APPRAISAL REPORT

of

11 Bellaire St

Denver, CO 80220

As Of:

2/23/2015

Prepared For:

Richard F Janson Richard F Janson 6409 Van Gordon St Littleton, CO 80127

Prepared By:

Larry A. Hoy Larry Hoy 2362 W 118th Ave Denver, CO 80234 Larry Hoy --- 303 469-2080

File No. 11bellai Case No

| Ap | praisal Report | Residential An | Case No. | se No. | | | | |
|-----------------|--|--|--|----------------------------|------------------|----------------------------|--|--|
| | The purpose of this appraisal report is to provide the clien | | | | e subject prop | perty. | | |
| | Property Address 11 Bellaire St | | | | | | | |
| | Owner Hinshaw Ingrid A | Intended User Richard F. | Janson | County | Denver | | | |
| | Legal Description N 25FT OF PLOT 6 & S 50FT | OF PLOT 7 EXC REAR | 6FT TO CITY BI | LK 50 THE EASTER | | | | |
| | Assessor's Parcel # 6073-06-009 | | Tax Y | Year 2013 | R.E. Taxes | s\$\$9,549 | | |
| C | Neighborhood Name Hilltop | | | | | | | |
| Щ Ц | | | n P | UD HOA\$ N | /A | per year per month | | |
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| | | | olated. | | | | | |
| | | | | of the analysis of the con | tract for sale o | r why the analysis was not | | |
| _ | performed. | · · | • | • | | | | |
| S | | | | | | | | |
| R | Contract Price \$ Date of Contract | | | | | | | |
| Z | | | assistance, etc.) to be | paid by any party on beha | alf of the purch | naser?YesNo | | |
| ပိ | If Yes, report the total dollar amount and describe the iter | ms to be paid. | | | | | | |
| | | | | | | | | |
| | Note: Bace and the racial composition of the neighbo | whood are not appraisal facto | ors | | | | | |
| | | | | One-Ur | nit Housing | Present Land Use % | | |
| | | | | | AGE | | | |
| 0 | | | | Over Supply \$ (000) | (yrs) | 2-4 Unit 2 % | | |
| Ö | | Marketing Time X Under 3 r | nths 3-6 mths | Over 6 mths 150 | Low 0 | Multi-Family 2 % | | |
| H | | | | | 0 | | | |
| B | | | | | | Other 0 % | | |
| Ч | | - | | | | e subject conforms to | | |
| Ū, | the surrounding neighborhood. Employment | t, schools, recreational is | acilities and shop | ping are all available | e nearby. | | | |
| | Market Conditions (including support for the above concl | usions) Denver-area home- | resale prices rose a | n average 7 / percent l | oetween Nov | rember 2014 and | | |
| | | | | | | | | |
| | | | | | | | | |
| | Dimensions Site area determined by county re | ecords Area 8920 |) sf Shape | Rectangular | View | Other homes | | |
| | Specific Zoning Classification E-SU-D | | | | | | | |
| | | · · · · · · · · · · · · · · · · · · · | | | _ | | | |
| | Is the highest and best use of subject property as improve | ed (or as proposed per plans ar | nd specifications) the p | present use? X Yes | No If No, o | describe. | | |
| | Utilities Public Other (describe) | Public Other (des | cribe) | Off-site Improvements | sTvpe | Public Private | | |
| 끹 | Electricity X Water | | | | | X | | |
| S | | Residential Appriasal Report 02 norde the dirth with an accurate, and devokately support for a biolog property. 02 norde the dirth and accurate and devokately data and with a dirth accurate, and devokately data and accurate and devokately data accurate accur | | | | | | |
| | | | 1 | 08031C 0204G | FEMA Map D | ate 11/17/2005 | | |
| | | Becidential Appraisal Report with an accurate, and advanuely supported, conting of the market value of the subject property. Dity Denvire State CO. Zp Code N1220 Cherded User, Kichard E Janssen Caruty Denvire State CO. Zp Code N1220 Idended User, Kichard E Janssen Caruty Denvire Census Tace CO43.03 at Assessments S. Unknown PUD POA S NA bit dots of the online of the analysis of the contract for sale or why the analysis was not appraisal for the analysis of the contract for sale or why the analysis was not in the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not in the order of public record? Yes No is the property selfer the owner of public record? Yes No No No is the property selfer the owner of public record? Yes No No No No is the property selfer thooring Tooring No No No No No No <tr< td=""></tr<> | | | | | | |
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| | to 1978 may contain lead based paint. | | | | • | • | | |
| | General Description | Foundation | Exterior Description | materials/condition | Interior | materials/condition | | |
| | | | Foundation Walls | Concrete/Avg | Floors | | | |
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| | Drop Stair Stairs Other | r Fuel Gas | X Fireplace(s) # 4 | Fence | X Garage | e #ofCars 3 | | |
| (0) | | | X Patio/Deck | Porch | Carport | | | |
| Ĕ | | | | | Att. | Det. X Built-in | | |
| ME | | | | · <u> </u> | 0 | and Albana Oracla | | |
| N N | | used to determine marketing strategies. | | | | | | |
| ² 02 | Additional realures (special energy enicient items, etc.) | Typical energy items, D | ouble palle willuc | ows, insulation to co | le, | | | |
| AP | Describe the condition of the property (including needed | Hindhao Langoli A Intendition of Financia Carry Denorm Control NEXP CPUTS 6.3 SOFT OF PLOT FILE CREAR FIFT OF CPUTK SOTT EXECRED AT 111 L SUB of Faraget 4 OT3504-109 Ref. Tawes 5, 390.549 Or Short Marson Filling Vice II Team 1 Vice | | | | | | |
| = | | Residential Appraisal Report Ub: denote: State 10020 Code 80220 Intendet User Richard F Janson Courty StoPT OF PLOT 7 EXC REAR 0FT YO CTTY BLK 50 THE EXSTEINX CAPTIOL HILL SUB Tax Yar2013 R. Taxes 30.549 StoPT OF PLOT 7 EXC REAR 0FT YO CTTY BLK 50 THE EXSTEINX CAPTIOL HILL SUB Tax Yar2013 R. Taxes 30.549 StoPT OF PLOT 7 EXC REAR 0FT YO CTTY BLK 50 THE EXSTEINX CAPTIOL HILL SUB Tax Yar2013 R. Taxes 30.549 StoPT OF PLOT 7 EXC REAR 0FT YO CTTY BLK 50 THE EXSTEINX CAPTIOL HILL SUB Tax Yar2013 R. Taxes 30.549 StoPT OF PLOT 7 EXC REAR 0FT YO CTTY BLK 50 THE EXSTEINX CAPTIOL HILL SUB Taxes 400 The 2014 StoPT AND TAXES 100 THE EXSTEINX CAPTIOL HILL SUB Taxes 400 The 2014 StoPT AND TAXES 100 THE ADD TAXES 100 T | | | | | | |
| | | Residential Appriate Report Of the applicable model of the applied process. CRP Deriver Sile (CO) Zic Cois 90220 different Elabaria CRP DERIVE Sile (CO) Zic Cois 90220 of the applicable different Elabaria Call of Circle (CO) Zic Cois 90220 Call Different Elabaria Call of Circle (CO) Zic Cois 90220 Call Different Elabaria Call Different Elabaria Call Different Elabaria | | | | | | |
| | Description Description PUD HOA \$ N/A per year Description Among the standard sector state in the tease of the transmission. PUD Hoad State S | | | | | | | |
| | | | | | | | | |
| | Are there any physical deficiencies or adverse conditions | s that affect the livability, sound | iness, or structural inte | egrity of the property? | Yes X No | IT YES, DESCRIDE | | |
| | | | | | | | | |
| | | | | | | | | |
| | Does the property generally conform to the neighborhood | d (functional utility, style, condit | tress. 6:109 Van. Gordon St. Littleton, CO. 80127 d for sale in the twelve months prior to the effective date of this appraisal? Ye being contemplated. purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not is the property seler the owner of public record? Yes No. Data Source(s) it or downpayment assistance, etc.) to be paid by any party on behalf of the purchaser? Yes No. not appraisal factors. One-Unit Housing Present Land Use % not appraisal factors. One-Unit Housing Present Land Use % id. PRICE AGE One-Unit Housing Present Land Use % id. PRICE AGE One-Unit Housing Present Land Use % id. PRICE AGE One-Unit Housing Present Land Use % inter. Xindar Str. Stotion (rsi 2 4 Unit 2 2 % Trine Xindar 2 % inter. Yords The Stotion Stotion Yords 2 % Yord 1 % Xindar 2 % inter. Yords The Stotion Yords 2 % Yord 1 % Yord 1 % Xindar 2 % in the city of Denver. North of Mississippi 5.0000 (rsi 2 %) Yo | | | | | |
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NL - Residential 5/2007

| Residential Appraisal Report |
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|---|--|--|--|--|--|--|---|---|--|---|--|---|--|--|
| | _ | | | | | | the subject neighbo | <u>v</u> | <u> </u> | | | to \$ 2,9 | | |
| There are 14 cor FEATURE | nparable | sales i SUBJE | | oject n | eighborhood COMPARA | | in the past twelve r | | ig in sale p ARABLE S | | | to \$ OMPARAB | | 00,000 . |
| Address 11 Bellaire S | t. | SODI | | 210 | S Cherry | | SALE # 1 | 155 Fores | | | | Forest St | | |
| Denver, CO 8 | | | | | ver, CO 8 | | 3 | Denver, C | |) | | er, CO 8 | | |
| Proximity to Subject | | | | | miles SE | | | 0.57 mile | | | 0.60 | miles E | | |
| Sale Price | \$ | | | | | | 2,295,000 | | | 1,925,000 | | | | 2,500,000 |
| Sale Price/Gross Liv. Area | \$ 0.00 | | sq. ft. | | | | sq. ft. | \$ 382.32 | | q. ft. | \$ 494 | | | q. ft. |
| Data Source(s) | Inspe | | | | S#154673 | 0;DC | OM 9 | MLS#552 | 5464;DC | OM 11 | | #7914428 | 8;DO | M 0 |
| Verification Source(s) | Realis | | | Realist DESCRIPTION | | 211 | | Realist | DTION | () () | Reali | | N | () () () |
| VALUE ADJUSTMENTS Sale or Financing | | SCRIPT | HUN | | ventional | | +(-) \$ Adjustment | DESCRI Conventio | | +(-) \$ Adjustment | | SCRIPTIO entional | | +(-) \$ Adjustment |
| Concessions | | | | | er Cons:\$ | | | Seller Co | | | | r Cons:\$(| | 0 |
| Date of Sale/Time | | | | Sold | | - | | Sold | | | Sold | | - | 0 |
| Location | Hillto | р | | Hill | top | | | Hilltop | | | Hillto | ор | | |
| Leasehold/Fee Simple | Fee S | | | | Simple | | | Fee Simp | le | | | Simple | | |
| Site | 8920 | | | | 00 sf | | C | 9933 sf | | 0 | 1034 | | | 0 |
| View | Other 2 Stor | | es | | er homes | | | Other hou 2 Story | nes | | Othe 2 Sto | r homes | | |
| Design (Style) Quality of Construction | Excel | | | 2 St | ellent | | | 2 Story Excellent | | | Z Sto Excel | | | |
| Actual Age | 9 yrs | | | 12 y | | | 0 | 9 yrs | | | 1 yrs | | | 0 |
| Condition | Excel | lent | | | ellent | | | Excellent | | | Excel | | | |
| Above Grade | Total | | Baths | | | Baths | | Total Bdrm | | | | | laths | |
| Room Count | 10 | 5 | 5.2 | 9 | | 4.1 | +23,000 | · · · · · · · · · · · · · · · · · · · | 4.1 | +23,000 | | | 4.0 | +31,000 |
| Gross Living Area | í í | 137 | sq. ft. | | | sq. ft. | | | sq. ft. | 0 | - | | sq. ft. | 0 |
| Basement & Finished Rooms Below Grade | Full/2 | · | st | 2605 2,50 | | | | 2472 sf 1,903 sf | | +7,500 | 2288 2288 | | | +16,700 -6,400 |
| Functional Utility | Typic | | | 2,50 Typi | | | -9,600 | Typical | | | 2200 Typic | | | -6,400 |
| Heating/Cooling | FWA/ | | AC | | A/Cent A | C | | FWA/Cen | t AC | | | /Cent A | С | |
| Energy Efficient Items | Doub | | | | ble pane | - | | Double pa | | | | le pane | - | |
| Garage/Carport | 3 car | garag | е | 3 ca | r garage | | | 3 car gara | age | | | garage | | +10,000 |
| Porch/Patio/Deck | Patio | | | Pati | | | | Patio | | | Patio | | | |
| Fireplaces | 4 Fire | places | s | | replace(s) |) | +10,000 | 3 Firepla | ce(s) | +5,000 | | eplace(s) | | +10,000 |
| Landscape | Good | | | Good | | | | Good | | | Good | | | |
| Net Adjustment (Total) | | | | X |] + [] - | | \$23,400 | X + | ٦. | \$ 35,500 | X · | + - | | \$61,300 |
| Adjusted Sale Price | - | | | | Adj: 1% | | v 2 0,100 | Net Adj: 2 | % | v 00,000 | | dj: 2% | | ¥ 01,000 |
| of Comparables | | | | Gros | s Adj : 2% | % | \$2,318,400 | Gross Adj | | \$ 1,960,500 | | Adj: 3% | | \$2,561,300 |
| I X did did not re | esearch | the sale | or trans | fer his | tory of the s | uhiect | t property and com | narable sales | s. If not, exp | alain | | | | |
| | | | | | | Jabjoo | c proporty and com | | , - | Jan | | | | |
| | | | | | | | | | | | | | | |
| My research did X | did no | t reveal | | | | | · · <i>,</i> | | | | te of thi | s appraisal | | |
| My research did X Data source(s) County | | | l any pric | or sale: | s or transfer | rs of th | ne subject property | | | | te of thi | s appraisal | | |
| Data source(s) County My research did X | Recor did no | ds and t reveal | l any pric d Multi l any pric | or sale: iple I or sale: | s or transfer Listing Se | rs of thervice | ne subject property e ne comparable sale | for the three | years prior | to the effective da | | | | |
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\$ 2,300,000

, as of 2/23/2015

RECONCILIATION

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SALES COMPARISON ANALYSIS

Residential Appraisal Report

USER / SCOPE

The intended user of this report is the Client identified on page one of this non-lending report. The intended use is to evaluate the property that is the subject of this appraisal for the use stated on page one of this report. Subject to: the stated Scope of Work, and this clarification of the Scope of work, the purpose of the appraisal, reporting requirements of this appraisal report form, and Definition of Market Value. No other intended users have been identified to the appraiser. Distribution of this report by the client does not elevate the recipient(s) to the status of client, nor to the status of intended user. No other parties may rely on this report. The appraiser will have no responsibilities to, or bare liabilities from or for, any unauthorized use. Client shall indemnify appraiser from any liabilities that arise out of the unauthorized distribution of this report.

The objective of this appraisal is to develop my opinion of market value of the subject property utilizing current sales of what I feel are the three (or more) most comparable properties. In addition, the cost approach to value and the income approach to value will be considered and included when applicable or appropriate. No mineral interests or water rights are valued or are considered in this analysis. No personal property, fixtures, or other intangible items that are not real property are included in the value estimate of this report.

COMMENTS

ADDITIONAL

This report is not a home inspection. I am not a home inspector nor an engineer and may not be qualified to make a final judgment the fitness and suitability of the various structural and mechanical systems or soil issues, gasses, molds, and environmental issues. The testing of systems, components, and environmental issues lie outside of the scope of this appraisal assignment. This appraisal does not guarantee that the subject property is free of defects. This report cannot be relied upon to disclose hidden defects.

The sources of the data and the data are considered reliable. When conflicting information was provided, the source deemed most reliable has been used. Data believed to be unreliable was not included in the report, nor used as a basis for the value conclusion. The data in our Multiple Listing Service is "live"; property data are updated by REALTORS (tm); as a result the MLS data used in this report is the most current as of the date the data was retrieved.

The appraiser, and the client by engaging the appraiser for this assignment, have agreed that the level of development and reporting detailed above is sufficient to develop a credible opinion of market value. With the exception of revisions made for the purpose of correction of any errors, the Appraiser does not anticipate further development or reporting requirements for this assignment. Any additional requests from the client or any third parties may represent a change in the assignment conditions and require the development of a new assignment. Therefore, any additional requests must be in writing and may be subject to additional fees.

COST APPROACH TO VALUE (if applicable)

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

| СH | ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW | OPINION OF SITE VALUE =\$ 0 |
|-------------|--|---|
| Ă | Source of cost data | Dwelling 5,137 Sq. Ft. @ \$ 0.00 =\$ 0 |
| PPROA | Quality rating from cost service Effective date of cost data | Bsmt. 2,622 Sq. Ft. @ \$ 0.00 =\$ 0 |
| | Comments on Cost Approach (gross living area calculations, depreciation, etc.) | 0 |
| Ā | | Garage/Carport 666 Sq. Ft. @ \$ 0.00 =\$ 0 |
| SST | I have determined, based on the subject age, the cost approach is | Total Estimate of Cost-new =\$ 0 |
| 0 0 0 | not applicable and it is not necessary to produce a credible opinion | Less Physical 7 Functional 0% External 0% |
| | of value; additionally it is not necessary given the abundance of | Depreciation 0 0 =\$ (0) |
| | recent comparable sales. | Depreciated Cost of Improvements =\$ 0 |
| | | "As-is" Value of Site Improvements =\$ 0 |
| | | |
| | | Indicated Value By Cost Approach =\$ 0 |
| Щ | INCOME APPROACH TO |) VALUE (if applicable) |
| OME | Estimated Monthly Market Rent \$ N/A X Gross Multiplier N/A | =\$ 0 Indicated Value by Income Approach |
| Ň | Summary of Income Approach (including support for market rent and GRM) $\ The \ income \ Approach$ | |
| = | develop a credible opinion of value. Additionally it is not necessary | |
| | PROJECT INFORMATION | |
| | Is the developer/builder in control of the Homeowner's Association (HOA)? Yes | No Unit type(s) Detached Attached |
| | Provide the following information for PUDs ONLY if the developer/builder is in control of | of the HOA and the subject property is an attached dwelling unit. |
| | Legal Name of Project | |
| N | | number of units sold |
| RMATION | | source(s) |
| M | Was the project created by the conversion of existing building(s) into a PUD? | No If Yes, date of conversion. |
| N | Does the project contain any multi-dwelling units? Yes No Data source. | |
| ГО Г | Are the units, common elements, and recreation facilities complete? Yes N | o If No, describe the status of completion. |
| | | |
| | | |
| <u>.</u> | Are the common elements leased to or by the Homeowner's Association? Yes | No If Yes, describe the rental terms and options. |
| | | |
| | Describe common elements and rearrational facilities | |
| | Describe common elements and recreational facilities. | |
| | | |

NL - Residential 5/2007

This form may be reproduced unmodified without written permission, however, Bradford Technologies, Inc. must be acknowledged and credited. Produced by ClickFORMS Software 800-622-8727 Page 3 of 24 This appraisal report is subject to the scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The Appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

DEFINITION OF MARKET VALUE: As per Fannie Mae the definition of market value is the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.

2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.

3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.

6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.

2. I performed a visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.

3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.

5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.

6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.

7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.

8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.

9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.

10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.

11. I have knowledge and experience in appraising this type of property in this market area.

12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.

13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.

14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.

15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.

16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.

17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the 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.

18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event.

19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

20. I identified the client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

21. I am aware that any disclosure or distribution of this appraisal report by me or the client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

23. I have not performed any service as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

| APPRAISER Change Hoy | SUPERVISORY APPRAISER (ONLY IF REQUIRED) |
|---|--|
| Signature | Signature |
| Name Larry A. Hoy Certified Residential Appraiser V | Name |
| Company Name Paragon Appraisal Service | Company Name |
| Company Address 2362 W 118th Ave | Company Address |
| Denver, CO 80234 | |
| Telephone Number 303 469-2080 | Telephone Number |
| Email Address larryhoy@marketvalue.net | Email Address |
| Date of Signature and Report <u>3/2/2015</u> | Date of Signature |
| Effective Date of Appraisal 2/23/2015 | State Certification # |
| State Certification # CR1321153 | or State License # |
| or State License # | State |
| or Other (describe) State # | Expiration Date of Certification or License |
| State CO | |
| Expiration Date of Certification or License <u>12/31/2016</u> | |
| | SUBJECT PROPERTY |
| ADDRESS OF PROPERTY APPRAISED | |
| 11 Bellaire St | Did not inspect subject property |
| Denver, CO 80220 | Did inspect exterior of subject property from street |
| | Date of Inspection |
| APPRAISED VALUE OF SUBJECT PROPERTY \$ 2,300,000 | Did inspect interior and exterior of subject property |
| CLIENT | Date of Inspection |
| Name Richard F Janson | |
| Company Name Richard F Janson | COMPARABLE SALES |
| Company Address 6409 Van Gordon St | Did not inspect exterior of comparable sales from street |
| Littleton, CO 80127 | Did inspect exterior of comparable sales from street |
| Email Address <u>Rick@DenverLifestyle.com</u> | Date of Inspection |

NL - General Certification 5/2007

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Larry Hoy --- 303 469-2080 EXTRA COMPARABLES 4-5-6

File No. 11bellai Case No.

Owner Hinshaw Ingrid A

| Property Address 11 Bellaire St | | | | |
|---------------------------------|---------------|---------|----------------------------|----------------|
| City Denver | County Denver | | State CO | Zip Code 80220 |
| Client Richard F Janson | | Address | 6409 Van Gordon St, Little | eton, CO 80127 |

| _ | | | | | | | | | | |
|-----------------------------|-------------------------|----------------------------|----------------------|-------------------|---------|--------------------|-------|----------|---------|--------------------|
| FEATURE | SUBJECT | COMPARABLE | SALE#4 | COMPARA | ABLE SA | ALE # 5 | С | OMPAR | ABLE SA | ALE# 6 |
| Address 11 Bellaire S | t | 350 Eudora St | | | | | | | | |
| Denver, CO 8 | 30220 | Denver, CO 80220 | | | | | | | | |
| Proximity to Subject | | 0.55 miles NE | | | | | | | | |
| Sale Price | \$ | \$ | 2,625,000 | | \$ | | | | \$ | |
| Sale Price/Gross Liv. Area | \$ 0.00 sq. ft. | \$ 479.98 s | q. ft. | \$ | sq | ı. ft. | \$ | | s | q. ft. |
| Data Source(s) | Inspection | MLS#3222460;DO | M 125 | | | | | | | |
| Verification Source(s) | Realist | Realist | | | | | | | | |
| VALUE ADJUSTMENTS | DESCRIPTION | DESCRIPTION | +(-) \$ Adjustment | DESCRIPTIC | ON | +(-) \$ Adjustment | DE | SCRIPT | ION | +(-) \$ Adjustment |
| Sale or Financing | | Listing | 0 | | | <i>,</i> ,, | | - | | |
| Concessions | | N/A | 0 | | | | | - | | |
| Date of Sale/Time | | c02/13/2015 | 0 | | | | | - | | |
| Location | Hilltop | Hilltop | | | | | | - | | |
| Leasehold/Fee Simple | Fee Simple | Fee Simple | | | | | | - | | |
| Site | 8920 sf | 12500 sf | 0 | | | | | | | |
| View | Other homes | Other homes | | | | | | | | |
| Design (Style) | 2 Story | 2 Story | | | | | | | | |
| Quality of Construction | Excellent | Excellent | | | | | | | | |
| Actual Age | 9 yrs | 8 yrs | 0 | | | | | | | |
| Condition | Excellent | Excellent | | | | | | | | |
| Above Grade | Total Bdrms. Baths | Total Bdrms. Baths | | Total Bdrms. | Baths | | Total | Bdrms. | Baths | |
| Room Count | 10 5 5.2 | 9 4 4.1 | +23,000 | | | | | | | |
| Gross Living Area | 5,137 sq. ft. | 5,469 sq. ft. | -33,200 | | sq. ft. | | | | sq. ft. | |
| Basement & Finished | Full/2,622 sf | 2850 sf | -11,400 | | | | | - | • | |
| Rooms Below Grade | 1,862 sf | 2,594 sf | -11,000 | | | | | | | |
| Functional Utility | Typical | Typical | , | | | | | | | |
| Heating/Cooling | FWA/Cent AC | FWA/Cent AC | | | | | | | | |
| Energy Efficient Items | Double pane | Double pane | | | | | | - | | |
| Garage/Carport | 3 car garage | 3 car garage | | | | | | | | |
| Porch/Patio/Deck | Patio | Patio | | | | | | - | | |
| Fireplaces | 4 Fireplaces | 6 Fireplace(s) | -10,000 | | | | | - | | |
| Landscape | Good | Good | , | | | | | - | | |
| | | | | | | | | | | |
| Net Adjustment (Total) | | + X - | \$-42,600 | + - | | \$0 | | + - | | \$0 |
| Adjusted Sale Price | | Net Adj: -2% | | Net Adj: 0% | | | | dj: 0% | | |
| of Comparables | | Gross Adj : 3% | \$2,582,400 | Gross Adj: 0% | 6 | | | s Adj: C | | \$0 |
| | * | | | | | | | | | |
| Report the results of the r | esearch and analysis of | the prior sale or transfer | r history of the sub | ject property and | compar | able sales | | | | |
| Report the results of the f | esearch and analysis of | the phot sale of traffster | mistory of the Sub | ject property and | compar | avie Sales | | | | |

| Report the results of the research | and analysis of the prior sale or tra | nsfer history of the subject property | and comparable sales | |
|--------------------------------------|--|---------------------------------------|----------------------|---------------------|
| ITEM | SUBJECT | COMPARABLE SALE # 4 | COMPARABLE SALE # 5 | COMPARABLE SALE # 6 |
| Date of Prior Sale/Transfer | 06/11/2009 | | | |
| Price of Prior Sale/Transfer | \$1,550,000 | | | |
| Data Source(s) | Realist | Realist | | |
| Effective Date of Data Source(s) | 3/1/2015 | 3/1/2015 | | |
| Analysis of prior sale or transfer h | nistory of the subject property and co | omparable sales | | |

The previous sale of this property appears to be arms length.

Comparables: No sales within one year of the recent sales date.

The Effective Date of Data Source(s) shown above is the date I researched the information. This information is obtained from Property Data Center, a subsidiary of the greater Denver area Multiple Listing Service. The original source of this information is from the various county assessors office's. Generally this information is updated every thirty days.

Summary of Sales Comparison Approach

This additional unsold property is included here to demonstrate the market in this neighborhood. This property would be considered as an alternative to the subject by a buyer considering the subject property

Listings, and in particular under contract properties, often represent the "ceiling" for the market (based on the principal of substitution), and are a valuable indicator of the direction of the near-term market.

This home was built by the same builder as the subject but to a much higher standard. This is a superior home. I have not made an adjustment for that difference as the market will determine on an individual basis the value difference, which can only be measured when this home and the subject sells.

Larry Hoy --- 303 469-2080 COMMENT ADDENDUM

File No. 11bellai Case No.

| Borrower | | | | | | |
|---------------------------------|--------|--------------|------------------|-----------------|----------|-------|
| Property Address 11 Bellaire St | | | | | | |
| City Denver | County | Denver | State | \mathbf{CO} | Zip Code | 80220 |
| Lender/Client Richard F Janson | | Address 6409 | Van Gordon St, I | Littleton, CO 8 | 30127 | |
| | | | | | | |

APPRAISER'S CERTIFICATION 26

I have not performed any service as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

EXPOSURE TIME

An analysis of the historical sales over the past 12 months proved a range of exposure time, at a market price (one that is not inflated and comparative with other properties similar in features and aspects of the subject) to be less than 30 days if marketed at my opinion of value.

PREDOMINATE VALUE

A property is neither under-improved or over-improved, if the estimated market value falls within the high and low price shown in the "Single Family Housing Price" section on page one of this report.

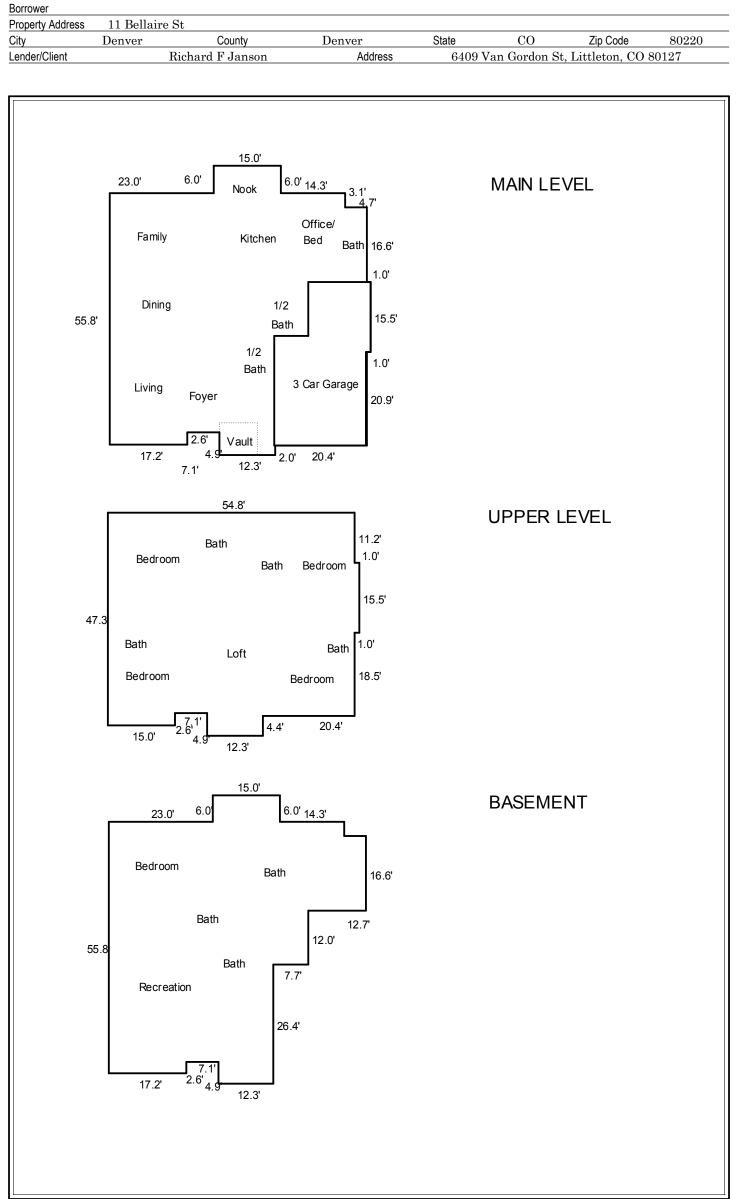
ADJUSTMENTS

Adjustments in this report are made by paired data analysis; from both historical data and the within this report.

APPRAISAL REPORT

This preprinted and unalterable government form (Freddie Mac Form 70/Fannie Mae Form 1004, revised 2005) contains a statement identifying this as a Summary Report. This is in direct conflict with 2014 USPAP. As defined by current Uniform Standards, this is an Appraisal Report, as designated above.

Larry Hoy --- 303 469-2080 SKETCH ADDENDUM



Larry Hoy ··· 303 469-2080 SKETCH ADDENDUM

| Borrower | | | | | | | |
|--------------------|----------------|--------|---------|-------------------|----------------|----------|-------|
| Property Address | 11 Bellaire St | | | | | | |
| City Denver | | County | Denver | State | CO | Zip Code | 80220 |
| Lender/Client Ricl | nard F Janson | | Address | 6409 Van Gordon S | St, Littleton, | CO 80127 | |

| | SKETCH CALCULATIONS | Perimeter Are | ea |
|----------|---|---------------|-------------|
| | | | |
| A1 | 11.15.0.00 | 00 | |
| A2 | A1 : 15.0 x 6.0 = A2 : 52.3 x 3.1 = | 90. 162. | |
| A3 | A3 : 57.0 x 16.6 = | 946. | |
| | A4 : 58.0 x 15.5 = | 899. | 9.0 |
| A4 | A5 : 17.2 x 2.6 = | 44. | |
| | A6 : 57.0 x 18.0 = A7 : 32.7 x 2.9 = | 1026. 94. | |
| | A7 : 32.7 x 2.9 - A8 : 12.3 x 2.0 = | 94. 24. | |
| A6 | Attached Garage | -665. | |
| A5 A7 A7 | First Floor | 2621. | 17 |
| | | | |
| A12 | A12 : 15.0 × 6.0 = A13 : 52.3 × 3.1 = | 90. 162. | |
| A13 | A14 : 57.0 x 16.6 = | 946. | |
| A14 | A15 : 44.3 x 12.0 = | 531. | |
| A15 | A16 : 17.2 x 2.6 = | 44. | |
| | A17 : 36.6 x 21.5 = A18 : 12.3 x 4.9 = | 786. 60. | |
| A17 | ATO . 12.0 X +.0 | | |
| | Basement | 2621. | 8.1 |
| | A19 : 54.8 x 11.2 = | 613. | |
| A19 | A20 : 55.8 x 15.5 = | 864. | |
| | A21 : 15.0 x 2.6 = A22 : 54.8 x 18.0 = | 39. 986. | |
| A20 | A22: 34.8 x 18.0 - A23: 32.7 x 0.5 = | 980. 16. | |
| ľ | A24 : 12.3 x 4.4 = | 54. | |
| A22 | Vault | -59. | 9.6 |
| A21 A23 | Second Floor | 2515. | 5.0 |
| | A26 : 8.4 x 7.1 = | 59. | 9.6 |
| A26 | | | |
| [neb] | | 50 | |
| | Vault | 59. | |
| | Total Living Area | 5136. | 5 .7 |
| A27 | A27 : 13.7 x 12.0 = | 164. | 1 / |
| A28 | A27 : 13.7 x 12.0 - A28 : 21.4 x 3.5 = | 74. | |
| A29 | A29 : 20.4 x 20.9 = | 426. | |
| A23 | Attached Garage | 665. | 5.7 |
| | | | |

Larry Hoy --- 303 469-2080 LOCATION MAP ADDENDUM

| prrower | | | | | | | | | | | | | | | Case . | | | | |
|----------------------------------|---------------|-----------------------|------------------------|-------------------|------------|---|------------|-------------------------------|--------------------|------------------------|----------|-------------------|--------------------|------------|------------|------------------|----------------------|------------------|------------|
| operty Ad ty Den ⁻ | | s 1 | 1 Bella | aire S | | unty | | De | enver | | Sta | te | (| CO | | Zip Cod | le | 80220 | |
| nder/Clie | | Richar | d F Ja | nson | | ung | | | Address | 6409 | | Gordon | | | | | | 000 | |
| | | | | | | | | | | | | | | | | | | | |
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| Madison St | | | | ll ¹ t | Albion St | | | nont | E 41 | AVO | | 100 | Glen | Ŭ | Hud | | 5.2 | | |
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| nder/Client Richard F Janson | / | an Gordon St, Lit | |
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| tereiopad by: Stream ctural Design By: Brooks Bond & Associates Archite | | | |

| | Richard F Janson | County | | rdon St, Littleton, CO 80127 | 80220 |
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| Denver | ess 11 Bellair | | County | | Denver | ~ . | | CO Zip Code | 80220 |
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| der/Client | Richard F Ja | nson | | | Address 6409 Va | an Gordon | St, Littleto | on, CO 80127 | |
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| | | County | Denver State CO Zip Code 8022 |
|-------------------------------|---------------|--|---|
| ty Denver ender/Client Ric | hard F Janson | , | Address 6409 Van Gordon St, Littleton, CO 80127 |
| | | Increasing the second s | |

| Property Address 11 Bellaire St City Denver | County | Denver | State | CO | Zip Code | 80220 |
|--|--------|--------------------|------------------|---------|----------|-------|
| Lender/Client Richard F Janson | | Address 6409 Van (| Gordon St, Littl | eton, C | O 80127 | |
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Larry Hoy --- 303 469-2080 SUBJECT PHOTO ADDENDUM

File No. 11bellai Case No.

| Property Address 11 Bellaire St | | | | | |
|---------------------------------|---------|----------|----------------------|------------|-------|
| City Denver County Denver | | State | CO | Zip Code | 80220 |
| Lender/Client Richard F Janson | Address | 6409 Van | Gordon St, Littleton | , CO 80127 | 7 |



FRONT OF SUBJECT PROPERTY 11 Bellaire St Denver, CO 80220



REAR OF SUBJECT PROPERTY



STREET SCENE

| Borrower | | | | | | |
|---------------------------------|--------|---------|---------------|-----------------|--------------|-------|
| Property Address 11 Bellaire St | | | | | | |
| City Denver | County | Denver | State | CO | Zip Code | 80220 |
| Lender/Client Richard F Janson | | Address | 6409 Van Gord | on St, Littleto | on, CO 80127 | |
| | | | | | | |













| Property Address 11 Bellaire St | |
|--|-----------|
| | |
| City Denver County Denver State CO Zip | ode 80220 |
| Lender/Client Richard F Janson Address 6409 Van Gordon St, Littleton, CO 8 | 127 |













| County | Denver | State | CO | Zip Code | 80220 |
|--------|---------|---------------|-----------------|--------------|-------|
| | Address | 6409 Van Gord | on St, Littleto | on, CO 80127 | |
| | County | | | | |













Larry Hoy --- 303 469-2080 COMPARABLES 1-2-3

File No. 11bellai Case No.

| Borrower | | | | | | | | |
|-------------------|----------------|--------|--------|---------|----------|----------|------------------------|-------|
| Property Address | 11 Bellaire St | | | | | | | |
| City Denver | | County | Denver | | State | CO | Zip Code | 80220 |
| Lender/Client Rid | chard F Janson | | | Address | 6409 Van | Gordon S | t, Littleton, CO 80127 | |



COMPARABLE SALE # 210 S Cherry St Denver, CO 80246

1



COMPARABLE SALE # 2 155 Forest St Denver, CO 80220



COMPARABLE SALE # 3 144 Forest St Denver, CO 80220

Larry Hoy --- 303 469-2080 COMPARABLES 4-5-6

File No. 11bellai Case No.

| Property Address 11 Bellaire St City Denver County Denver State CO Zip Code 80220 | Borrower | | | | | | | | |
|---|-------------------|----------------|--------|--------|---------|----------|-----------------------|----------|-------|
| CityDenverStateCOZipCode80220 | Property Address | 11 Bellaire St | | | | | | | |
| | City Denver | | County | Denver | | State | СО | Zip Code | 80220 |
| Lender/Client Richard F Janson Address 6409 Van Gordon St, Littleton, CO 80127 | Lender/Client Rie | chard F Janson | | | Address | 6409 Van | Gordon St, Littleton, | CO 80127 | |



COMPARABLE SALE # 4

350 Eudora St Denver, CO 80220

COMPARABLE SALE # 5

COMPARABLE SALE # 6

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Produced by ClickFORMS Software 800-622-8727

Larry Hoy --- 303 469-2080 COMMENT ADDENDUM

11bellai File No. Case No.

County Denver

State CO Address 6409 Van Gordon St, Littleton, CO 80127

Zip Code 80220

MARKET COMPARISONS

| | Current Period | Past Period | | | |
|--------------------|----------------------|----------------------------|--|--|--|
| | Previous 6 months | Same time previous year | | | |
| Number of sales | 608 | 736 | | | |
| Median | \$700,797 | \$605,493 \$58,000 | | | |
| Low | \$150,000 | | | | |
| High | \$3,522,019 | \$4,375,000 | | | |
| List to Sale Ratio | 98% | Unk% | | | |
| Median DOM | 45 | 42 | | | |

The properties in this Market Comparison report represent ALL the sold properties in the subject neighborhood. It compares the last six month sales to the same months in the previous year. This method of comparison neutralizes seasonal changes which occur in this market. The DOM numbers are significant enough to be used for the basis of the one unit housing trends. The most meaningful number in this dataset is the average price. This price has demonstrated an increase across these two periods. This market appears to have transitioned from stable to increasing.

Listing History

| ity Denver ender/Client Rich | nard F Janson | County | Denver Address 6409 V | State Van Gordon St, Little | CO Zip Code eton, CO 80127 | 80220 |
|--|--|--|--|--------------------------------------|--|----------------------------|
| | | | | | | |
| 1 Bellaire St ENVER CO 80220 tatus Condition: | Short Sale | | MLS#: Status: Seller Type: | 747966 Sold Builder | List: Orig List: | \$1,795,000 \$2,395,000 |
| | | P REcolorado | REEK E Ellsworth E Alame | E 3rd Ave E 1st Ave | th Ave | |
| ILS #: 747966 | Property Type: Re | esidential City | r: Denver | List: \$1,795,0 | © 201 <u>5 Nokia</u> 000 Orig List: 5 | \$2,395,000 |
| lodified Date 6/08/09 1:43 PM 5/12/09 1:52 PM 3/05/09 10:28 AM 2/28/09 9:39 PM | Change Type Sold Under Contract Price Decrease New Listing | Effective Date 06/08/09 05/12/09 03/05/09 02/28/09 | Status Sold Under Contract Active | Current Price \$1,795,000 | Sold Price \$1,550,000 | |
| | 015 | | | able but not guaranteed. | | Listing History |

| Borrower | | | | | | | | | |
|---------------------------------|---|--------|-------|----|----------|-------|--|--|--|
| Property Address 11 Bellaire St | | | | | | | | | |
| City Denver | County | Denver | State | CO | Zip Code | 80220 | | | |
| Lender/Client Richard F Janson | Address 6409 Van Gordon St, Littleton, CO 80127 | | | | | | | | |
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