

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>	6143 Ursa Avenue, Albuquerque, NM 87114	<b>Order ID</b>	5995551	<b>Property ID</b>	25660938
<b>Inspection Date</b>	11/16/2018	<b>Date of Report</b>	11/17/2018		
<b>Loan Number</b>	36566	<b>APN</b>	10110660426822601		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC				

**Tracking IDs**

<b>Order Tracking ID</b>	BotW New Fac-DriveBy BPO 11.15.18 (1)	<b>Tracking ID 1</b>	BotW New Fac-DriveBy BPO 11.15.18 (1)
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**I. General Conditions**

<b>Property Type</b>	SFR	<b>Condition Comments</b>	
<b>Occupancy</b>	Occupied		Subject appears to be in average condition. No damage seen at the time. Yard is being maintained
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		

**II. Subject Sales & Listing History**

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>	
<b>Listing Agency/Firm</b>			none to report
<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		

Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
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**III. Neighborhood & Market Data**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Improving		Neighborhood in average and stable condition. REO properties are low. Supply and demand are stable. Property value has gone up 4.93% in the past 12 months
<b>Sales Prices in this Neighborhood</b>	Low: \$85,000 High: \$345,000		
<b>Market for this type of property</b>	Increased 2 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

#### IV. Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	6143 Ursa Avenue	6109 Cyonus Avenue	10623 Rio Del Sol Court	10500 Shooting Star Street
City, State	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM
Zip Code	87114	87114	87114	87114
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.08 <sup>1</sup>	0.72 <sup>1</sup>	0.36 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$162,500	\$175,000	\$179,000
List Price \$	--	\$159,900	\$169,900	\$179,000
Original List Date		08/13/2018	08/31/2018	10/05/2018
DOM · Cumulative DOM	-- · --	95 · 96	41 · 78	10 · 43
Age (# of years)	17	17	20	19
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,503	1,398	1,632	1,568
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	0.09 acres	0.14 acres	0.12 acres
Other	--	--	--	--

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

- Listing 1** WONDERFUL starter home with GORGEOUS vaulted ceilings and move-in ready. NICE open floor plan great for entertaining. Master has walk-in closet. and two other spacious rooms for your family. Low maintenance landscaping with lots of privacy. Spacious two-car garage, and natural light throughout. Nice kitchen layout with wonderful dining nook next to raised counter. Come see this home located in the desirable Cibola school district, and plenty of shopping and entertainment options nearby.
- Listing 2** Charming Artistic home located in the Heart of Paradise Hills East in the Tuscany community! Home features 1,632sf with 3 bedrooms, 2 bathrooms and a 2 car garage! Great living space with a cozy gas fireplace! Eat-in kitchen with ample cabinet space, pantry, gas range, microwave and refrigerator. Spacious master suite with outside access and a private bath. Bath hosts a large garden tub and a separate walk-in shower. Outside enjoy the covered patio and large fully walled backyard!
- Listing 3** Beautiful 3 bedroom 2 bath home in Paradise Hills. 2 living areas. Large master bedroom with Full bath. Close to Paradise Hills Golf Course and shopping! Come see this wonderful house.

\* Listing 3 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.

## V. Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	6143 Ursa Avenue	6151 Park South Place	5912 N Cygnus Avenue	5916 Perseus Avenue
City, State	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM
Zip Code	87114	87114	87114	87114
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.27 <sup>1</sup>	0.28 <sup>1</sup>	0.29 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$162,498	\$175,000	\$182,000
List Price \$	--	\$162,498	\$175,000	\$182,000
Sale Price \$	--	\$158,000	\$165,000	\$175,000
Type of Financing	--	Conventional	Fha	Fha
Date of Sale	--	7/12/2018	10/8/2018	8/27/2018
DOM · Cumulative DOM	-- · --	1 · 37	25 · 66	1 · 37
Age (# of years)	17	15	18	18
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,503	1,354	1,516	1,518
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)	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.09 acres	0.09 acres	0.11 acres
Other	--	--	--	--
Net Adjustment	--	+\$0	+\$0	+\$0
Adjusted Price	--	\$158,000	\$165,000	\$175,000

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

**Sold 1** This home has 3 bedrooms including a large master bedroom with walk-in Closet. This home is a must see.

**Sold 2** Great home in a sought out area of town .Come take a look at this 3 bedroom home with an open floor plan.

**Sold 3** 3 bedroom and 2 bath single story home. Work Bench and all tool cabinets in the garage do not convey with the home.

\* Sold 2 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.

## VI. Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$175,000	\$175,000
<b>Sales Price</b>	\$170,000	\$170,000
<b>30 Day Price</b>	\$160,000	--

### Comments Regarding Pricing Strategy

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. Between the sold comps, average sales price per square foot is \$113

## VII. 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.

## VIII. Property Images

**Address** 6143 Ursa Avenue, Albuquerque, NM 87114  
**Loan Number** 36566

**Suggested List** \$175,000

**Suggested Repaired** \$175,000

**Sale** \$170,000



**Subject** 6143 Ursa Ave Nw

**View** Front



**Subject** 6143 Ursa Ave Nw

**View** Address Verification

**VIII. Property Images (continued)**

**Address** 6143 Ursa Avenue, Albuquerque, NM 87114  
**Loan Number** 36566 **Suggested List** \$175,000

**Suggested Repaired** \$175,000

**Sale** \$170,000



**Subject** 6143 Ursa Ave Nw

**View** Street



**Subject** 6143 Ursa Ave Nw

**View** Street

**VIII. Property Images (continued)**

**Address** 6143 Ursa Avenue, Albuquerque, NM 87114

**Loan Number** 36566

**Suggested List** \$175,000

**Suggested Repaired** \$175,000

**Sale** \$170,000



**Listing Comp 1** 6109 Cyonus Avenue **View** Front



**Listing Comp 2** 10623 Rio Del Sol Court **View** Front

**VIII. Property Images (continued)**

**Address** 6143 Ursa Avenue, Albuquerque, NM 87114  
**Loan Number** 36566

**Suggested List** \$175,000

**Suggested Repaired** \$175,000

**Sale** \$170,000



**Listing Comp 3** 10500 Shooting Star Street **View** Front



**Sold Comp 1** 6151 Park South Place **View** Front



**VIII. Property Images (continued)**

**Address** 6143 Ursa Avenue, Albuquerque, NM 87114

**Loan Number** 36566

**Suggested List** \$175,000

**Suggested Repaired** \$175,000

**Sale** \$170,000



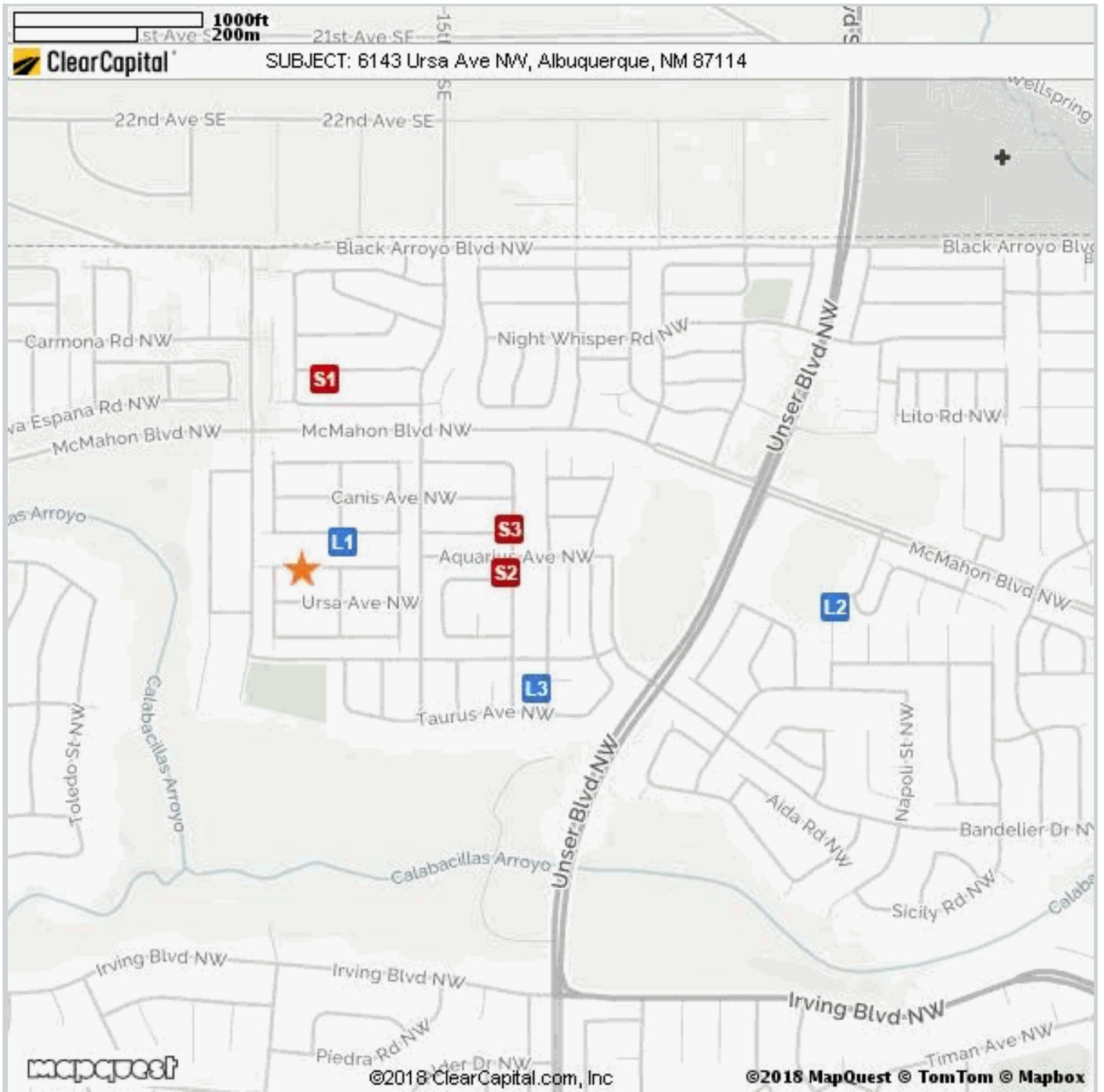
**Sold Comp 2** 5912 N Cygnus Avenue **View** Front



**Sold Comp 3** 5916 Perseus Avenue **View** Front

**ClearMaps Addendum**

**Address** ★ 6143 Ursa Avenue, Albuquerque, NM 87114  
**Loan Number** 36566      **Suggested List** \$175,000      **Suggested Repaired** \$175,000      **Sale** \$170,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6143 Ursa Ave Nw, Albuquerque, NM	--	Parcel Match
L1 Listing 1	6109 Cyonus Avenue , Albuquerque, NM	0.08 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	10623 Rio Del Sol Court , Albuquerque, NM	0.72 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	10500 Shooting Star Street , Albuquerque, NM	0.36 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	6151 Park South Place, Albuquerque, NM	0.27 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	5912 N Cygnus Avenue , Albuquerque, NM	0.28 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	5916 Perseus Avenue, Albuquerque, NM	0.29 Miles <sup>1</sup>	Street Centerline 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.

## 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.

## 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 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

<b>Broker Name</b>	BILLY ONEY	<b>Company/Brokerage</b>	Realty One
<b>License No</b>	48871		
<b>License Expiration</b>	09/30/2021	<b>License State</b>	NM
<b>Phone</b>	5056881976	<b>Email</b>	billyjackrealty@gmail.com
<b>Broker Distance to Subject</b>	4.58 miles	<b>Date Signed</b>	11/16/2018

*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 Valuation 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.**