

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	8060 Birch Drive, Rye, COLORADO 81069	Order ID	8861754	Property ID	34469062
Inspection Date	08/10/2023	Date of Report	08/12/2023		
Loan Number	54729	APN	5706206026		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Pueblo		

Tracking IDs					
Order Tracking ID	08.03.23 BPO Request	Tracking ID 1	08.03.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	James L Bamber and Vicki A Bamber	Condition Comments Subject appears to be in fair condition with some routine maintenance needed as a drive by BPO. Subject is a 3 bed, 2 bath manufactured home. The exterior needs some work, The weeds around the property and garage are high. There is a for sale sign on the property, however it is not listed in the Pueblo Association of Realtors MLS. Positives: lot size, GLA, 2 car oversized garage, GLA, mountain views, roof evap. Negatives: exterior condition, weeds are high. Total rooms is an estimate as total rooms is not on the tax record.
R. E. Taxes	\$156,952	
Assessed Value	\$296,520	
Zoning Classification	SFR	
Property Type	Manuf. Home	
Occupancy	Vacant	
Secure?	Yes (Visual)	
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$5,200	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$5,200	
HOA	No	
Visible From Street	Partially Visible	
Road Type	Private	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments Rye is a small country town with mountain views. San Isabel National Forest is 25 minutes West of Rye. Rye has a population of 229 people. In the last 12 months there were 14 sold homes with a price range of \$177,000-\$644,915. The average sale price is \$354,737 with 96 DOM. There is only 1 sold manufacture home in the last 12 months. Currently, there is 27 listings in Rye, 4 of the listings are factory-built homes with a price range of \$199,900-\$570,000. Major medical help is 25 miles North in Pueblo. Schools are located in Beulah and Pueblo. According to Zillow, property values have decr...
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$177,000 High: \$644,915	
Market for this type of property	Decreased 1 % in the past 6 months.	
Normal Marketing Days	<90	

Neighborhood Comments

Rye is a small country town with mountain views. San Isabel National Forest is 25 minutes West of Rye. Rye has a population of 229 people. In the last 12 months there were 14 sold homes with a price range of \$177,000-\$644,915. The average sale price is \$354,737 with 96 DOM. There is only 1 sold manufacture home in the last 12 months. Currently, there is 27 listings in Rye, 4 of the listings are factory-built homes with a price range of \$199,900-\$570,000. Major medical help is 25 miles North in Pueblo. Schools are located in Beulah and Pueblo. According to Zillow, property values have decreased by .7% in Rye in the last 12 months. A frame homes are common in Rye

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	8060 Birch Drive	6020 Waco Mish Rd	1013 W Stonewall	10421 West Lane Rye
City, State	Rye, COLORADO	Colorado City, CO	Trinidad, CO	Rye, CO
Zip Code	81069	81019	81082	81069
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.91 ¹	55.47 ¹	0.28 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	\$	\$250,000	\$270,000	\$345,000
List Price \$	--	\$250,000	\$270,000	\$319,500
Original List Date		07/13/2013	07/01/2022	05/10/2023
DOM · Cumulative DOM	-- · --	30 · 3682	407 · 407	94 · 94
Age (# of years)	25	23	15	27
Condition	Fair	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,736	1,568	1,820	1,782
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2 · 1	3 · 1
Total Room #	6	7	6	8
Garage (Style/Stalls)	Detached 2 Car(s)	Carport 2 Car(s)	None	Detached 2 Car(s)
Basement (Yes/No)	No	No	Yes	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	1,820	--
Pool/Spa	--	--	--	--
Lot Size	0.92 acres	0.20 acres	0.26 acres	1.00 acres
Other	Roof Evap	Fened Yard	Shed,d Fenced Yard, Central Air	New Paint, Central Air, Fireplace

* Listing 3 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 Inferior to above grade sq.ft., garage, lot size. Equal to similar location, bed and bath count. Superior to fenced yard.

Listing 2 Inferior to garage. Equal to mountain views, bed and bath count. Superior to a/c unit, age, above grade sq.ft., market area. Trinidad is a small city with schools, restrauraunts, small medical facility. Propert is a modular style home.

Listing 3 Equal to location, garage spaces, above grade sq.ft., bed and bath count, mountain views. Superior to a/c unit. new paint, condition. Property also has a 3/4 bath. List Comp 3 is the most comparable to the subject due to overall similarities to the subject even though it is in superior condition to the subject.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	8060 Birch Drive	23845 La Salle Rd	297 Dawnview Drive	4822 W Isabella Drive
City, State	Rye, COLORADO	Pueblo, CO	Pueblo West, CO	Colorado City, CO
Zip Code	81069	81006	81007	81019
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	30.24 ¹	29.27 ¹	5.43 ¹
Property Type	Manuf. Home	Manufactured	Manufactured	Manufactured
Original List Price \$	--	\$165,000	\$215,000	\$285,000
List Price \$	--	\$175,000	\$215,000	\$279,900
Sale Price \$	--	\$160,000	\$217,000	\$275,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	11/30/2022	02/14/2023	05/03/2023
DOM · Cumulative DOM	-- · --	49 · 48	55 · 54	80 · 79
Age (# of years)	25	29	27	1
Condition	Fair	Fair	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Mountain	Neutral ; Residential	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,736	1,568	1,568	1,568
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 2	3 · 2
Total Room #	6	7	7	7
Garage (Style/Stalls)	Detached 2 Car(s)	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.92 acres	0.46 acres	0.18 acres	0.21 acres
Other	Roof Evap	Roof Evap	Evap. Central Air, New Floors	Central Air, Corner Lot
Net Adjustment	--	+\$4,780	-\$13,620	-\$8,720
Adjusted Price	--	\$164,780	\$203,380	\$266,280

* 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** Inferior to lot size, garage, above grade sq.ft. Equal to bed and bath count, a/c unit. Property also has a 3/4 bath. Property is similar to the subject for the same country style living, spread out homes. This property market area is superior to the subject as it is like a small town with a grocery store, schools, farm animals allowed in this market area, restaurants.
- Sold 2** Seller concessions is why sold above list price. Inferior to lot size, garage, above grade sq.ft. Equal to bed and bath count, mountain views. Superior to fireplace, new floor coverings. Completely remodeled.
- Sold 3** Inferior to garage, lot size, above grade sq.ft. Equal to bed and bath count, location Superior to newer home, a/c unit, age.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No listing history in the Pueblo Association of Realtors MLS System.			
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	\$170,000	\$180,000
Sales Price	\$175,000	\$185,000
30 Day Price	\$165,000	--
Comments Regarding Pricing Strategy		
<p>Sold As Is. Subject is in a post sale for foreclosure according to Pueblo County Trustee. Manufactured comparable comps are very limited in subject's market area. No comparable comps available in subject's condition. Main search criteria was age, and GLA. All other guidelines were exceeded to find suitable comparable comps. All comps selected offer good overall similarities to the subject and are representative of both the subject's neighborhood and nearby competing neighborhoods of similar age, size and style homes offering similar buyer appeal. Information derived from public records, the Pueblo MLS and Pueblo County Assessors web site. The preparer of this evaluation is not registered, licensed, or certified as a real estate appraiser by the state of Colorado. This report is not an appraisal and should not be used as such.</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



Street



Street



Other



Other

Subject Photos



Other

Listing Photos

L1 6020 Waco Mish Rd
Colorado City, CO 81019



Other

L2 1013 W Stonewall
Trinidad, CO 81082



Other

L3 10421 West Lane Rye
Rye, CO 81069



Other

Sales Photos

S1 23845 La Salle Rd
Pueblo, CO 81006



Other

S2 297 Dawnview Drive
Pueblo West, CO 81007



Other

S3 4822 W Isabella Drive
Colorado City, CO 81019



Other

ClearMaps Addendum

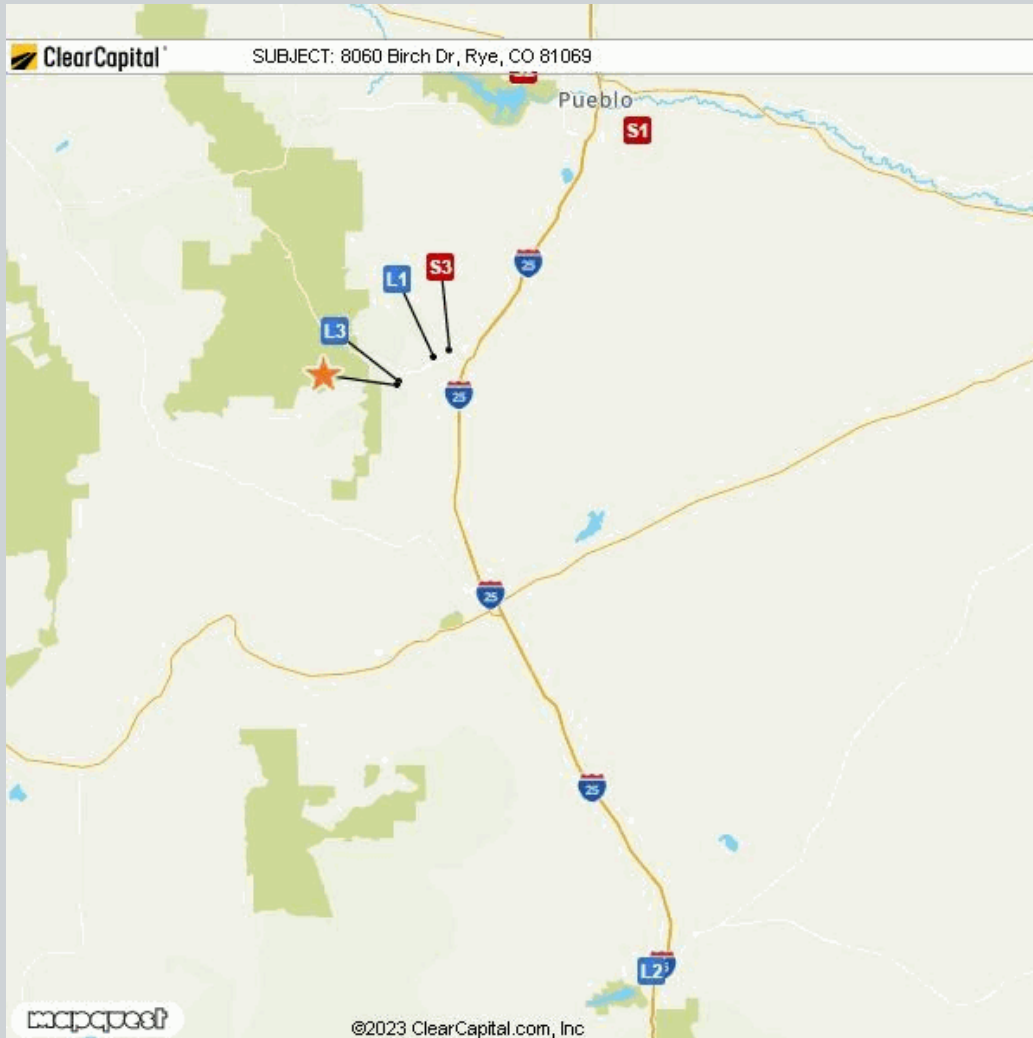
Address ★ 8060 Birch Drive, Rye, COLORADO 81069

Loan Number 54729

Suggested List \$170,000

Suggested Repaired \$180,000

Sale \$175,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8060 Birch Drive, Rye, Colorado 81069	--	Parcel Match
L1 Listing 1	6020 Waco Mish Rd, Colorado City, CO 81019	3.91 Miles ¹	Parcel Match
L2 Listing 2	1013 W Stonewall, Trinidad, CO 81082	55.47 Miles ¹	Parcel Match
L3 Listing 3	10421 West Lane Rye, Rye, CO 81069	0.28 Miles ¹	Parcel Match
S1 Sold 1	23845 La Salle Rd, Pueblo, CO 81006	30.24 Miles ¹	Parcel Match
S2 Sold 2	297 Dawnview Drive, Pueblo, CO 81007	29.27 Miles ¹	Parcel Match
S3 Sold 3	4822 W Isabella Drive, Colorado City, CO 81019	5.43 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	Dottie Kraska	Company/Brokerage	Diamond Realty
License No	ER40012421	Address	4308 Muirfield Road Pueblo CO 81001
License Expiration	12/31/2024	License State	CO
Phone	7194060580	Email	dottiekraska@comcast.net
Broker Distance to Subject	34.04 miles	Date Signed	08/12/2023

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.