

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>	43 S Briarwood Place, Pueblo, CO 81005	<b>Order ID</b>	8896631	<b>Property ID</b>	34533342
<b>Inspection Date</b>	08/24/2023	<b>Date of Report</b>	08/24/2023		
<b>Loan Number</b>	54962	<b>APN</b>	1504411021		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Pueblo		

### Tracking IDs

<b>Order Tracking ID</b>	08.24.23 BPO Request	<b>Tracking ID 1</b>	08.24.23 BPO Request
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	RODGERICK L LACKEY	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,237	This subject is at the end of a cul de sac and it appears to have peeling paint on the front trim. It also appears to have papers in the windows and on the door.	
<b>Assessed Value</b>	\$237,399		
<b>Zoning Classification</b>	Residential R2:RES/1 FAM DWEL 5000SF		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(the door appears closed with papers in the window and on the door.)			
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$1,000		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$1,000		
<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>	
<b>Local Economy</b>	Stable	This area has easy access to schools, parks, places of worship, restaurants, shopping, medical facilities and the highway	
<b>Sales Prices in this Neighborhood</b>	Low: \$215000 High: \$581930		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	43 S Briarwood Place	19 Sovereign Cir	15 Archway Ln	23 Glenroyal
<b>City, State</b>	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
<b>Zip Code</b>	81005	81005	81005	81005
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.02 <sup>1</sup>	0.56 <sup>1</sup>	0.46 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$304,900	\$355,000	\$350,000
<b>List Price \$</b>	--	\$299,000	\$340,000	\$350,000
<b>Original List Date</b>		07/12/2023	06/24/2023	08/13/2023
<b>DOM · Cumulative DOM</b>	-- · --	43 · 43	61 · 61	11 · 11
<b>Age (# of years)</b>	47	48	44	45
<b>Condition</b>	Average	Average	Good	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>	Split tri level	Split tri level	Split tri level	Split bi level
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	864	873	920	1,040
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	4 · 2
<b>Total Room #</b>	5	6	7	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	100%	100%	100%	75%
<b>Basement Sq. Ft.</b>	384	384	432	816
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.19 acres	.32 acres	.187 acres	.22 acres
<b>Other</b>	--	fireplace	frieplace	fireplace

\* 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.

## Current Listings - Cont.

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

- Listing 1** Looking for Back Up offer for this Assumable 3% FHA loan. Desirable Regency three Bedroom, 2 bath, tri level home with covered back porch on an oversized .32 acre lot with fenced backyard (The property extends beyond the fenced backyard if you want to enlarge your space.) Extra deep one car garage has loads of storage. Main floor living room with built in bookshelves, large kitchen with dining area and pantry with new sliding door to covered patio. Upper level main bedroom and 2nd bedroom, laundry-closet, and bathroom. Lower level includes family room with gas fireplace and built in bookshelves, 3rd bedroom and bathroom. Newer attic insulation and attic fan and all new windows installed last year, central air conditioning, alarm system and natural gas heat. Awesome location near parks, golfing, zoo, and south shore marina.
- Listing 2** Beautifully remodeled tri level home located south west area of pueblo. Well established neighborhood with mature trees and parks nearby. Fall in love with the fresh exterior paint giving the home envious curb appeal. The brand new cabinets and appliances make the kitchen pop with personality. Large 2 car garage for your toys, new carpet/flooring throughout the home. Move in ready!
- Listing 3** Well updated Bi-level home conveniently located near Regency Park! All Granite countertops including the window seals. Beautifully kept home perfect for the family that is looking to grow. 4 bedrooms, 2 bathrooms, family room and living room perfect for giving everyone their own space but close enough to still have the comforts of home. Great curb appeal and a private backyard. Come see everything this home has to offer. Schedule your showing today call Jason (719)242-5220

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	43 S Briarwood Place	173 Regency Blvd	1 Regency Ct	178 Regency Blvd
<b>City, State</b>	Pueblo, CO	Pueblo, CO	Pueblo, CO	Pueblo, CO
<b>Zip Code</b>	81005	81005	81005	81005
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.61 <sup>1</sup>	0.13 <sup>1</sup>	0.58 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$295,000	\$332,900	\$315,000
<b>List Price \$</b>	--	\$295,000	\$332,900	\$310,000
<b>Sale Price \$</b>	--	\$296,500	\$330,000	\$312,000
<b>Type of Financing</b>	--	Fha	Fha	Fha
<b>Date of Sale</b>	--	06/23/2023	01/03/2023	09/08/2022
<b>DOM · Cumulative DOM</b>	-- · --	73 · 70	105 · 105	73 · 73
<b>Age (# of years)</b>	47	46	49	45
<b>Condition</b>	Average	Good	Good	Good
<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>	Split tri level	Split tri level	Split tri level	Split tri level
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	864	951	1,064	1,056
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 1 · 1	3 · 2	3 · 1 · 1
<b>Total Room #</b>	5	6	8	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	100%	100%	100%	100%
<b>Basement Sq. Ft.</b>	384	453	840	384
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.19 acres	.11 acres	.226 acres	.149 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$41,863	-\$55,312	-\$40,800
<b>Adjusted Price</b>	--	\$254,637	\$274,688	\$271,200

\* 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** Move Right in this impressive Regency Tri-level! Step inside to the open spacious layout filled with an abundance of natural light. With 3 bedrooms and 2 bathrooms and a large spacious yard this is the perfect home for any family. This inviting home has new carpet, laminate flooring, freshly painted inside and out, new 10'x12' deck, garage door opener, blinds and air conditioner. Nice sized kitchen with pantry and new microwave. Fireplace in large family room. Minutes away from shopping, restaurants, park and golf course. Schedule your showing today! Adjustments made, -\$6000 seller concessions, -10% for condition = -\$29650, \$50 per sq ft ag = -\$4350, \$12per sq ft lower level = -\$828, \$15 per sq ft finished lower level = -\$1035
- Sold 2** Updated Beauty with 3 bedrooms, 2 bath, 2 Car insulation/finished Garage. Tri-level has a family room with fireplace. New Roof, new Appliances, new Furnace, New A/C, renewed kitchen cabinets, replaced shower lower level then updated bathroom, Upper bath renewed bathtub, updated, new windows North and Eastside of home, new window shades, new carpet, flooring, hot water heater, new rear storm door, cleaned out all drains/pipes to main line. New front sprinkler system and sod, Refreshed bushes with dirt in back with drip systems. Adjustments made, -10% condition = -\$33000, \$50 per swq ft ag = -\$10000, \$12 per sq ft lower level = -\$5472\$15 per saq ft finished lower level = -\$6840
- Sold 3** fell 5 days b4 closing (buyer issue) FHA appraisal is done! READY FOR NEW OWNERS!! REGENCY TRI-LEVEL WITH LOTS OF GOODIES!! BRAND NEW FLOORING, GARAGE DOOR, SLIDING GLASS DOOR, PAINT INSIDE AND OUT, NICELY UPDATED BATHROOMS (UPSTAIRS BY REBATH), BEAUTIFUL WOOD PELLA DOUBLE HUNG WINDOWS, PLENTY OF KITCHEN CABINETS, SOME CUSTOM WINDOW COVERINGS, OVERSIZED GARAGE WITH STORAGE AND WORK. BENCH, BIG SHED, WOOD FIREPLACE WITH BOOKSHELVES, CEDAR CLOSET, NICE HOMES SURROUNDING, AND CONVENIENTLY LOCATED NEAR RESTAURANTS, SHOPPING, PARK, ATHLETIC CLUB,PLACES OF WORSHIP, GOLF COURSE, ZOO, DOG PARK, WITH GREAT ACCESS TO PUEBLO BLVD, DOWNTOWN, AND HIGHWAY 96 WILL TAKE YOU STRAIGHT TO THE PUEBLO RESERVOIR. Adjustments made, -10% condition = -\$31200, \$50 per sq ft ag = -\$9600,

### 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>	\$267,000	\$268,000
<b>Sales Price</b>	\$266,000	\$267,000
<b>30 Day Price</b>	\$265,000	--
<b>Comments Regarding Pricing Strategy</b>		
I searched all tri levels from 700 to 1100 sq ft ag in the area, I found 6 active comps, of which I used the best 3 comps for the subject. I went back 12 months and out 2 miles for sold comps from 700 to 1100 sq ft ag and I found 3, so I used them all. Adjustments were made for condition. There are limited comps in the area at this time.		

### 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.

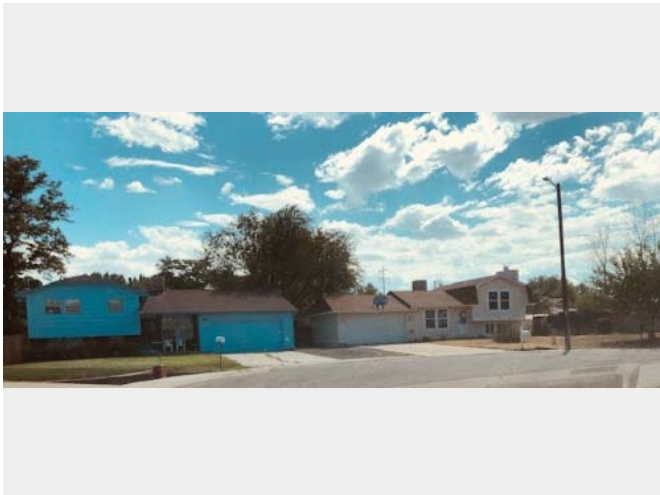
### Subject Photos



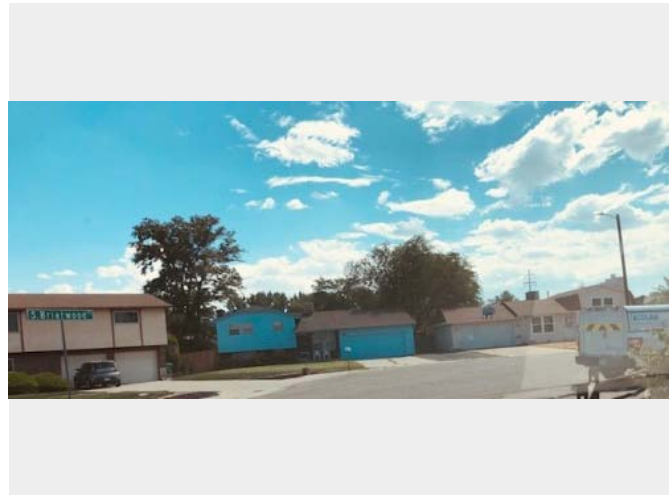
Front



Address Verification



Street



Street



Other



Other



## Listing Photos

**L1** 19 Sovereign Cir  
Pueblo, CO 81005



Front

**L2** 15 Archway Ln  
Pueblo, CO 81005



Front

**L3** 23 Glenroyal  
Pueblo, CO 81005



Front

## Sales Photos

**S1** 173 Regency Blvd  
Pueblo, CO 81005



Front

**S2** 1 Regency Ct  
Pueblo, CO 81005



Front

**S3** 178 Regency Blvd  
Pueblo, CO 81005



Front

### ClearMaps Addendum

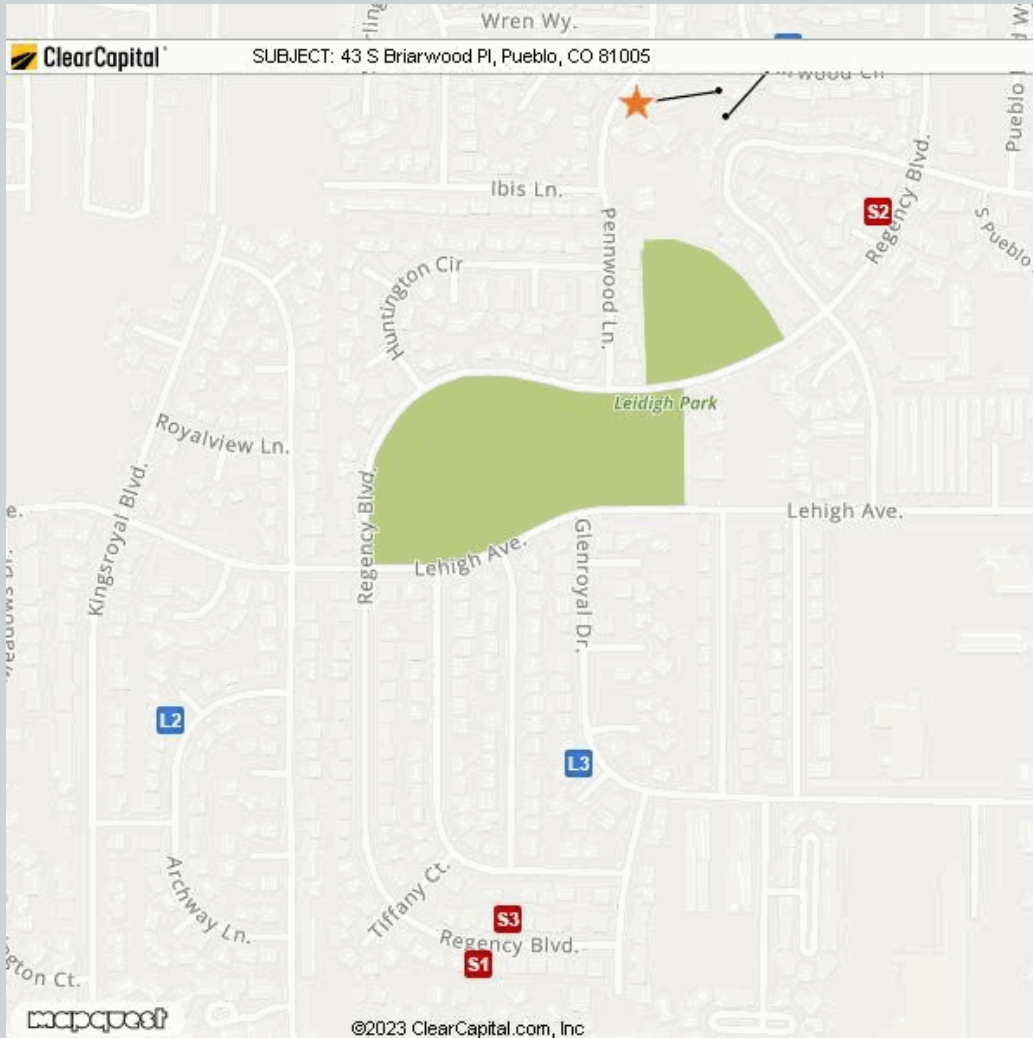
**Address** ★ 43 S Briarwood Place, Pueblo, CO 81005

**Loan Number** 54962

**Suggested List** \$267,000

**Suggested Repaired** \$268,000

**Sale** \$266,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	43 S Briarwood Place, Pueblo, CO 81005	--	Parcel Match
L1 Listing 1	19 Sovereign Cir, Pueblo, CO 81005	0.02 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	15 Archway Ln, Pueblo, CO 81005	0.56 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	23 Glenroyal, Pueblo, CO 81005	0.46 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	173 Regency Blvd, Pueblo, CO 81005	0.61 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1 Regency Ct, Pueblo, CO 81005	0.13 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	178 Regency Blvd, Pueblo, CO 81005	0.58 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>	5.08 miles	<b>Date Signed</b>	08/24/2023

*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.**