

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	727 Los Viejos Drive Sw, Albuquerque, NM 87105	Order ID	6490137	Property ID	27792853
Inspection Date	01/15/2020	Date of Report	01/15/2020		
Loan Number	38703	APN	101105747504843208		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Bernalillo		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 01.14.20	Tracking ID 1	BotW New Fac-DriveBy BPO 01.14.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Breckenridge Property Fund 2016 Llc	Condition Comments Subject appears to be in average condition. No damage seen at the time. Yard is being maintained
R. E. Taxes	\$1,707	
Assessed Value	\$165,068	
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 gone up 6.59% in the past 12 months. Seller Concessions are negotiated and not usually advertised.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$55,000 High: \$315,000	
Market for this type of property	Increased 4 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	727 Los Viejos Drive Sw	1337 Ojo Feliz Street	6608 Churchill Road	711 Los Viejos
City, State	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM
Zip Code	87105	87121	87121	87105
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.60 ¹	0.91 ¹	0.03 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$160,000	\$169,900	\$182,000
List Price \$	--	\$160,000	\$169,900	\$179,000
Original List Date		11/28/2018	12/14/2019	10/31/2019
DOM · Cumulative DOM	-- · --	46 · 413	5 · 32	76 · 76
Age (# of years)	13	11	11	13
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 ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	2 Stories Ranch	2 Stories Ranch	2 Stories Ranch	2 Stories Ranch
# Units	1	1	1	1
Living Sq. Feet	1,818	1,750	1,872	1,890
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1
Total Room #	8	8	8	9
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	0.08 acres	0.11 acres	0.07 acres	0.08 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** It has an oversized lot that offers a large backyard with plenty of space for all sorts of outdoor activities. the downstairs is large and open throughout from the front door all the way to the back of the kitchen. upstairs there is a spacious landing that leads into the three bedrooms. The master is quite large with its own bathroom and huge walk in closet. the other two rooms have large closets and a nice view of the mountains.
- Listing 2** Move-in ready! The home has an open floor plan with a nice roomy living area. Very nice views from the over-sized balcony off the master bedroom. Convenient to the major highways, stores and schools. To help visualize this home's floor-plan and to highlight its potential, virtual furnishings may have been added to photos found in this listing.
- Listing 3** Welcome to this spacious well taken care of 2 story home. Abundance of natural light beams in and brightens up the high ceiling entry as you step-in. Great functional floor plan. This home has 4 comfortable sized rooms. 2 full bathrooms and a powder room. Master en suite has double sink vanity and large walk in closet. 2 car garage. Refrigerated air.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	727 Los Viejos Drive Sw	5340 Los Abuelos Court	136 Casita Vista Place	6616 Churchill Road
City, State	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM
Zip Code	87105	87105	87105	87121
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.05 ¹	0.72 ¹	0.92 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$159,500	\$162,000	\$167,900
List Price \$	--	\$159,500	\$162,000	\$167,900
Sale Price \$	--	\$152,000	\$162,000	\$164,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	08/29/2019	09/13/2019	01/03/2020
DOM · Cumulative DOM	-- · --	31 · 136	9 · 53	39 · 129
Age (# of years)	13	13	20	11
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 ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	2 Stories Ranch	2 Stories Ranch	2 Stories Ranch	2 Stories Ranch
# Units	1	1	1	1
Living Sq. Feet	1,818	1,915	1,659	1,834
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	8	8	8	8
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	0.08 acres	0.09 acres	0.10 acres	0.07 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$152,000	\$162,000	\$164,000

* 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** Check out this 2-story near the South Valley! High ceiling in the entry way, built-in media niche, and open floor plan. 3 bedrooms with 2.5 baths.
- Sold 2** This 3/4 bedroom, 3 bath, office and 1 car garage home located in a cul desac with fantastic views of the east side and Sandia mountains is just waiting for its new owner. 5 minutes by car to the Bio Park and Old Towne. 1659 SQF, ceramic tile and carpet throughout, gas stove, wood burning fireplace, deck off the master bedroom with fantastic views.
- Sold 3** 3 bedroom house. Huge Master Bedroom with Balcony, large walking closet, and Close to Shopping. Ready to Move in. Do not miss this opportunity. Views to the mountains and to the valley....Great price per square ft!!!!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				none			
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	\$165,000	\$165,000
Sales Price	\$160,000	\$160,000
30 Day Price	\$155,000	--
Comments Regarding Pricing Strategy		
Comps are based on similarities of the subject in age, condition, GLA, and lot size. Comps are pulled within a 2 mile radius of the subject. Sold comps go back 6 months. Had to extend the radius due to limited listing comps.		

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



Address Verification



Street

Listing Photos

L1 1337 Ojo Feliz Street
Albuquerque, NM 87121



Front

L2 6608 CHURCHILL Road
Albuquerque, NM 87121



Front

L3 711 LOS VIEJOS
Albuquerque, NM 87105



Front

Sales Photos

S1 5340 Los Abuelos Court
Albuquerque, NM 87105



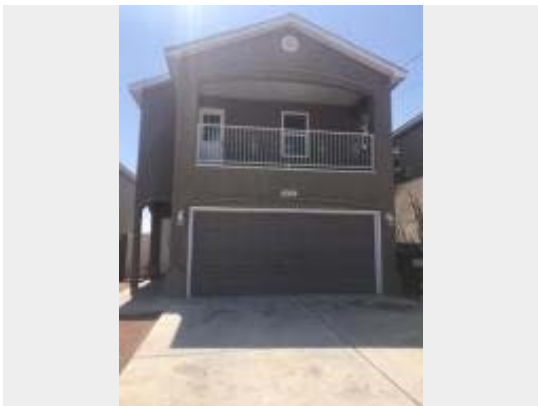
Front

S2 136 Casita Vista Place
Albuquerque, NM 87105



Front

S3 6616 Churchill Road
Albuquerque, NM 87121



Front

ClearMaps Addendum

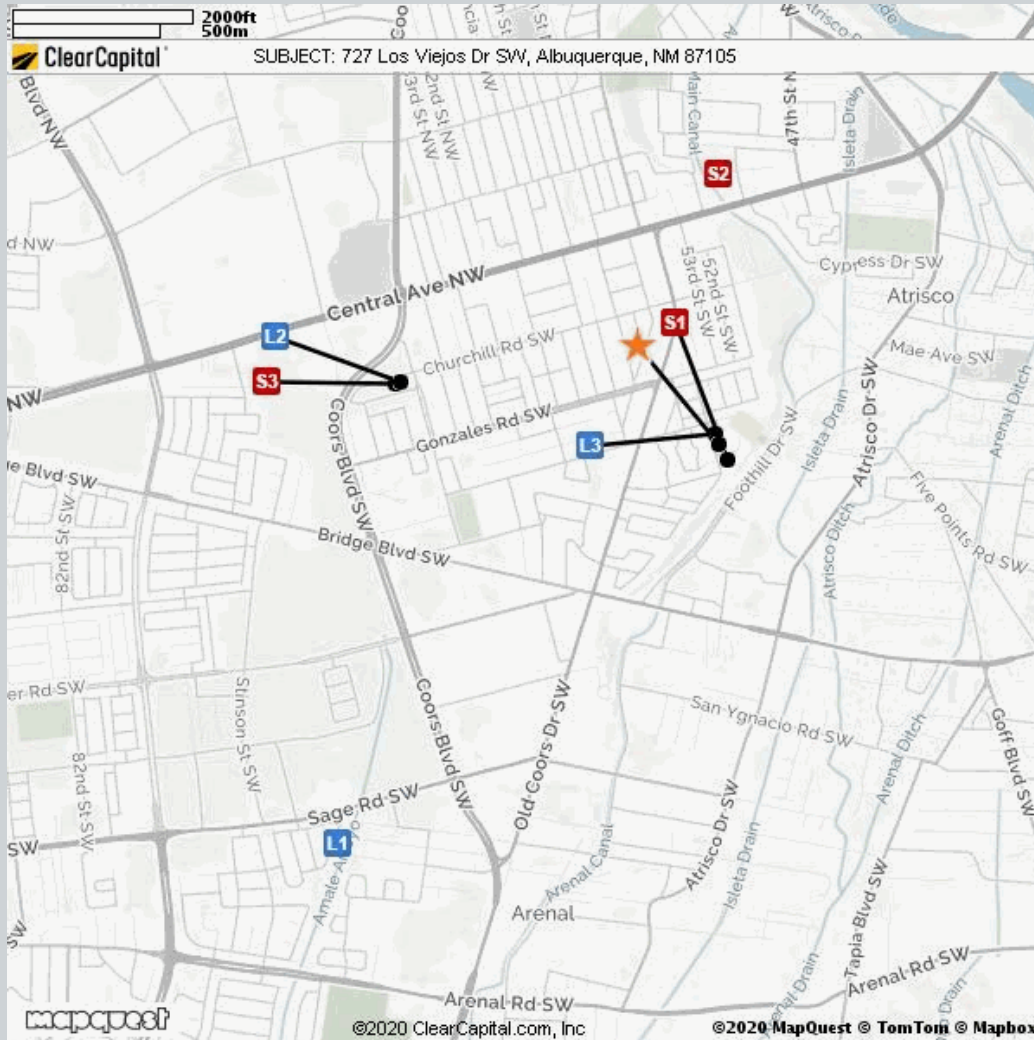
Address ★ 727 Los Viejos Drive Sw, Albuquerque, NM 87105

Loan Number 38703

Suggested List \$165,000

Suggested Repaired \$165,000

Sale \$160,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	727 Los Viejos Dr Sw, Albuquerque, NM	--	Parcel Match
L1	1337 Ojo Feliz Street, Albuquerque, NM	1.60 Miles ¹	Parcel Match
L2	6608 Churchill Road, Albuquerque, NM	0.91 Miles ¹	Parcel Match
L3	711 Los Viejos, Albuquerque, NM	0.03 Miles ¹	Parcel Match
S1	5340 Los Abuelos Court, Albuquerque, NM	0.05 Miles ¹	Parcel Match
S2	136 Casita Vista Place, Albuquerque, NM	0.72 Miles ¹	Parcel Match
S3	6616 Churchill Road, Albuquerque, NM	0.92 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	5.00 miles	Date Signed	01/15/2020

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.