

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>	7900 W Layton Avenue Unit 914, Littleton, CO 80123	<b>Order ID</b>	8869452	<b>Property ID</b>	34485615
<b>Inspection Date</b>	08/08/2023	<b>Date of Report</b>	08/08/2023		
<b>Loan Number</b>	54717	<b>APN</b>	9113-05-032		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Denver		

Tracking IDs					
<b>Order Tracking ID</b>	08.08.23 BPO Request	<b>Tracking ID 1</b>	08.08.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	Kelley Leonard T	<b>Condition Comments</b> Subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection.
<b>R. E. Taxes</b>	\$1,948	
<b>Assessed Value</b>	\$24,500	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	Condo	
<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>	N/A N/A	
<b>Association Fees</b>	\$850 / Month (Other: Maintenance)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> The subject is located in a suburban location that has close proximity to parks, shops and major highways. Market conditions are stable and supply and demand are balanced. REO and short sale activity remains low in the area. Average marketing time of correctly priced properties is under 120 days.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$300,000 High: \$600,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<180	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	7900 W Layton Avenue Unit 914	5350 S Jay Circle Unit# 6e	11743 W Stanford Drive	4901 S Ammons Street Unit# 4b
<b>City, State</b>	Littleton, CO	Littleton, CO	Morrison, CO	Littleton, CO
<b>Zip Code</b>	80123	80123	80465	80123
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.32 <sup>1</sup>	2.47 <sup>1</sup>	0.22 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	\$	\$475,000	\$540,000	\$460,000
<b>List Price \$</b>	--	\$475,000	\$499,000	\$449,000
<b>Original List Date</b>		08/03/2023	06/05/2023	06/23/2023
<b>DOM · Cumulative DOM</b>	-- · --	5 · 5	41 · 64	17 · 46
<b>Age (# of years)</b>	45	26	22	26
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	2	1	2
<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>	Other Condo	Other Condo	Other Condo	Other Condo
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,632	1,423	2,379	1,600
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	2 · 2	3 · 3 · 1	2 · 2
<b>Total Room #</b>	8	6	9	6
<b>Garage (Style/Stalls)</b>	Detached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0 acres	0 acres	0 acres	0 acres
<b>Other</b>	None	None	None	None

\* 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.

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

**Listing 1** 2 beds and 2 full baths. 2 car attached oversized tandem garage. Spacious patio. Large family room with gas fireplace. Kitchen island with raised panel cabinets.

**Listing 2** This home features central AC, rounded drywall corners, panel doors, white trim, wood blinds, recessed lighting & security system. Hardwood floors in entry, kitchen & dining room & powder room \*Bathrooms have tile floors \*Living room has a built-in entertainment center, large flat screen tv with sound bar.

**Listing 3** 2 bed and 2 bath home condo. The kitchen has plenty of cabinet and countertop space, appliances, and a breakfast bar.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	7900 W Layton Avenue Unit 914	7925 W Layton Avenue Unit# 311	7900 W Layton Avenue Unit# 833	7925 W Layton Avenue Unit# 326
<b>City, State</b>	Littleton, CO	Littleton, CO	Littleton, CO	Littleton, CO
<b>Zip Code</b>	80123	80123	80123	80123
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.00 <sup>1</sup>	0.00 <sup>1</sup>	0.00 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	--	\$425,000	\$459,900	\$500,000
<b>List Price \$</b>	--	\$425,000	\$459,900	\$489,000
<b>Sale Price \$</b>	--	\$425,000	\$459,900	\$489,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	05/18/2023	04/21/2023	05/19/2023
<b>DOM · Cumulative DOM</b>	-- · --	1 · 15	5 · 38	15 · 49
<b>Age (# of years)</b>	45	45	45	45
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	1	2	1
<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>	Other Condo	Other Condo	Other Condo	Other Condo
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,632	1,960	2,415	2,132
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	4 · 3	4 · 2 · 1	3 · 3
<b>Total Room #</b>	8	9	9	8
<b>Garage (Style/Stalls)</b>	Detached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0 acres	0 acres	0 acres	0 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	-\$8,170	-\$13,745	-\$8,750
<b>Adjusted Price</b>	--	\$416,830	\$446,155	\$480,250

\* Sold 2 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** Main Level has an Office/Bedroom, 3/4 Guest Bath, Kitchen, Living Room with Fireplace, Dining Room and Laundry Room  
\*\*Upper Level has a Huge Vaulted Master Bedroom with a Walk-in Closet and Private Full Bath PLUS Two Additional Large Bedrooms and a Full Guest Bath. -2000/Bed, -1250/bath, -4920/gla.
- Sold 2** The primary bedroom boasts a vaulted ceiling, multiple closets, and a private bathroom for your ultimate comfort. Step outside into the backyard and enjoy a lovely day on the patio, while savoring your morning coffee. The back gate opens to a shared green space, complete with a lawn and trees, making it perfect for leisurely strolls. -2000/Bed, -11745/gla.
- Sold 3** hardwood floors and natural light complement the vaulted ceilings of the living/dining room and a cozy fireplace. From there, step out onto your private, fully fenced-in patio. -1250/bath, -7500/gla.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Limited sales activity in neighborhood.				
<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>	1						
<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>
07/11/2023	\$435,000	--	--	Sold	08/07/2023	\$435,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$479,000	\$479,000
<b>Sales Price</b>	\$456,000	\$456,000
<b>30 Day Price</b>	\$433,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The subject should be sold in as-is condition. The market conditions is currently Stable. Due to the lack of more suitable comparisons, it was necessary to exceed over 2 miles and guidelines for gla, lot size, age and some recommended guidelines when choosing comparable properties. All the necessary adjustments are made. Proximity to the highway and commercial would not affect subject's marketability and both sides of the highway and commercial are similar market areas.</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



Other



## Listing Photos

**L1** 5350 S Jay Circle Unit# 6E  
Littleton, CO 80123



Front

**L2** 11743 W Stanford Drive  
Morrison, CO 80465



Front

**L3** 4901 S Ammons Street Unit# 4B  
Littleton, CO 80123



Front

## Sales Photos

**S1** 7925 W Layton Avenue Unit# 311  
Littleton, CO 80123



Front

**S2** 7900 W Layton Avenue Unit# 833  
Littleton, CO 80123



Front

**S3** 7925 W Layton Avenue Unit# 326  
Littleton, CO 80123



Front

## ClearMaps Addendum

<b>Address</b>	★ 7900 W Layton Avenue Unit 914, Littleton, CO 80123			
<b>Loan Number</b>	54717	<b>Suggested List</b>	\$479,000	<b>Suggested Repaired</b> \$479,000 <b>Sale</b> \$456,000

## 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>	Lynn Schnurr	<b>Company/Brokerage</b>	Bang Realty-Colorado Inc
<b>License No</b>	FA.040039948	<b>Address</b>	720 S Colorado Blvd, Penthouse NorthDenver Denver CO 80206
<b>License Expiration</b>	12/31/2024	<b>License State</b>	CO
<b>Phone</b>	7208924888	<b>Email</b>	lschnurbpo@gmail.com
<b>Broker Distance to Subject</b>	9.27 miles	<b>Date Signed</b>	08/08/2023

*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:

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