

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	59 Ironweed Drive, Pueblo, CO 81001	Order ID	8839761	Property ID	34412616
Inspection Date	07/21/2023	Date of Report	07/21/2023		
Loan Number	54488	APN	0407417006		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Pueblo		

Tracking IDs

Order Tracking ID	20230720_BPO	Tracking ID 1	20230720_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	COREY D MANFREDI	Condition Comments This subject appears to be maintained at this time. Paper work in the window
R. E. Taxes	\$2,775	
Assessed Value	\$447,640	
Zoning Classification	Residential R2:RES/1 FAM DWEL 5000SF	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(door appears closed.)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments This area has easy access to schools, parks, places of worship, shopping, restaurants, medical facilities and the highway
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$309040 High: \$793600	
Market for this type of property	Increased 19 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	59 Ironweed Drive	4 Ironweed	40 Heather	10 Mayweed
City, State	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
Zip Code	81001	81001	81001	81001
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.29 ¹	0.15 ¹	0.72 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$389,900	\$550,000	\$360,000
List Price \$	--	\$375,000	\$519,900	\$355,000
Original List Date		03/30/2023	05/16/2023	06/23/2023
DOM · Cumulative DOM	-- · --	112 · 113	65 · 66	27 · 28
Age (# of years)	36	41	34	45
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	2 Stories 2 story	2 Stories 2 story	2 Stories 2 story	Split tri level
# Units	1	1	1	1
Living Sq. Feet	2,231	1,452	2,658	1,224
Bdrm · Bths · ½ Bths	5 · 3 · 1	4 · 2 · 1	3 · 2 · 1	4 · 2
Total Room #	11	10	8	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	92%	74%	34%	100%
Basement Sq. Ft.	1,138	672	1,358	625
Pool/Spa	--	--	--	--
Lot Size	.25 acres	.213 acres	.23 acres	.207 acres
Other	fireplace	fireplace	fireplace	fireplace

* Listing 2 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.

Current Listings - Cont.

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

- Listing 1** Perfect home and location on a quiet University Park cul de sac. Updated and Move-in ready 4 level with a newer furnace, central a/c and tankless water heater. Bright and shines kitchen open to family room with fireplace; nice built-in bookcases & shelving. Bay window in the living room, terrific laundry with built-in's. Basement has game room and office area as well as a 4th bedroom. Spacious yard, nice landscaping.
- Listing 2** Beautiful, custom built University Hills home with walkout basement! Los of natural light throughout! Great living room with vaulted ceiling and fireplace. Kitchen with granite countertops, huge island, lots of cabinets and east in area with new Anderson door leading to deck with mountain and city lights view. Main level also features a formal dining room, office and half bath. Big master with 5 piece bath and two walk in closets. Bonus living space overlooking the living room, and two bedrooms also on 2nd level. Basement features a nice family room, freshly painted with new flooring that walks out to fenced, grassed back yard with mature trees and open patio. Basement also contains built in storage and is roughed in for another bath. Show and sell!!
- Listing 3** Interior Features: Tile Floors Appliances: Dishwasher, Refrigerator, Electric Range Oven Plumbing: Unknown Other Rooms: None Exterior Features: Paved Street, Cul-de-Sac, Mountain View Windows: Double Pane, Vinyl Landscaping: Sprinkler System-Front, Sprinkler System-Rear, Wood Fence-Rear, Lawn-Front, Lawn-Rear Patio/Deck: Patio-Covered-Rear Irrigation: Sprinkler, this comp is in the same area as the subject.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	59 Ironweed Drive	5 Sandcastle	42 Heather	4612 Cedarweed
City, State	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
Zip Code	81001	81001	81001	81001
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.14 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$525,000	\$575,000	\$420,000
List Price \$	--	\$525,000	\$550,000	\$420,000
Sale Price \$	--	\$510,000	\$517,500	\$470,000
Type of Financing	--	Cash	Conventional	Fha
Date of Sale	--	05/19/2023	10/20/2022	07/20/2022
DOM · Cumulative DOM	-- · --	38 · 38	119 · 119	69 · 69
Age (# of years)	36	44	36	36
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	2 Stories 2 story	2 Stories 2 story	1.5 Stories 1 1/2 story	2 Stories 2 story
# Units	1	1	1	1
Living Sq. Feet	2,231	2,265	2,836	2,474
Bdrm · Bths · ½ Bths	5 · 3 · 1	5 · 3 · 1	5 · 4	4 · 3 · 2
Total Room #	11	13	11	10
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	92%	77%	100%	88%
Basement Sq. Ft.	1138	1,217	1,608	1,204
Pool/Spa	--	--	--	--
Lot Size	.25 acres	.224 acres	.23 acres	.192 acres
Other	fireplace	fireplace	fireplace	fireplace
Net Adjustment	--	+\$592	-\$50,305	-\$7,077
Adjusted Price	--	\$510,592	\$467,195	\$462,923

* 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** One of a kind home located in the highly sought-after University Park & Hills neighborhood. This gorgeous 2 story home is truly a rare find with many recent upgrades throughout plus a stunning private indoor heated pool with skylights and privacy blinds! This 5 BED 4 BATH home with nearly 3200 sq ft of living space boasts a great floor plan that's perfect for epic entertaining! Spacious open kitchen features granite surface countertops, beautiful high end custom cabinetry, eat in bar and all high end appliances included! Formal dining right off of the kitchen. Inviting living room includes vaulted ceilings, cozy fireplace and skylights to bring in lots of natural lighting. Plantation wood shutters throughout. Work from home from your main entry home office that features hardwood floors and built in desk and shelving. Primary suite to include large en-suite marble master bath and spacious walk in closet. Step out on our own private balcony with mountain views from your primary bedroom! 2nd bedroom also features a private balcony. Finished basement features a large family room, 2 additional bedrooms and a full bath. Extra storage rooms galore! Large private backyard with a great patio for lively entertainment plus fenced garden area. 3 car garage(fully finished). Well built home with tile roof. Situated on a quiet cul-de-sac, walking distance to University Park, close to shopping, restaurants and easy access to interstate. Schedule your showing today! You won't be disappointed! Adjustments made, \$50 per sq ft ag = +\$3300, \$12 per sq ft basement = -\$948, \$15 per sq ft finished basement = +\$1740, -\$3500 for garage stall
- Sold 2** Come visit this lovely home in beautiful University Hills! The open styling, huge windows, shining wood floors and gorgeous views will make you know you've found your new home. Room for everyone and every occasion! The formal sunken living room, formal dining flows into the open family room with gas log fireplace, built in desk area and moves into the kitchen and out to the covered deck. The kitchen has all newer appliances which stay, a convenient island and a great pantry cupboard. Informal dining is perfect too. The main level also features a large bedroom/ office with double doors, access to a full bath and a walk-in closet. Upstairs the spacious master bedroom has a fabulous mountain view off the trex deck. The master suite also features a 5 piece bath and walk-in closet. There are two more upper bedrooms connected with a jack and Jill bath. For even more convenience the laundry with deep sink is upstairs! The basement is a walk-out, has a huge family room with wet bar, tons of book shelves, a 5th bedroom, 3/4 bath and an extra large room great for hobbies, office, or even a non-conforming 6th bedroom. This home has hot water heat, central a/c, a 220 hookup in the garage as well as electrical for a hot tub in the back yard. There are numerous window seats, terrific storage spaces, new carpet – so much that you must see! Adjustments made, -\$7500 for seller concessions, \$50 per sq ft ag = -\$25250, \$12 per sq ft basement = -\$5640, \$15 per sq ft finished basement = -\$8415
- Sold 3** Fantastic 2 story updated University Park home. This home has wonderful builder details, chair rail, built-in nooks, fantastic wood trim and bookshelves in the family room. Hardwood flooring throughout the main level. Open flow from a custom chefs kitchen to the family room. The Master bedroom is large and the ensuite with a beautiful walk-in shower with multi shower heads is spa like. A total of 3 bedrooms are upstairs with 1 more bedroom in the basement. The other two upstairs bedrooms share an adjoining 4 piece bathroom. The kitchen is a chefs dream with 42" cabinets and solid surface tops. The center island with gas cooktop is a wonderful entertaining space. The private backyard is wonderfully landscaped and a place to relax after a long day. Stop by, tour, and fall in love with your next home. Adjustments made, +\$1000 for bed, \$50 per sq ft ag = -\$7150, \$12 per sq ft basement = -\$792, \$15 per sq ft finished = -\$135

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				This subject is not currently listed and it 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	\$480,500	\$480,500
Sales Price	\$479,000	\$479,000
30 Day Price	\$478,000	--
Comments Regarding Pricing Strategy		
I searched all 2 story homes in the area. I had to expand the style parameter to find comps. I found 5 active comps, of which I used the best 3 for the subject. I went back 12 months and out 2 miles for sold comps. 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



Street



Street



Other

Listing Photos

L1 4 Ironweed
Pueblo, CO 81001



Front

L2 40 Heather
Pueblo, CO 81001



Front

L3 10 Mayweed
Pueblo, CO 81001



Front

Sales Photos

S1 5 Sandcastle
Pueblo, CO 81001



Front

S2 42 Heather
Pueblo, CO 81001



Front

S3 4612 Cedarweed
Pueblo, CO 81001



Front

ClearMaps Addendum

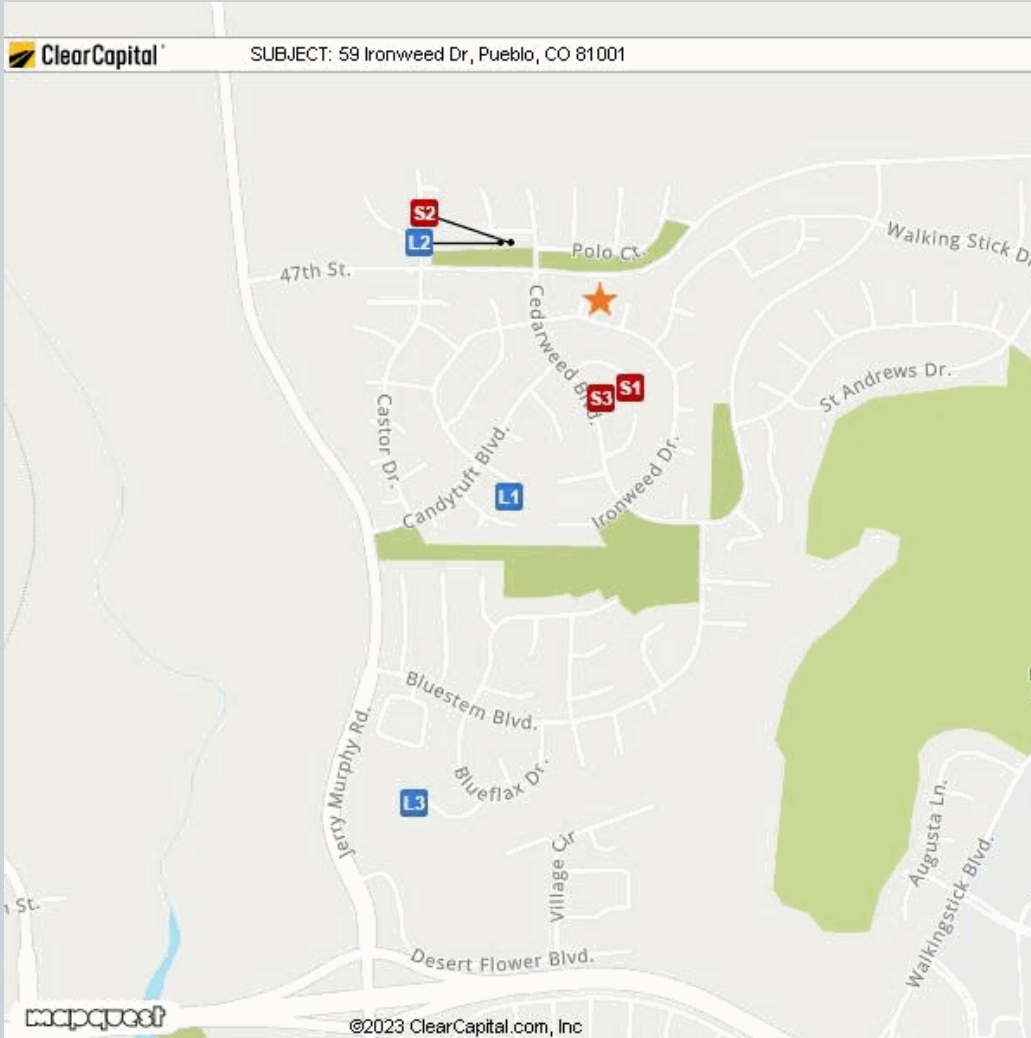
Address ★ 59 Ironweed Drive, Pueblo, CO 81001

Loan Number 54488

Suggested List \$480,500

Suggested Repaired \$480,500

Sale \$479,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	59 Ironweed Drive, Pueblo, CO 81001	--	Parcel Match
L1 Listing 1	4 Ironweed, Pueblo, CO 81001	0.29 Miles ¹	Parcel Match
L2 Listing 2	40 Heather, Pueblo, CO 81001	0.15 Miles ¹	Parcel Match
L3 Listing 3	10 Mayweed, Pueblo, CO 81001	0.72 Miles ¹	Parcel Match
S1 Sold 1	5 Sandcastle, Pueblo, CO 81001	0.13 Miles ¹	Parcel Match
S2 Sold 2	42 Heather, Pueblo, CO 81001	0.14 Miles ¹	Parcel Match
S3 Sold 3	4612 Cedarweed, Pueblo, CO 81001	0.13 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	2.03 miles	Date Signed	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.