

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>	6214 Blue Water Circle, Castle Rock, CO 80108	<b>Order ID</b>	9106786	<b>Property ID</b>	34975687
<b>Inspection Date</b>	01/12/2024	<b>Date of Report</b>	01/18/2024		
<b>Loan Number</b>	56336	<b>APN</b>	R0467932		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Douglas		

Tracking IDs					
<b>Order Tracking ID</b>	1.11_BPO	<b>Tracking ID 1</b>	1.11_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	Breckenridge Property Fund 2016 LLC	<b>Condition Comments</b> SFR living and 1 story floorplan, good appeal and location, 2 car garage, lot size and use, HOA Community, snow and winter landscape 3 bedrooms 2 baths open full basement use 2014 built.
<b>R. E. Taxes</b>	\$3,650	
<b>Assessed Value</b>	\$609,800	
<b>Zoning Classification</b>	RES	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	Liberty Village 303-573-7469	
<b>Association Fees</b>	\$70 / Month (Pool,Greenbelt)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Centrally located and area housing, close to schools, shopping, major freeways, commerce and industry areas, conforms with area and style homes and condition, Median number units for sale in same complex/sub-division as subject, SFR zoned and use and DOM sell 2-4 months average
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$580,000 High: \$660,000	
<b>Market for this type of property</b>	Increased 05 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	6214 Blue Water Circle	7100 Haywagon Way	3695 Desert Ridge Circle	7857 Blue Water Lane
City, State	Castle Rock, CO	Castle Rock, CO	Castle Rock, CO	Castle Rock, CO
Zip Code	80108	80108	80108	80108
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.34 <sup>2</sup>	2.78 <sup>1</sup>	0.31 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$620,900	\$695,000	\$655,000
List Price \$	--	\$600,000	\$625,000	\$640,000
Original List Date		12/14/2023	09/21/2023	08/17/2023
DOM · Cumulative DOM	-- · --	28 · 35	112 · 119	109 · 154
Age (# of years)	10	1	15	8
Condition	Good	Good	Good	Good
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 1 story	1 Story 1 story	2 Stories 2 story	2 Stories 2 story
# Units	1	1	1	1
Living Sq. Feet	1,997	1,818	2,365	2,169
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2 · 1	4 · 2 · 1
Total Room #	7	7	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	Yes	Yes	Yes	Yes
Basement (% Fin)	0%	0%	0%	80%
Basement Sq. Ft.	1,982	1,240	1,316	1,182
Pool/Spa	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes
Lot Size	0.14 acres	0.13 acres	0.14 acres	0.15 acres
Other	HOA Community	HOA Community	HOA Community	HOA Community

\* 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** Low active comp and bracket values, SFR housing & 2 car garage, mileage subject and reduction new home sale builder&MLS.

**Listing 2** SFR housing/good appeal and location, 2 story home and 2 car garage, HOA Community, DOM sell reduction 4 bedrooms.

**Listing 3** 3rd active comp value and bracket comps, SFR housing, 2 car garage, HOA Community, basement rooms, main floor 4/2.50 baths.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	6214 Blue Water Circle	5783 Haywagon Lane	7695 Blue Water Drive	7443 Grady Circle
<b>City, State</b>	Castle Rock, CO	Castle Rock, CO	Castle Rock, CO	Castle Rock, CO
<b>Zip Code</b>	80108	80108	80108	80108
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.35 <sup>1</sup>	0.25 <sup>1</sup>	0.35 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$600,000	\$625,000	\$645,000
<b>List Price \$</b>	--	\$600,000	\$625,000	\$645,000
<b>Sale Price \$</b>	--	\$599,500	\$614,000	\$635,000
<b>Type of Financing</b>	--	Conv	Conv	Conv
<b>Date of Sale</b>	--	11/03/2023	12/01/2023	10/13/2023
<b>DOM · Cumulative DOM</b>	-- · --	4 · 41	17 · 36	20 · 49
<b>Age (# of years)</b>	10	8	9	17
<b>Condition</b>	Good	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>	1 Story 1 story	1 Story 1 story	2 Stories 2 story	2 Stories 2 story
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,997	1,981	2,181	2,272
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	4 · 2 · 1	5 · 2 · 1
<b>Total Room #</b>	7	7	8	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
<b>Basement (Yes/No)</b>	Yes	Yes	Yes	Yes
<b>Basement (% Fin)</b>	0%	0%	80%	0%
<b>Basement Sq. Ft.</b>	1982	1,981	960	1,071
<b>Pool/Spa</b>	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes
<b>Lot Size</b>	0.14 acres	0.14 acres	0.15 acres	0.17 acres
<b>Other</b>	HOA Community	HOA Community	HOA Community	HOA Community
<b>Net Adjustment</b>	--	\$0	-\$25,000	-\$30,000
<b>Adjusted Price</b>	--	\$599,500	\$589,000	\$605,000

\* 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** Low sale comp area subject and similar features, no \$concessions paid adj. HOA and community, same tract and floorplan match rooms ranch home.
- Sold 2** Good location and appeal, SFR housing, 2 car garage use, no \$concessions paid adj. mileage subject and HOA Community, ADJ fin. basement rooms and bed/GLA superior.
- Sold 3** SFR housing, 3rd sold comp area subject, 2 story and 3 car garage use, no \$concessions paid adj. HOA Community, ADJ garage GLA rooms superior supplied.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		None					
<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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$610,000	\$610,000
<b>Sales Price</b>	\$600,000	\$600,000
<b>30 Day Price</b>	\$580,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>MLS trend shows rise values and median for city, county and zip code subject 5-10% last 6 months to current date. Less DOM sell, FMV and equity terms for inventory, lower volume units active and rise pending and under contracts sales same time frames. Subject located centrally close to schools, shopping, retail, freeways and commerce areas. Close bus and Metro train lines, conforms tract and area homes built. All comp supplied located similar area and sub-divisions, style home and most similar floorplans, see ADJ supplied for sold comps and concessions paid. All photos, data entry, comps located and comments completed by broker John Kwilman</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

## Listing Photos

**L1** 7100 Haywagon Way  
Castle Rock, CO 80108



Front

**L2** 3695 Desert Ridge Circle  
Castle Rock, CO 80108



Front

**L3** 7857 Blue Water Lane  
Castle Rock, CO 80108



Front



## Sales Photos

**S1** 5783 Haywagon lane  
Castle Rock, CO 80108



Front

**S2** 7695 Blue Water Drive  
Castle Rock, CO 80108



Front

**S3** 7443 Grady Circle  
Castle Rock, CO 80108



Front

### ClearMaps Addendum

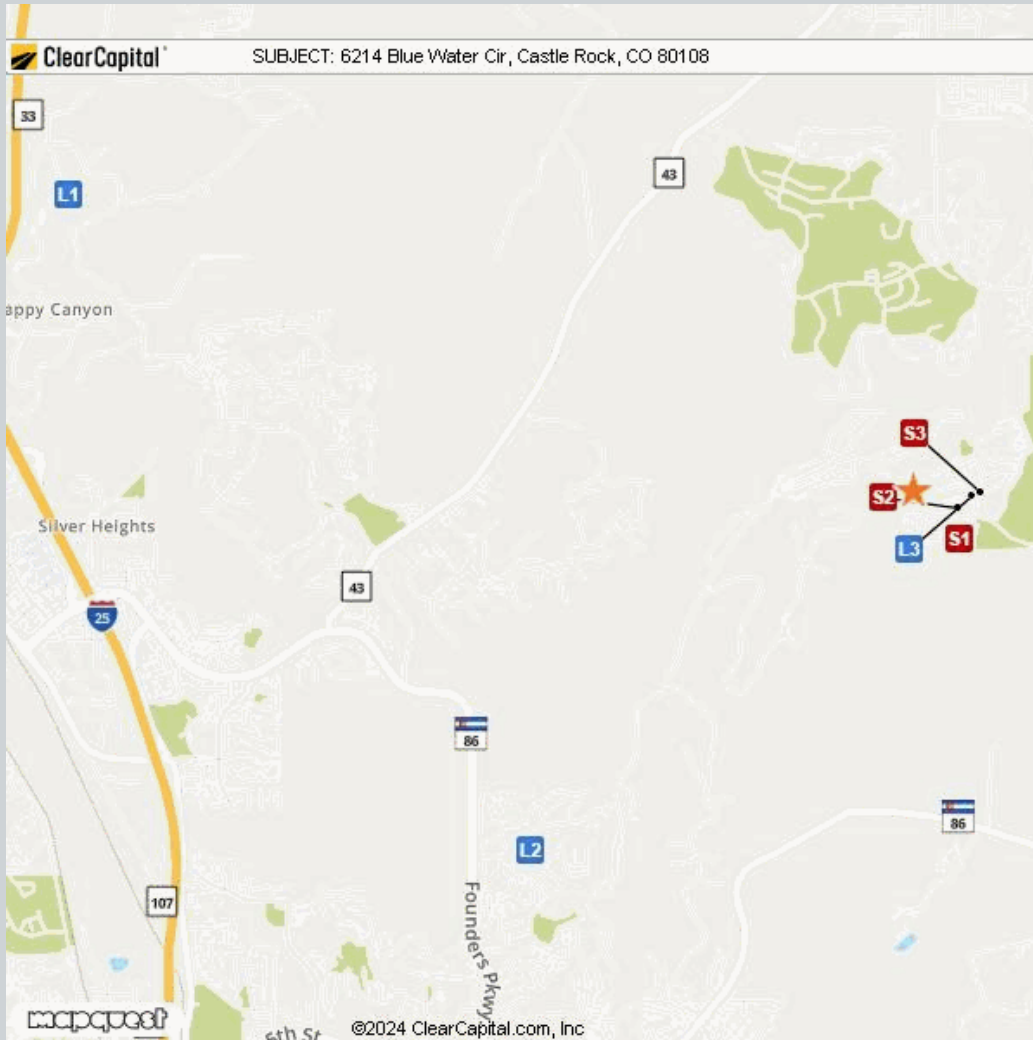
**Address** ★ 6214 Blue Water Circle, Castle Rock, CO 80108

**Loan Number** 56336

**Suggested List** \$610,000

**Suggested Repaired** \$610,000

**Sale** \$600,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6214 Blue Water Circle, Castle Rock, CO 80108	--	Parcel Match
L1	7100 Haywagon Way, Castle Rock, CO 80108	0.34 Miles <sup>2</sup>	Unknown Street Address
L2	3695 Desert Ridge Circle, Castle Rock, CO 80108	2.78 Miles <sup>1</sup>	Parcel Match
L3	7857 Blue Water Lane, Castle Rock, CO 80108	0.31 Miles <sup>1</sup>	Parcel Match
S1	5783 Haywagon Lane, Castle Rock, CO 80108	0.35 Miles <sup>1</sup>	Parcel Match
S2	7695 Blue Water Drive, Castle Rock, CO 80108	0.25 Miles <sup>1</sup>	Parcel Match
S3	7443 Grady Circle, Castle Rock, CO 80108	0.35 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>	John Kwilman	<b>Company/Brokerage</b>	kwilman realty asset verification, llc
<b>License No</b>	II.100012923	<b>Address</b>	6006 Blue Ridge drive unit D littleton CO 80130
<b>License Expiration</b>	12/31/2024	<b>License State</b>	CO
<b>Phone</b>	3038032426	<b>Email</b>	kwilmanrealty@gmail.com
<b>Broker Distance to Subject</b>	11.59 miles	<b>Date Signed</b>	01/12/2024

*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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