

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	616 Bataan Drive, Albuquerque, NM 87121	Order ID	6733000	Property ID	28438375
Inspection Date	06/03/2020	Date of Report	06/03/2020		
Loan Number	40886	APN	101105604251221626		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Bernalillo		

Tracking IDs					
Order Tracking ID	20200603_CitiBOTW_BPO	Tracking ID 1	20200603_CitiBOTW_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Andrade Elizabeth M	Condition Comments Subject appears to be in average condition. Yard is being maintained
R. E. Taxes	\$873	
Assessed Value	\$90,867	
Zoning Classification	Residential	
Property Type	Townhome	
Occupancy	Vacant	
Secure?	Yes	
(doors and windows appear secure)		
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 remained stable in the past 12 months. Seller Concessions are negotiated and not usually advertised.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$65,000 High: \$285,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	616 Bataan Drive	204 Merlida Court	6531 Trujillo Road	6523 Trujillo Road
City, State	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM
Zip Code	87121	87121	87121	87121
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.39 ¹	0.06 ¹	0.06 ¹
Property Type	Other	SFR	SFR	SFR
Original List Price \$	\$	\$100,000	\$128,000	\$123,300
List Price \$	--	\$100,000	\$124,500	\$123,300
Original List Date		06/18/2019	05/25/2020	04/17/2020
DOM · Cumulative DOM	-- · --	64 · 351	9 · 9	7 · 47
Age (# of years)	36	30	37	30
Condition	Average	Average	Average	Good
Sales Type	--	Auction	Auction	Auction
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story Townhome	1 Story Townhome	1 Story Townhome	1 Story Townhome
# Units	1	1	1	1
Living Sq. Feet	855	1,080	801	969
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	2 · 1 · 1	3 · 1
Total Room #	5	5	5	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.05 acres	0.06 acres	0.05 acres	0.07 acres
Other	--	--	--	--

* 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.

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

Listing 1 Apx Structure Sq.Ft. 1060 Source: CRS DATA used this source per Seller. Stove and Refrigerator stay

Listing 2 Features include:2-3 bedrooms 1 car garage.Clerestory Windows And Atrium Bring in Plenty of light into the home.

Listing 3 Absolutely updated and proudly presented! Most things BRAND NEW! New chef's kitchen includes new cabinetry, new matching stainless LG range, microwave, dishwasher. New counter tops, fixtures, and finishes. New vanities, faucets, new doors, new hardware, LED high-efficiency lighting, new garage door, and more. New pitched roof, new windows, new heater, new water heater.... the list just goes on and on. Had to use due to limited comps.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	616 Bataan Drive	6527 Trujillo Road	6742 Ivy Place	6535 Trujillo Road
City, State	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM
Zip Code	87121	87121	87121	87121
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.16 ¹	0.06 ¹
Property Type	Other	SFR	SFR	SFR
Original List Price \$	--	\$89,000	\$100,000	\$89,000
List Price \$	--	\$77,000	\$100,000	\$89,000
Sale Price \$	--	\$68,000	\$102,000	\$105,000
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	03/25/2020	07/31/2019	06/16/2019
DOM · Cumulative DOM	-- · --	81 · 175	29 · 82	11 · 80
Age (# of years)	36	37	37	37
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	1 Story Townhome	1 Story Townhome	1 Story Townhome	1 Story Townhome
# Units	1	1	1	1
Living Sq. Feet	855	1,009	905	819
Bdrm · Bths · ½ Bths	3 · 1	3 · 1 · 1	2 · 1 · 1	3 · 1
Total Room #	5	6	5	5
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.05 acres	0.08 acres	0.08 acres	0.05 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$68,000	\$102,000	\$105,000

* Sold 2 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** This home includes three bedrooms, two bathrooms, an office/sunroom (living room is 13 X 11 and dining area is 10 x 7 atrium 12 X 5 that can be use for an office/sunroom). The Clerestory Windows bring light and life into your home. Work out At the nearby community center enjoy the nearby park/skate park & tennis courts
- Sold 2** Gated front slides open to reveal this sweet 2 bed, 1.75 bath home with 1 car attached garage, raised ceilings in the great room, along with dishwasher and covered patio. This home has a beautiful park within walking distance from the front door.
- Sold 3** 3 bedroom with 1 bath. Master with backyard access and a private bath.

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	\$100,000	\$100,000
Sales Price	\$95,000	\$95,000
30 Day Price	\$90,000	--
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 12 months. Had to extend the radius and go back 12 months on sold comps because subject is a townhome. Not very many town homes in area. There are no good sold comps in area. Extending the radius has no impact on value. These are the best comps that are similar to the subject		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 204 Merlida Court
Albuquerque, NM 87121



Front

L2 6531 TRUJILLO Road
Albuquerque, NM 87121



Front

L3 6523 TRUJILLO Road
Albuquerque, NM 87121



Front

Sales Photos

S1 6527 TRUJILLO Road
Albuquerque, NM 87121



Front

S2 6742 Ivy Place
Albuquerque, NM 87121



Front

S3 6535 Trujillo Road
Albuquerque, NM 87121



Front

ClearMaps Addendum

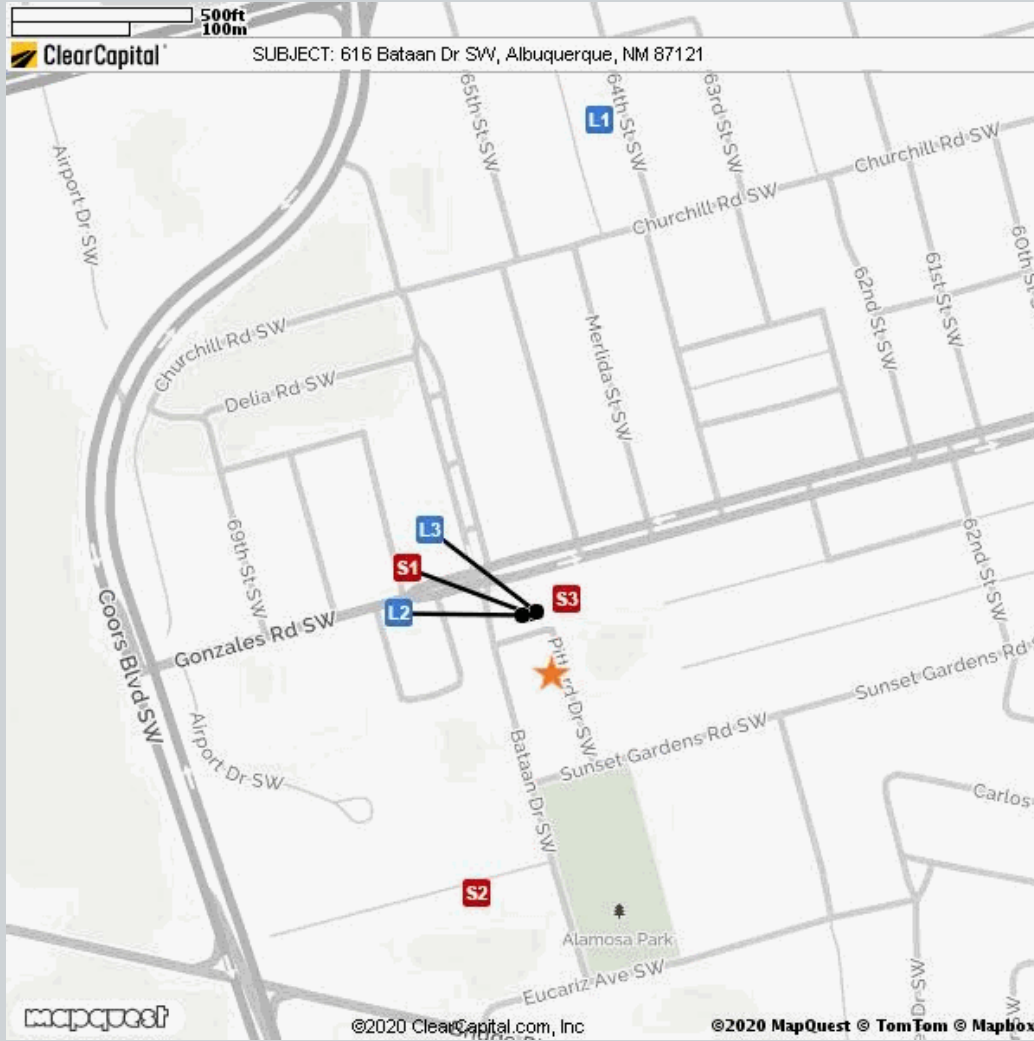
Address ★ 616 Bataan Drive, Albuquerque, NM 87121

Loan Number 40886

Suggested List \$100,000

Suggested Repaired \$100,000

Sale \$95,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	616 Bataan Dr Sw, Albuquerque, NM	--	Parcel Match
L1 Listing 1	204 Merlida Court, Albuquerque, NM	0.39 Miles ¹	Parcel Match
L2 Listing 2	6531 Trujillo Road, Albuquerque, NM	0.06 Miles ¹	Parcel Match
L3 Listing 3	6523 Trujillo Road, Albuquerque, NM	0.06 Miles ¹	Parcel Match
S1 Sold 1	6527 Trujillo Road, Albuquerque, NM	0.06 Miles ¹	Parcel Match
S2 Sold 2	6742 Ivy Place, Albuquerque, NM	0.16 Miles ¹	Parcel Match
S3 Sold 3	6535 Trujillo Road, Albuquerque, NM	0.06 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	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	5.15 miles	Date Signed	06/03/2020

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.