



3001 Pagosa Meadows Drive Ne, Rio Rancho, NEWMEXICO 87144

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	3001 Pagosa Meadows Drive Ne, Rio Rancho, NEWMEXICO 87144	Order ID	6033106	Property ID	25816592
Inspection Date	12/28/2018	Date of Report	12/31/2018		
Loan Number	36767	APN	R087842		
Borrower Name	Breckenridge Property Fund 2016 LLC				

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 12.27.18	Tracking ID 1	BotW New Fac-DriveBy BPO 12.27.18
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	
Occupancy	Vacant	The subject property appears to be in maintained condition with no apparent deferred exterior maintenance.	
Secure?	Yes (All entry doors were locked)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$1,900		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$1,900		
HOA	Northern Meadows 5053422797		
Association Fees	\$37 / Month (Landscaping, Other: Common Areas)		
Visible From Street	Visible		

II. Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		The subject was last listed for sale on 12//17 and cancelled on 2/2/18.					
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
12/04/2017	\$140,000	--	--	Cancelled	02/02/2018	\$140,000	MLS

III. Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject is located in an established area where there is a mixture of older and newer homes with community parks and nearby schools.	
Sales Prices in this Neighborhood	Low: \$129,000 High: \$182,000		
Market for this type of property	Increased 1.0 % in the past 6 months.		
Normal Marketing Days	<30		

IV. Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3001 Pagosa Meadows Drive Ne	3455 Flat Iron Rd Ne	605 Autumn Meadows Dr Ne	3434 Fowler Meadows Dr Ne
City, State	Rio Rancho, NEWMEXICO	Rio Rancho, NM	Rio Rancho, NM	Rio Rancho, NM
Zip Code	87144	87144	87144	87144
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.54 ¹	0.59 ¹	0.70 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$172,500	\$175,000	\$156,000
List Price \$	--	\$172,500	\$175,000	\$154,000
Original List Date		12/18/2018	11/27/2018	11/21/2018
DOM · Cumulative DOM	-- · --	7 · 13	31 · 34	37 · 40
Age (# of years)	16	13	17	19
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Ranch	2 Stories Ranch	2 Stories Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,677	1,631	1,691	1,522
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	4 · 2 · 1	4 · 2
Total Room #	7	5	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	0.20 acres	0.15 acres	0.13 acres	0.12 acres
Other	None	Fireplace	None	Fireplace

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

Listing 1 This property is located in the same general area and is equal to the subject in overall size with similar amenities, a greater number of bathrooms and a fireplace.

Listing 2 This property is located in the same general area and is equal to the subject in overall size with similar amenities and a greater number of bathrooms.

Listing 3 This property is located in the same general area and is inferior to the subject due to the smaller overall size with similar amenities and a fireplace.

* Listing 2 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.

V. Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	3001 Pagosa Meadows Drive Ne	3212 Ocate Meadows Ct Ne	3105 Shelby Meadows Dr Ne	3219 Colmor Meadows Cir Ne
City, State	Rio Rancho, NEWMEXICO	Rio Rancho, NM	Rio Rancho, NM	Rio Rancho, NM
Zip Code	87144	87144	87144	87144
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.34 ¹	0.24 ¹	0.31 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$182,900	\$165,000	\$175,000
List Price \$	--	\$182,900	\$160,000	\$175,000
Sale Price \$	--	\$182,000	\$157,000	\$180,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	10/9/2018	10/25/2018	8/1/2018
DOM · Cumulative DOM	-- · --	47 · 47	87 · 87	40 · 40
Age (# of years)	16	15	19	14
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	1,677	1,771	1,513	1,624
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 2	3 · 2
Total Room #	7	8	7	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	0.20 acres	0.21 acres	0.16 acres	0.17 acres
Other	None	None	Fireplace	None
Net Adjustment	--	-\$5,640	+\$9,840	+\$3,180
Adjusted Price	--	\$176,360	\$166,840	\$183,180

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

Sold 1 This property is located in the same general area and is superior to the subject due to the larger overall size with similar amenities.

Sold 2 This property is located in the same general area and is inferior to the subject due to the smaller overall size with similar amenities.

Sold 3 This property is located in the same general area and is equal to the subject in overall size with similar amenities.

* 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.

VI. Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$170,000	\$175,000
Sales Price	\$167,000	\$170,000
30 Day Price	\$155,000	--

Comments Regarding Pricing Strategy

Pricing for the subject was determined using closed sales of comparable properties completed during the past 6 months.

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 3001 Pagosa Meadows Drive Ne, Rio Rancho, NEWMEXICO 87144

Loan Number 36767

Suggested List \$170,000

Suggested Repaired \$175,000

Sale \$167,000



Subject 3001 Pagosa Meadows Dr Ne

View Front



Subject 3001 Pagosa Meadows Dr Ne

View Address Verification

VIII. Property Images (continued)

Address 3001 Pagosa Meadows Drive Ne, Rio Rancho, NEWMEXICO 87144
Loan Number 36767 **Suggested List** \$170,000 **Suggested Repaired** \$175,000 **Sale** \$167,000



Subject 3001 Pagosa Meadows Dr Ne **View** Side
Comment "Left side"



Subject 3001 Pagosa Meadows Dr Ne **View** Side
Comment "Right side"

VIII. Property Images (continued)

Address 3001 Pagosa Meadows Drive Ne, Rio Rancho, NEWMEXICO 87144
Loan Number 36767 Suggested List \$170,000 Suggested Repaired \$175,000 Sale \$167,000



Subject 3001 Pagosa Meadows Dr Ne View Street
Comment "Street - North"



Subject 3001 Pagosa Meadows Dr Ne View Street
Comment "Street - South"

VIII. Property Images (continued)

Address 3001 Pagosa Meadows Drive Ne, Rio Rancho, NEWMEXICO 87144
Loan Number 36767 **Suggested List** \$170,000 **Suggested Repaired** \$175,000 **Sale** \$167,000



Subject 3001 Pagosa Meadows Dr Ne **View** Other
Comment "Exterior paint"



Listing Comp 1 3455 Flat Iron Rd Ne **View** Front

VIII. Property Images (continued)

Address 3001 Pagosa Meadows Drive Ne, Rio Rancho, NEWMEXICO 87144
Loan Number 36767 **Suggested List** \$170,000 **Suggested Repaired** \$175,000 **Sale** \$167,000



Listing Comp 2 605 Autumn Meadows Dr Ne **View** Front



Listing Comp 3 3434 Fowler Meadows Dr Ne **View** Front

VIII. Property Images (continued)

Address 3001 Pagosa Meadows Drive Ne, Rio Rancho, NEWMEXICO 87144
Loan Number 36767 **Suggested List** \$170,000 **Suggested Repaired** \$175,000 **Sale** \$167,000



Sold Comp 1 3212 Ocate Meadows Ct Ne **View** Front



Sold Comp 2 3105 Shelby Meadows Dr Ne **View** Front

VIII. Property Images (continued)

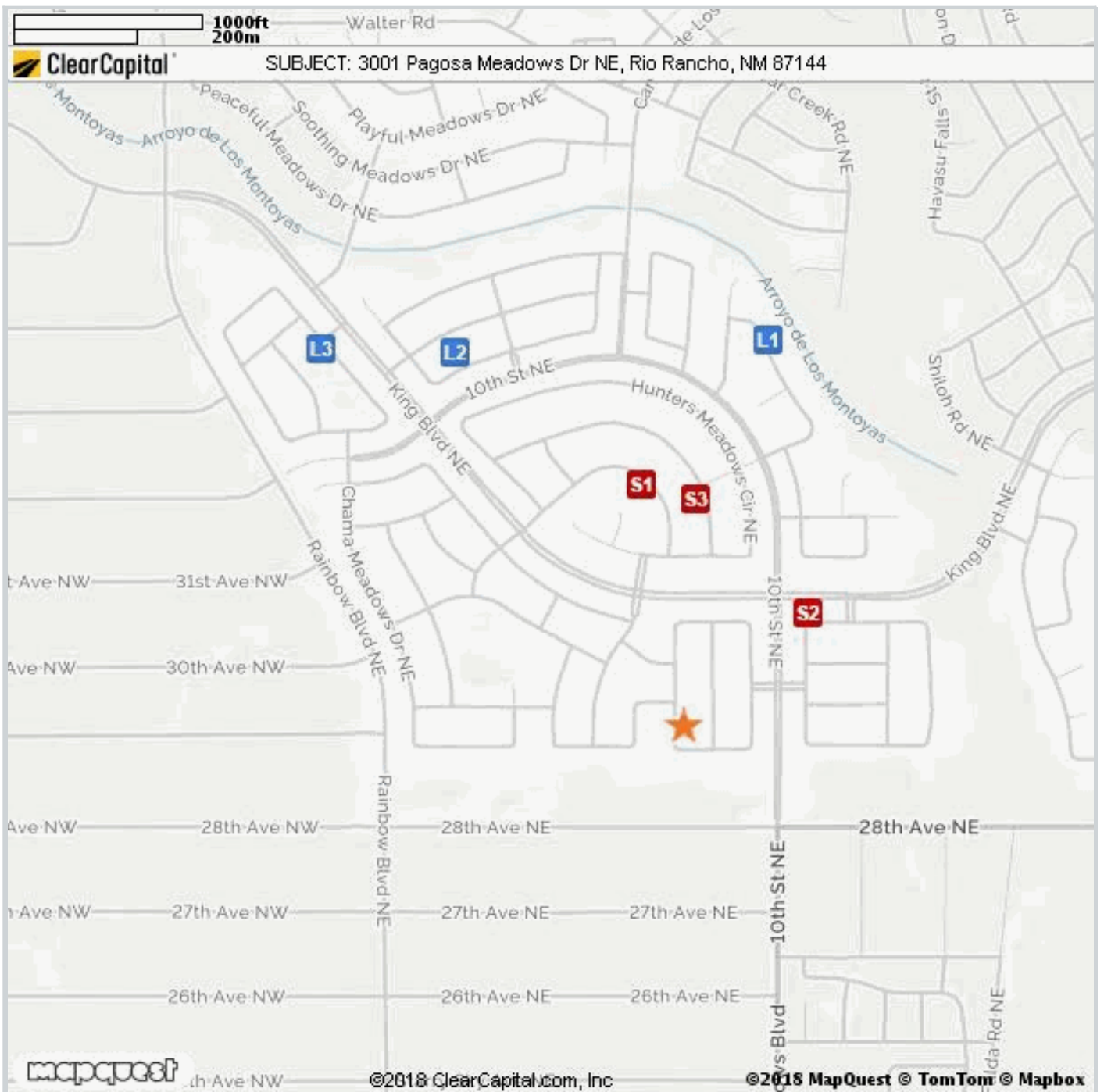
Address 3001 Pagosa Meadows Drive Ne, Rio Rancho, NEWMEXICO 87144
Loan Number 36767 **Suggested List** \$170,000 **Suggested Repaired** \$175,000 **Sale** \$167,000



Sold Comp 3 3219 Colmor Meadows Cir Ne **View** Front

ClearMaps Addendum

Address ★ 3001 Pagosa Meadows Drive Ne, Rio Rancho, NEWMEXICO 87144
Loan Number 36767 **Suggested List** \$170,000 **Suggested Repaired** \$175,000 **Sale** \$167,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3001 Pagosa Meadows Dr Ne, Rio Rancho, NM	--	Parcel Match
L1 Listing 1	3455 Flat Iron Rd Ne, Rio Rancho, NM	0.54 Miles ¹	Parcel Match
L2 Listing 2	605 Autumn Meadows Dr Ne, Rio Rancho, NM	0.59 Miles ¹	Parcel Match
L3 Listing 3	3434 Fowler Meadows Dr Ne, Rio Rancho, NM	0.70 Miles ¹	Parcel Match
S1 Sold 1	3212 Ocate Meadows Ct Ne, Rio Rancho, NM	0.34 Miles ¹	Parcel Match
S2 Sold 2	3105 Shelby Meadows Dr Ne, Rio Rancho, NM	0.24 Miles ¹	Parcel Match
S3 Sold 3	3219 Colmor Meadows Cir Ne, Rio Rancho, NM	0.31 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.

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

Broker Name	Thomas Kempf	Company/Brokerage	High Vista Realty
License No	15018		
License Expiration	08/31/2021	License State	NM
Phone	5058901081	Email	marckempf@live.com
Broker Distance to Subject	6.02 miles	Date Signed	12/28/2018

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.