

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	720 Nicklaus Drive Sw, Albuquerque, NM 87121	Order ID	6251348	Property ID	26888059
Inspection Date	07/18/2019	Date of Report	07/18/2019		
Loan Number	33746	APN	1-010-056-057-158-3-05-23		
Borrower Name	BPF2	County	Bernalillo		

Tracking IDs

Order Tracking ID	CS_FundingBatch73_07.17.2019	Tracking ID 1	CS_FundingBatch73_07.17.2019
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Breckenridge Prop Fund 2016 LI	Condition Comments	Subject in good condition. MLS notes below Home SWEET HOME! Upgraded and REMODELED home is ready to be moved in TODAY! Ideally located by schools, parks and grocery stores. Home boasts of two tone paint, brand new STAINLESS STEEL kitchen APPLIANCES, DAZZLING NEW LIGHTING package, a newly finished, FINISHED two car garage, NEW WOOD-LIKE FLOORING and CLOUD LIKE CARPETS throughout! Make an appointment to see TODAY! Home will go fast!
R. E. Taxes	\$143,238		
Assessed Value	\$166,396		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	Neighborhood in average and stable condition. REO properties are low. Supply and demand are stable. Property value has remained in the past 12 months
Local Economy	Improving		
Sales Prices in this Neighborhood	Low: \$75,000 High: \$285,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	720 Nicklaus Drive Sw	905 Sunbird Road	8205 Emerald Sky Avenue	480 Timothy Court
City, State	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM
Zip Code	87121	87121	87121	87121
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.81 ¹	0.89 ¹	0.65 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$155,000	\$163,000	\$168,000
List Price \$	--	\$155,000	\$163,000	\$168,000
Original List Date		04/06/2019	07/16/2019	06/14/2019
DOM · Cumulative DOM	-- · --	15 · 103	1 · 2	4 · 34
Age (# of years)	15	20	21	15
Condition	Average	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 ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,344	1,246	1,425	1,457
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.15 acres	0.15 acres	0.11 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** onderful bright 3 Bed 2 bath home with vaulted ceilings, bay windows in living area emit lots of light, recently reconditioned tile throughout, and a two way fireplace! A second bay window in kitchen dining room makes for a great breakfast table area. NEW stainless steel Whirlpool gas stove and refrigerator being installed 5/9! Ready for new owners with upgrades to include a NEW furnace, NEW roof, 2yr old Mastercool, 3yr old water heater, fresh paint throughout, updated masterbath tub surround and NEW sliding glass door leads out to easy maintenance backyard with covered patio -NEW wood fence paneling, tall privacy wall, and raised garden bed ready for summer flowers!
- Listing 2** Check out this great single story build by Presley! The floor plan comprises 3 spacious bedrooms and 2 fully updated bathrooms. The living room opens up to a large rear covered patio and great back yard. You'll love the updated flooring as well as the updated kitchen. This home has been well maintained as well as the lot it sits on. Make this yours today!
- Listing 3** New Carpet! New Oven! New Microwave! New Dishwasher! New Water Heater! Freshly Painted! 3-Bedroom, 2-Bath, finished 2-Car Garage with open living area, high ceilings & gleaming laminate floors. Kitchen with pantry, breakfast bar & refrigerator stays. Spacious Master with walk-in closet, corner jetted tub, double sinks, separate shower and new tile floors. Refrigerated A/C, Washer & Dryer stay, pre-wired for alarm system. Backyard with covered patio and easy care landscaping with rose bushes & an apple tree.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	720 Nicklaus Drive Sw	8523 Vista Clara Lane	7919 Christopher Road	751 Seaborn Drive
City, State	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM
Zip Code	87121	87121	87121	87121
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.31 ¹	0.14 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$155,000	\$159,900	\$149,999
List Price \$	--	\$155,000	\$159,900	\$149,999
Sale Price \$	--	\$155,000	\$160,500	\$165,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	05/10/2019	05/01/2019	04/24/2019
DOM · Cumulative DOM	-- · --	13 · 70	7 · 50	1 · 16
Age (# of years)	15	17	17	16
Condition	Average	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 ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,344	1,210	1,368	1,340
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.11 acres	0.12 acres	0.11 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$155,000	\$160,500	\$165,000

* Sold 3 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 3 bedroom with 2 baths. New Paint, New Carpet, New Stainless Steel Appliances, Refrigerated air, New fixtures.

Sold 2 FRESHLY UPDATED, three bedroom/two bath home located in the Southwest Heights! Home has a new swamp cooler, fresh carpeting & pad throughout, DAZZLING new lighting package, Kitchen with NEW STAINLESS STEEL APPLIANCES and SO MUCH MORE! The backyard has a covered patio and is enclosed for extra privacy. Ready to be moved in today! WELCOME HOME!

Sold 3 This charming home has ceramic tile and laminate wood floors throughout. See the new granite counter tops and spacious open floor plan. New grass has been planted in the back yard and the property is landscaped and includes a block wall combined with a completely new wood fence. Full home, Plus Termite and dry rot inspections have been done (Documents in the listing). Repairs have been made.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Cancelled listing			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
09/28/2018	\$152,900	01/08/2019	\$152,900	Cancelled	01/08/2019	\$152,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$165,000	\$165,000
Sales Price	\$160,000	\$160,000
30 Day Price	\$155,000	--
Comments Regarding Pricing Strategy		
<p>Comps are based on similarities of the subject in age, condition, GLA, and lot size. Comps are pulled within a mile radius of the subject. Sold comps go back 6 months. Per MLS notes, subject has been remodeled recently. That's why I have in good condition. I've uploaded the MLS sheet. MLS notes below. Home SWEET HOME! Upgraded and REMODELED home is ready to be moved in TODAY! Ideally located by schools, parks and grocery stores. Home boasts of two tone paint, brand new STAINLESS STEEL kitchen APPLIANCES, DAZZLING NEW LIGHTING package, a newly finished, FINISHED two car garage, NEW WOOD- LIKE FLOORING and CLOUD LIKE CARPETS throughout! Make an appointment to see TODAY! Home will go fast!</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

Listing Photos

L1 905 Sunbird Road
Albuquerque, NM 87121



Front

L2 8205 Emerald Sky Avenue
Albuquerque, NM 87121



Front

L3 480 Timothy Court
Albuquerque, NM 87121



Front

Sales Photos

S1 8523 Vista Clara Lane
Albuquerque, NM 87121



Front

S2 7919 Christopher Road
Albuquerque, NM 87121



Front

S3 751 Seaborn Drive
Albuquerque, NM 87121



Front

ClearMaps Addendum

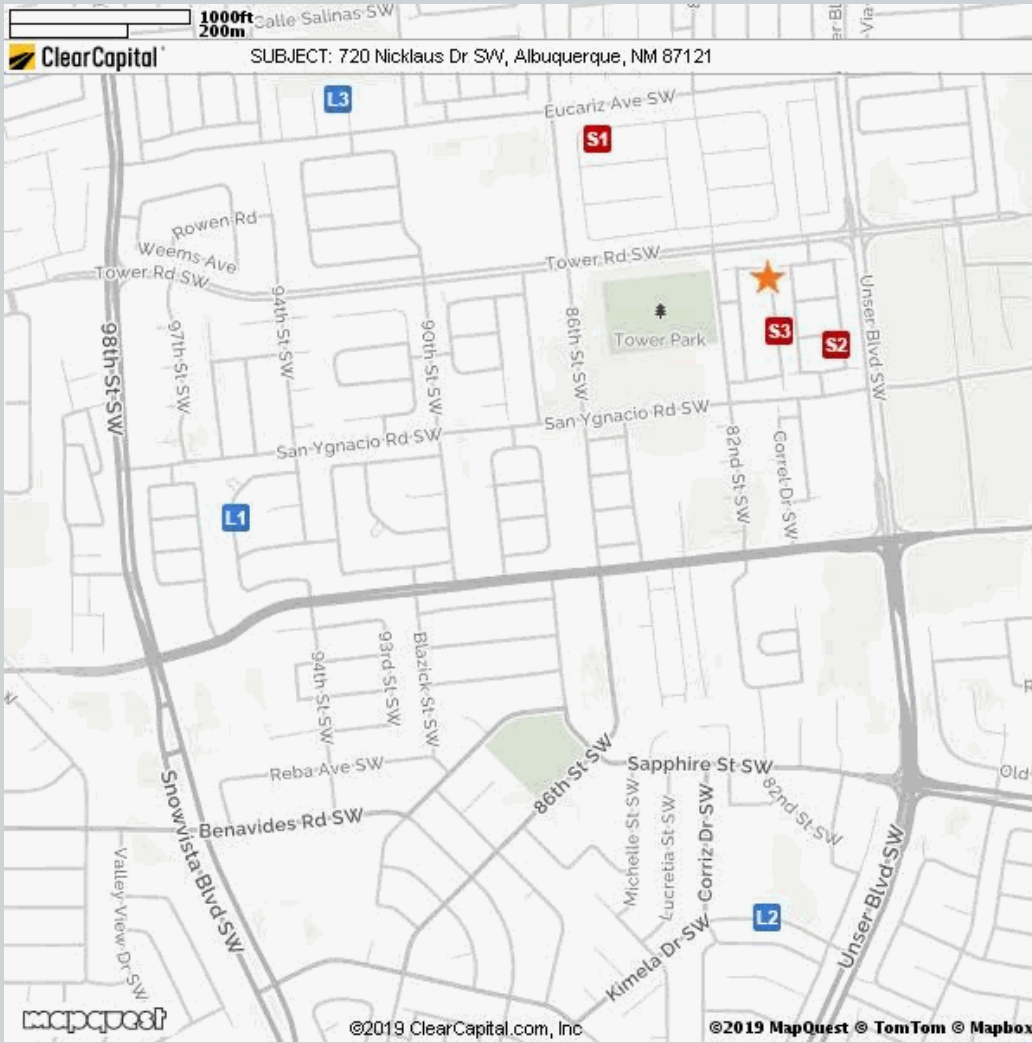
Address ★ 720 Nicklaus Drive Sw, Albuquerque, NM 87121

Loan Number 33746

Suggested List \$165,000

Suggested Repaired \$165,000

Sale \$160,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	720 Nicklaus Dr Sw, Albuquerque, NM	--	Parcel Match
L1 Listing 1	905 Sunbird Road, Albuquerque, NM	0.81 Miles ¹	Parcel Match
L2 Listing 2	8205 Emerald Sky Avenue, Albuquerque, NM	0.89 Miles ¹	Parcel Match
L3 Listing 3	480 Timothy Court, Albuquerque, NM	0.65 Miles ¹	Parcel Match
S1 Sold 1	8523 Vista Clara Lane, Albuquerque, NM	0.31 Miles ¹	Parcel Match
S2 Sold 2	7919 Christopher Road, Albuquerque, NM	0.14 Miles ¹	Parcel Match
S3 Sold 3	751 Seaborn Drive, Albuquerque, NM	0.07 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	BILLY ONEY	Company/Brokerage	Realty One
License No	48871	Address	4700 Apollo Court Northwest Albuquerque NM 87120
License Expiration	09/30/2021	License State	NM
Phone	5056881976	Email	billyjackrealty@gmail.com
Broker Distance to Subject	6.05 miles	Date Signed	07/18/2019

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.