

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	3255 Calle De Molina, Santa Fe, NM 87507	Order ID	8069500	Property ID	32415586
Inspection Date	03/25/2022	Date of Report	03/27/2022		
Loan Number	36143	APN	01812668		
Borrower Name	Champery Real Estate 2015 LLC	County	Santa Fe		

Tracking IDs

Order Tracking ID	03.22.22_UpdatedBPOs	Tracking ID 1	03.22.22_UpdatedBPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Champery	Condition Comments some deferred maintenance, interior condition is unknown, has been vacant for some time
R. E. Taxes	\$1,733	
Assessed Value	\$141,000	
Zoning Classification	residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (locked front door)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments centrally located, near the commuter rail, close to schools, shopping and parks. REO influence is low, there are NO boarded up homes.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$350,000 High: \$425,000	
Market for this type of property	Increased 5 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	3255 Calle De Molina	2917 Pueblo Alto	2461 Camino Capitan	2987 Plaza Blanca
City, State	Santa Fe, NM	Santa Fe, NM	Santa Fe, NM	Santa Fe, NM
Zip Code	87507	87507	87505	87507
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.62 ¹	1.57 ¹	0.41 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$385,000	\$395,000	\$430,000
List Price \$	--	\$385,000	\$395,000	\$430,000
Original List Date		03/18/2022	01/13/2022	03/02/2022
DOM · Cumulative DOM	-- · --	3 · 9	40 · 73	5 · 25
Age (# of years)	39	23	44	43
Condition	Average	Average	Average	Average
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 pueblo	1 Story pueblo	1 Story pueblo	1 Story pueblo
# Units	1	1	1	1
Living Sq. Feet	1,412	1,380	2,200	1,620
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 4	2 · 2
Total Room #	5	5	8	5
Garage (Style/Stalls)	Attached 1 Car	Attached 2 Car(s)	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.10 acres	.11 acres	.17 acres	.11 acres
Other	--	--	--	office

* Listing 1 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** Enchanting and warm Pueblos del Sol home with open concept great room that flows out to a fabulous, new rear patio that is fully fenced. The home features tons of natural light, high ceilings with vigas and a kiva fireplace in the living room. The kitchen has tiled counters and lots of cabinets, along with newer appliances. The main level also has two bedrooms, a full bath and separate laundry room. Upstairs is a spacious master suite with large bathroom, walk-in closet and outdoor patio that enjoys fabulous Sangre de Cristo views. This well-maintained property has 1,380 square feet of heated living space with a direct entry, 2-car garage. Other fine finishes included radiant heat, new plush carpeting, new ceiling fans, fresh paint and upgrades to the hot water heater and boiler. Centrally located this great location is close to shopping, restaurants, and a plethora of recreation and entertainment opportunities. Call right away for a private showing.
- Listing 2** arge home with potential rental income. Pictures depict the main house, garage apartment and two of the bathrooms. Two keys: one for the front door and one for the garage converted to an apartment, entrance on the left outside. There is a resident. Please knock first, and if no answer, go in. The loibox is on the metal fence on the right before the front door. Video surveillance. Two sheds. Buyer must verify square footage. There is a chimney in the den for a wood stove but no wood stove.
- Listing 3** This light-filled, stand-alone home in the popular Park Plazas neighborhood may be perfect for you! Set at the top of a private cul-de-sac, this single-story home with three interior steps, enjoys peace and privacy. The spacious living room, with its natural wood ceiling, clerestory windows and wood stove, opens to the tiled dining room with sliding doors to a lovely wooden deck and landscaped wrap around yard. The galley kitchen has Silestone counters with a custom designed tile backsplash. The windowsill over the sink is extra deep. Off the kitchen is a laundry/pantry. The two bedrooms each have their own bathroom one of which has a door to the hall. The spacious den/office could become a third bedroom if needed. There is a separate two car garage and a large entry portal with sunset views. Park Plazas is a unique oasis set in the center of Santa Fe, convenient to shopping yet tucked away. There are miles of walking trails, a community garden, an off-leash dog park, tennis courts as well as basketball and children's play areas.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3255 Calle De Molina	2891 Calle De Molina	3199 La Avernida De San Marcos	2564 Avenida De Isidro
City, State	Santa Fe, NM	Santa Fe, NM	Santa Fe, NM	Santa Fe, NM
Zip Code	87507	87507	87507	87505
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.16 ¹	0.16 ¹	1.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$375,000	\$395,000	\$385,000
List Price \$	--	\$375,000	\$395,000	\$385,000
Sale Price \$	--	\$367,000	\$390,000	\$370,000
Type of Financing	--	Cv	Cv	Cv
Date of Sale	--	09/03/2021	10/26/2021	10/08/2021
DOM · Cumulative DOM	-- · --	32 · 71	3 · 60	2 · 43
Age (# of years)	39	39	39	49
Condition	Average	Average	Average	Average
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 pueblo	1 Story pueblo	1 Story pueblo	1 Story pueblo
# Units	1	1	1	1
Living Sq. Feet	1,412	1,638	1,500	1,664
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 1 Car	None	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	.10 acres	.02 acres	.10 acres	.38 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$367,000	\$390,000	\$370,000

* Sold 1 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

Recent Sales - Cont.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** Great Floor Plan - Fantastic Location. Located off Rodeo Road very near to the Genoveva Chavez Recreation Complex, this home offers 2 standard bedrooms plus a huge bonus room ... Studio, gym, extra bedroom, media room? Let your imagination decide. The open living area has terrific natural light and a fireplace. High ceilings & fresh paint plus saltillo, ceramic tile, and parquet flooring for easy living. The enclosed back yard is lightly landscaped with terracing in the back for your imagination to develop. Come see this gem in a quiet neighborhood near to shopping, recreation, restaurants, and medical.
- Sold 2** 3 bed/2 bath single level home on large corner lot in close to everything Pueblos de Rodeo Rd neighborhood! Wide landscaped front yard, driveway & 2 car garage greet you as you drive up to the home. Foyer leads to wide living room w/hardwood floors, beams, and corner wood burning kiva fireplace. Generous separate dining room w/view of back deck & yard. Crisp kitchen w/stainless steel apps, maple cabs, & good counter space. Bedrooms share wing of the home and master suite has 3/4 bathroom while other bedrooms share full bath. Big fenced backyard w/covered patio that has a slice of mountain range views, fruit trees, and room to put your personal touches on. Just a few min drive to retail, restaurants, highway, and within 15 mins of downtown
- Sold 3** Original one-owner home on over a third of an acre in Via Caballero with Sangre de Cristo views! Conveniently located in the near southside off Rodeo Road, this sweet casa offers a charming living room/dining area that opens to a large front courtyard and kitchen that leads to a portal in a big walled back yard with mountain views. One of the three bedrooms also has access to the front courtyard, and there are two full baths. Two-car garage. Make this home your own!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			no listing history				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$370,000	\$370,000
Sales Price	\$370,000	\$370,000
30 Day Price	\$367,000	--
Comments Regarding Pricing Strategy		
The sold used are good for the subject in area, neighborhood and condition. Low inventory and high buyer demand may change the suggest list price with condition of the interior.		

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.
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Subject Photos



Front



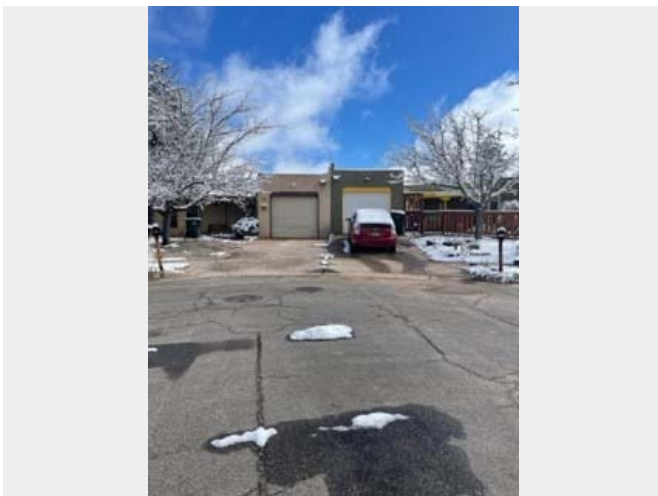
Front



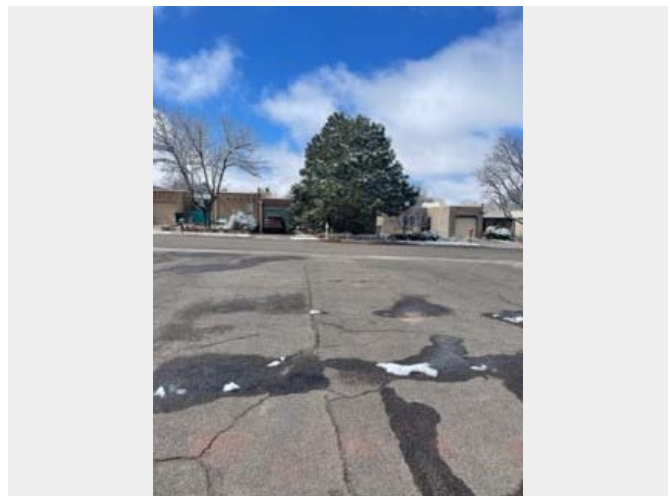
Address Verification



Address Verification



Street



Street

Listing Photos

L1 2917 Pueblo Alto
Santa Fe, NM 87507



Other

L2 2461 Camino Capitan
Santa Fe, NM 87505



Other

L3 2987 Plaza Blanca
Santa Fe, NM 87507



Other

Sales Photos

S1 2891 Calle de Molina
Santa Fe, NM 87507



Other

S2 3199 La Avernida de San Marcos
Santa Fe, NM 87507



Other

S3 2564 Avenida de Isidro
Santa Fe, NM 87505



Other

ClearMaps Addendum

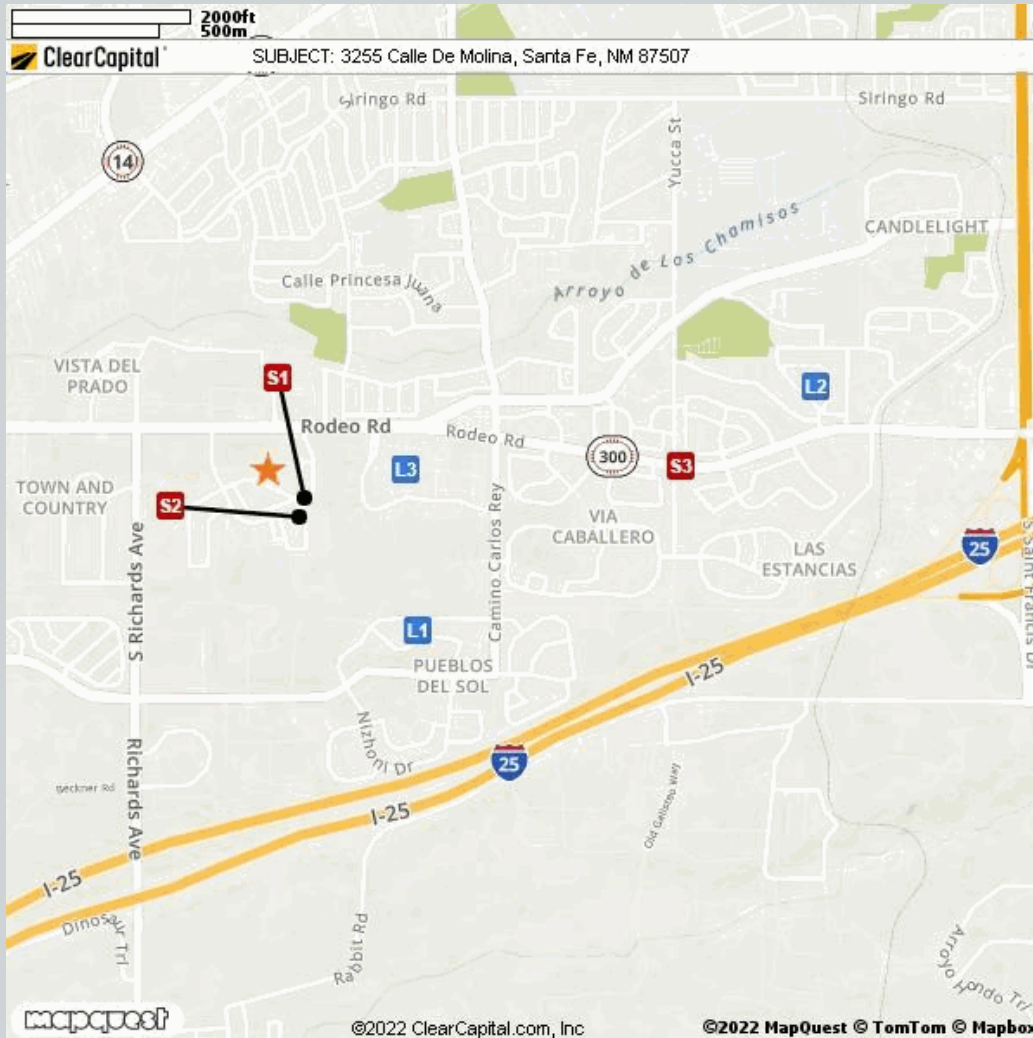
Address ★ 3255 Calle De Molina, Santa Fe, NM 87507

Loan Number 36143

Suggested List \$370,000

Suggested Repaired \$370,000

Sale \$370,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3255 Calle De Molina, Santa Fe, NM 87507	--	Parcel Match
L1 Listing 1	2917 Pueblo Alto, Santa Fe, NM 87507	0.62 Miles ¹	Parcel Match
L2 Listing 2	2461 Camino Capitan, Santa Fe, NM 87507	1.57 Miles ¹	Parcel Match
L3 Listing 3	2987 Plaza Blanca, Santa Fe, NM 87507	0.41 Miles ¹	Parcel Match
S1 Sold 1	2891 Calle De Molina, Santa Fe, NM 87507	0.16 Miles ¹	Parcel Match
S2 Sold 2	3199 La Avernida De San Marcos, Santa Fe, NM 87507	0.16 Miles ¹	Parcel Match
S3 Sold 3	2564 Avenida De Isidro, Santa Fe, NM 87507	1.17 Miles ¹	Parcel Match

¹ The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	Carol Hamilton	Company/Brokerage	Keller Williams Realty Santa Fe
License No	39294	Address	130 Lincoln Ave Suite K Santa Fe NM 87501
License Expiration	06/30/2023	License State	NM
Phone	5056603507	Email	chamilton.santafe@gmail.com
Broker Distance to Subject	4.82 miles	Date Signed	03/27/2022

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.