

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>	5882 Pecan Lane, Las Cruces, NM 88011	<b>Order ID</b>	6068324	<b>Property ID</b>	26068032
<b>Inspection Date</b>	02/07/2019	<b>Date of Report</b>	02/07/2019		
<b>Loan Number</b>	37024	<b>APN</b>	R0235849		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC				

**Tracking IDs**

<b>Order Tracking ID</b>	BotW New Fac-DriveBy BPO 02.06.19-1	<b>Tracking ID 1</b>	BotW New Fac-DriveBy BPO 02.06.19-1
<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>	Vacant	No deferred maintenance noted. Home has a nice pitched roof. The yard and home appear to be maintained. Home appears vacant with notices in the windows and front door.	
<b>Secure?</b>	Yes (Doors locked. Disclosures on window and door. )		
<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>		No listing history. No comments to convey at this time.	
<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>	Urban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Subject is located in a small community on the East side of town. There is a mix of single level and two story homes in the immediate area. REO heavily hit this area in the past, however has since stabilized. Two REOs were noted in area and only one active REO comparable used. The area has easy access to the freeway, a park nearby and city community pool.	
<b>Sales Prices in this Neighborhood</b>	Low: \$106,000 High: \$152,500		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

#### IV. Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	5882 Pecan Lane	5711 Pecan Lane	5341 Isabella Court	6511 Phoenix Street
City, State	Las Cruces, NM	Las Cruces, NM	Las Cruces, NM	Las Cruces, NM
Zip Code	88011	88011	88012	88012
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 <sup>1</sup>	2.70 <sup>1</sup>	2.52 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$149,900	\$129,900	\$132,500
List Price \$	--	\$149,900	\$129,900	\$132,500
Original List Date		11/28/2018	10/16/2018	12/21/2018
DOM · Cumulative DOM	-- · --	71 · 71	1 · 114	33 · 48
Age (# of years)	12	12	12	12
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	REO
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,363	1,413	1,110	1,304
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
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	.12 acres	.13 acres	.19 acres	.15 acres
Other	--	--	--	--

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

- Listing 1** Great budget smart home with all designer tile except for the new carpet installed in September in the master bedroom, New interior paint in September also. Cozy family room, dining room combo. Kitchen has stainless steel appliances, 5 burner gas stove and triple door refrigerator. Kitchen has cut out over the sink to see the family room and dining area. Extra bonus room could be an office or indoor storage. Low maintenance, easy to care for xeriscaped yard front and back. Nice fenced back yard with 12 X12 paver patio, mature trees and shrubs on a automatic drip irrigation system. Low traffic neighborhood.
- Listing 2** This is it! Must see. You will love this cute home at a great price relaxing with beautiful Organ Mountain views from the very spacious side yard and swing set! Newly painted exterior in 2018, all new stainless steel appliances in 2017: refrigerator, microwave, stove, dishwasher and new tankless water heater! Great cul-de-sac too.
- Listing 3** This home features 3 bedrooms, 2 bathrooms, 1,304 square feet of living space, and a 2 car garage. It has been well maintained and is ready for a new owner. The kitchen has tile counters, breakfast bar, gas stove, microwave, dishwasher & fridge! Beautiful views of the city lights and the Organ Mountains. Easy access to Hwy 70, Las Cruces and White Sands.

\* Listing 1 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	5882 Pecan Lane	5603 Patagonia Drive	5523 Kalahari Lane	5536 Patagonia Drive
City, State	Las Cruces, NM	Las Cruces, NM	Las Cruces, NM	Las Cruces, NM
Zip Code	88011	88011	88011	88011
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 <sup>1</sup>	0.18 <sup>1</sup>	0.18 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$128,000	\$139,000	\$159,000
List Price \$	--	\$128,000	\$139,000	\$159,000
Sale Price \$	--	\$126,000	\$139,000	\$152,500
Type of Financing	--	Cash	Fha	Fha
Date of Sale	--	4/14/2018	6/28/2018	9/4/2018
DOM · Cumulative DOM	-- · --	20 · --	4 · 51	8 · 53
Age (# of years)	12	12	9	9
Condition	Average	Average	Average	Good
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	1,363	1,513	1,370	1,470
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
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	.12 acres	.12 acres	.12 acres	.14 acres
Other	--	--	--	--
Net Adjustment	--	-\$2,250	+\$0	-\$1,605
Adjusted Price	--	\$123,750	\$139,000	\$150,895

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

- Sold 1** Well kept home ready to live in! This home has a great open floor plan with an open kitchen, living and dining. This home has a split floor plan with 2 bedrooms on one side of the house and the master bedroom secluded by itself. The Master suite is large and has an on suite bathroom with a large walk in closet. The home has a 2 car garage, a laundry room which includes the washer and dryer that convey with the sale of the house and a large pergola in the backyard to relax under at the end of the day. Adjustment for sq. ft. difference at \$15/sq. ft. difference.
- Sold 2** Starting with great curb appeal this 4 bedroom 2 bath home has plenty to offer. Boasting a desirable open floor plan with tile in the living areas and granite counters throughout. The skylights and many large windows also provide an abundance of natural light. This home is Energy Star rated and has low-E windows and a tankless hot water heater amount many other energy saving features. Great location with easy access to HWY 70. Priced to sell, this great home wont last long. Call today for your private showing.
- Sold 3** Beautiful home offers 4 bedrooms and 2 baths. Home has been updated with new carpet, interior and exterior paint, New SS kitchen appliances, new refrigerator, new garage door opener and new ceiling fans. It s move in ready!! Don t miss this one won t last long! Call today to view this home! Adjustment for sq. ft. difference at \$15/sq. ft. difference.

\* 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>	\$139,000	\$139,000
<b>Sales Price</b>	\$135,000	\$135,000
<b>30 Day Price</b>	\$130,000	--

### Comments Regarding Pricing Strategy

Size and condition are what is selling in this market. Great entry level home. Recent sold in immediate area or sold comp 2 most heavily weighted comp. Few listings on the market in this neighborhood at this time.

## 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** 5882 Pecan Lane, Las Cruces, NM 88011  
**Loan Number** 37024

**Suggested List** \$139,000

**Suggested Repaired** \$139,000

**Sale** \$135,000



**Subject** 5882 Pecan Ln

**View** Front



**Subject** 5882 Pecan Ln

**View** Front

**VIII. Property Images (continued)**

**Address** 5882 Pecan Lane, Las Cruces, NM 88011  
**Loan Number** 37024

**Suggested List** \$139,000

**Suggested Repaired** \$139,000

**Sale** \$135,000



**Subject** 5882 Pecan Ln

**View** Address Verification



**Subject** 5882 Pecan Ln

**View** Side

**VIII. Property Images (continued)**

**Address** 5882 Pecan Lane, Las Cruces, NM 88011  
**Loan Number** 37024

**Suggested List** \$139,000

**Suggested Repaired** \$139,000

**Sale** \$135,000



**Subject** 5882 Pecan Ln

**View** Side



**Subject** 5882 Pecan Ln

**View** Street

**VIII. Property Images (continued)**

**Address** 5882 Pecan Lane, Las Cruces, NM 88011  
**Loan Number** 37024

**Suggested List** \$139,000

**Suggested Repaired** \$139,000

**Sale** \$135,000



**Subject** 5882 Pecan Ln

**View** Street



**Listing Comp 1** 5711 Pecan Lane

**View** Front



**VIII. Property Images (continued)**

**Address** 5882 Pecan Lane, Las Cruces, NM 88011  
**Loan Number** 37024      **Suggested List** \$139,000      **Suggested Repaired** \$139,000      **Sale** \$135,000



**Listing Comp 2** 5341 Isabella Court      **View** Front



**Listing Comp 3** 6511 Phoenix Street      **View** Front

**VIII. Property Images (continued)**

**Address** 5882 Pecan Lane, Las Cruces, NM 88011  
**Loan Number** 37024 **Suggested List** \$139,000

**Suggested Repaired** \$139,000

**Sale** \$135,000



**Sold Comp 1** 5603 Patagonia Drive

**View** Front



**Sold Comp 2** 5523 Kalahari Lane

**View** Front

**VIII. Property Images (continued)**

**Address** 5882 Pecan Lane, Las Cruces, NM 88011  
**Loan Number** 37024

**Suggested List** \$139,000

**Suggested Repaired** \$139,000

**Sale** \$135,000

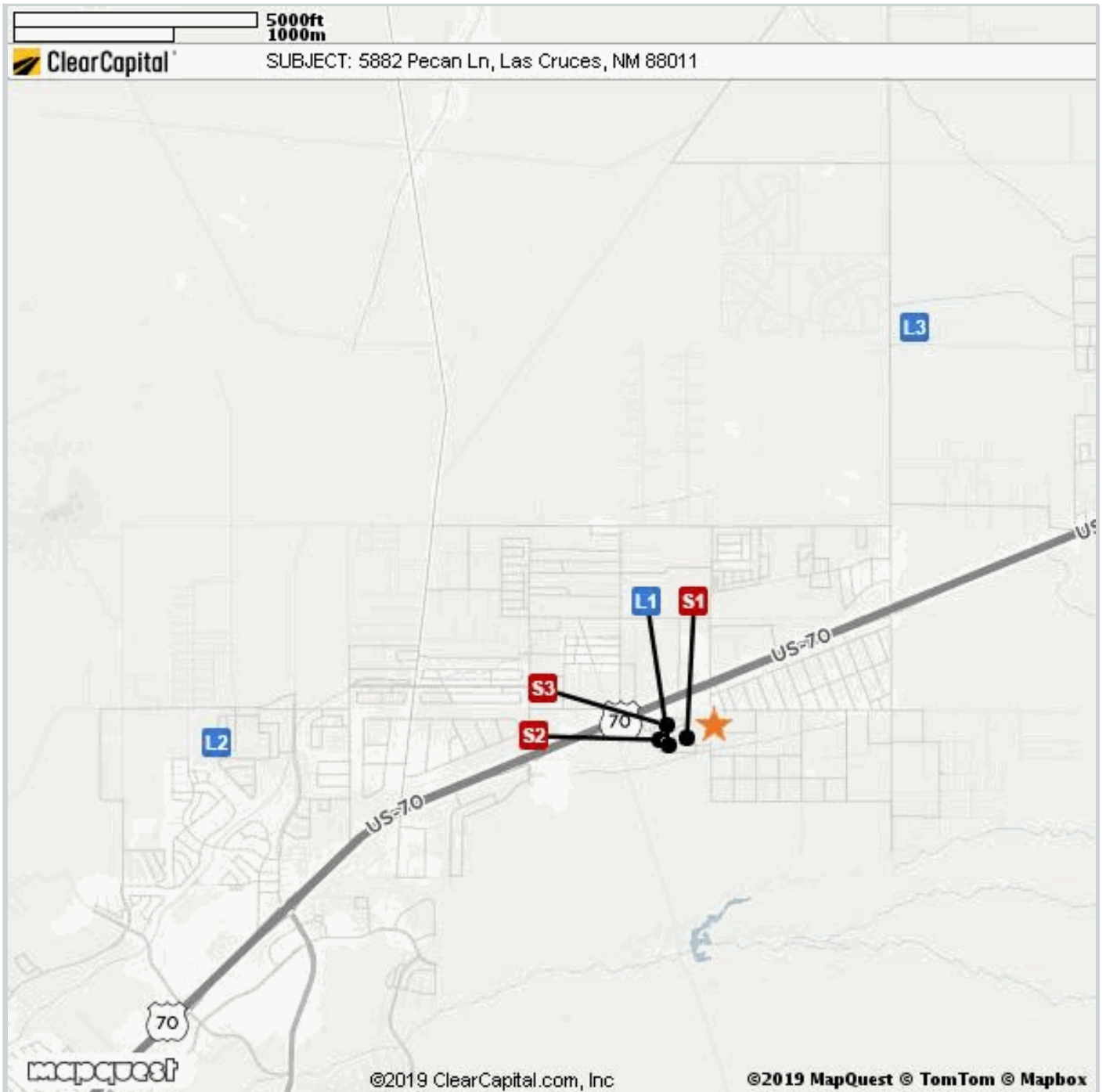


**Sold Comp 3** 5536 Patagonia Drive

**View** Front

**ClearMaps Addendum**

Address ★ 5882 Pecan Lane, Las Cruces, NM 88011  
 Loan Number 37024      Suggested List \$139,000      Suggested Repaired \$139,000      Sale \$135,000



Comparable	Address	Miles to Subject	Mapping Accuracy
<span style="color: orange;">★</span> Subject	5882 Pecan Ln, Las Cruces, NM	--	Parcel Match
<span style="color: blue;">L1</span> Listing 1	5711 Pecan Lane, Las Cruces, NM	0.13 Miles <sup>1</sup>	Parcel Match
<span style="color: blue;">L2</span> Listing 2	5341 Isabella Court, Las Cruces, NM	2.70 Miles <sup>1</sup>	Parcel Match
<span style="color: blue;">L3</span> Listing 3	6511 Phoenix Street, Las Cruces, NM	2.52 Miles <sup>1</sup>	Parcel Match
<span style="color: red;">S1</span> Sold 1	5603 Patagonia Drive, Las Cruces, NM	0.06 Miles <sup>1</sup>	Parcel Match
<span style="color: red;">S2</span> Sold 2	5523 Kalahari Lane, Las Cruces, NM	0.18 Miles <sup>1</sup>	Parcel Match
<span style="color: red;">S3</span> Sold 3	5536 Patagonia Drive, Las Cruces, NM	0.18 Miles <sup>1</sup>	Parcel 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>	Cecilia G Ramos	<b>Company/Brokerage</b>	RE/MAX Infinity
<b>License No</b>	38843		
<b>License Expiration</b>	10/31/2021	<b>License State</b>	NM
<b>Phone</b>	5756501733	<b>Email</b>	ceciliar@remax.net
<b>Broker Distance to Subject</b>	4.45 miles	<b>Date Signed</b>	02/07/2019

*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 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.**