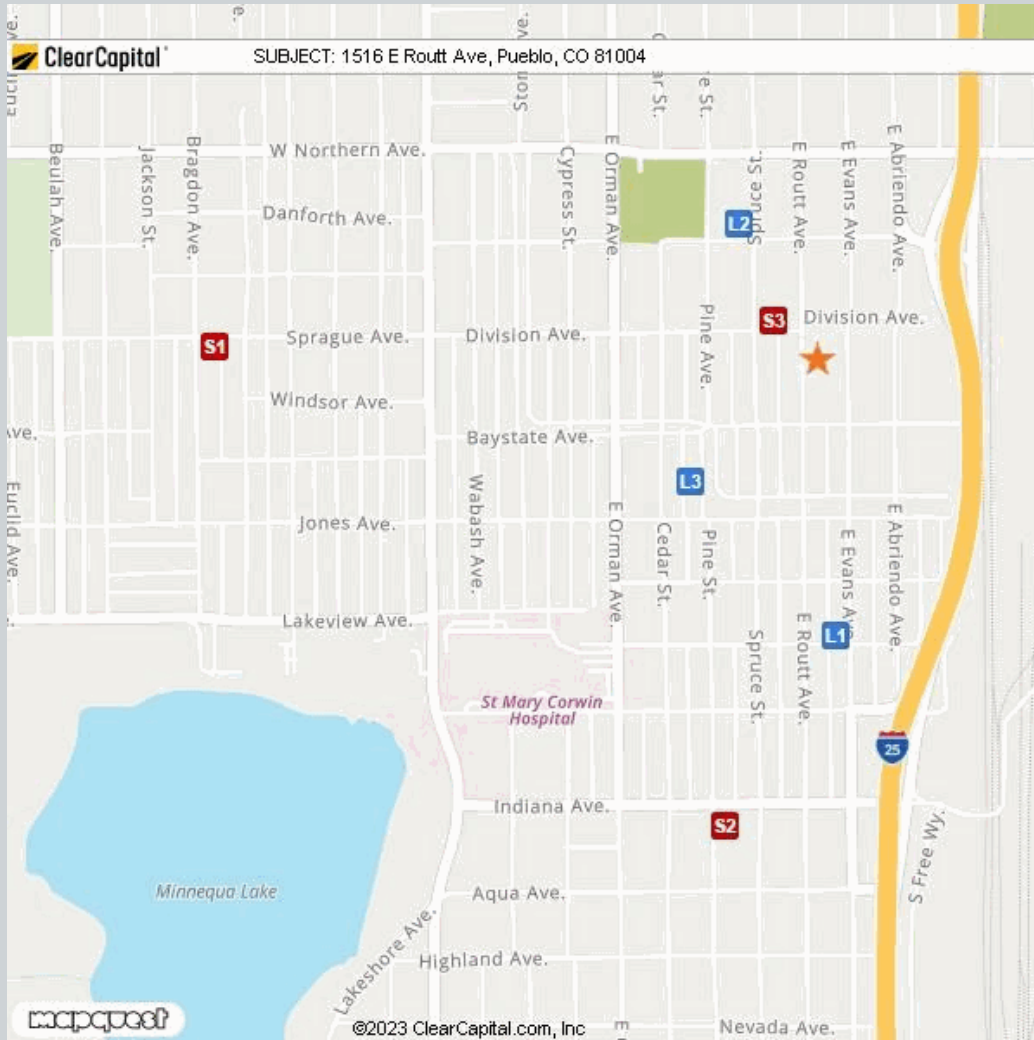
**Address** ★ 1516 E Routt Avenue, Pueblo, CO 81004

**Loan Number** 54487

**Suggested List** \$169,500

**Suggested Repaired** \$169,500

**Sale** \$168,000



#### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1516 E Routt Avenue, Pueblo, CO 81004	--	Parcel Match
L1 Listing 1	1831 Evans, Pueblo, CO 81004	0.37 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1335 Spruce, Pueblo, CO 81004	0.21 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1623 Pine, Pueblo, CO 81004	0.24 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1612 Sprague, Pueblo, CO 81004	0.81 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2110 Pine, Pueblo, CO 81004	0.64 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	509 Division, Pueblo, CO 81004	0.08 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>	Lisa White	<b>Company/Brokerage</b>	Lisa M. White
<b>License No</b>	FA.100085915	<b>Address</b>	1528 Fortino Blvd Pueblo CO 81008
<b>License Expiration</b>	12/31/2023	<b>License State</b>	CO
<b>Phone</b>	7192506761	<b>Email</b>	coloradolisawhite@kw.com
<b>Broker Distance to Subject</b>	5.02 miles	<b>Date Signed</b>	07/21/2023

*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.**