

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	319 Tepin Trail, Albuquerque, NM 87123	Order ID	6863960	Property ID	28885095
Inspection Date	09/30/2020	Date of Report	09/30/2020		
Loan Number	42041	APN	1-021-056-176-386-2-07-10		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Bernalillo		

Tracking IDs					
Order Tracking ID	0929BPOsA	Tracking ID 1	0929BPOsA		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Breckenridge Property Fund 2016 LLC	Subject appears to be in average condition. No damage seen at the time. Yard is being maintained
R. E. Taxes	\$2,452	
Assessed Value	\$244,037	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (gated community)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	LONGFORD VILLA	
Association Fees	\$65 / Month (Landscaping,Other: streets, gated)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Neighborhood in average and stable condition. REO properties are low. Supply and demand are stable. Property value has gone up 4.37% in the past 12 months. Seller Concessions are negotiated and not usually advertised.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$90,000 High: \$350,000	
Market for this type of property	Increased 2 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	319 Tepin Trail	1135 Chiricahua Street	431 Adirondack Place	11715 Terra Bella Lane
City, State	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM
Zip Code	87123	87123	87123	87123
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.63 ¹	0.64 ¹	0.58 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$249,900	\$229,000	\$255,000
List Price \$	--	\$219,900	\$229,000	\$255,000
Original List Date		04/24/2020	09/14/2020	09/04/2020
DOM · Cumulative DOM	-- · --	109 · 159	2 · 16	3 · 26
Age (# of years)	15	22	21	16
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Ranch	2 Stories Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,808	1,734	1,630	1,830
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	0.06 acres	0.15 acres	0.12 acres	0.06 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.

Current Listings - Cont.

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

- Listing 1** This Beautiful 2 STORY home located in the Desirable Willow Wood neighborhood features 3 Bedrooms, 2 Full Baths (all on the main level) + LOFT and a Two car finished garage. The moment you enter the home you will notice the Nice OPEN FLOOR PLAN! including the Large combo Living/Dinning Room and the fantastic MOUNTAIN VIEWS from the Loft
- Listing 2** Well Kept Single Story, Four Bedroom, 2 Bath and 2 Car Garage home in the Mirabella Subdivision of SE Albuquerque. This super clean home Vaulted Ceilings, Sun Room, Storage Building, and Easy Care Yard. Schedule your Showing Today and "Let's Get Moving!"
- Listing 3** Well maintained home located in a gated community. Open and inviting floor plan with the master bedroom suite located upstairs. Spacious kitchen with a walk-in pantry. Recently tiled floors on the lower level along with new countertops. New double oven, microwave, stove and faucets. Located near Sandia National Labs, KAFB, Costco and Manzano Mesa Community Center. Quick access to I-40. Had to use due to limited comps

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	319 Tepin Trail	10713 Lagrange Park Drive	10824 Pennyback Park Drive	509 Deschutes Street
City, State	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM
Zip Code	87123	87123	87123	87123
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.35 ¹	0.43 ¹	0.34 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$217,900	\$222,200	\$239,500
List Price \$	--	\$217,900	\$222,200	\$239,500
Sale Price \$	--	\$215,000	\$222,200	\$239,500
Type of Financing	--	Va	Va	Va
Date of Sale	--	05/15/2020	04/07/2020	06/12/2020
DOM · Cumulative DOM	-- · --	39 · 104	41 · 82	1 · 66
Age (# of years)	15	23	22	19
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 ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Ranch	1 Story Ranch	2 Stories Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,808	1,936	1,858	1,750
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	0.06 acres	0.09 acres	0.06 acres	0.10 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$215,000	\$222,200	\$239,500

* 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** A slice of paradise in lovely Towne Park! Light, bright & spacious floorplan with many updates & NO LAND LEASE, a \$28k value! Gorgeous grassy front lawn, with a Magnolia tree, lovely flowers and a meandering path along the side yard all with drip irrigation installed for easy maintenance. Soaring ceilings welcome you inside to tile and beautiful accent paint and modern lighting in the living areas. Huge private upstairs Master Suite captures views of the Sandia Mountains and is large enough for an exercise space/office/nursery or sitting area! SO Convenient - close to KAFB, Sandia Labs, shops and restaurants & awesome Towne Park amenities!
- Sold 2** 3 Bedroom, 2 bath, 2 car garage home located across from a green park & views of the Sandia Mountain. Ceiling Fans & 8 Skylights throughout make this home cool & bright with natural light. Open Floor Plan has custom built-in shelves & cabinets. Large Kitchen with gas range, microwave, dishwasher and lots of cabinet space. Appliances stay.
- Sold 3** Lovely home in the sought-after Mirabella subdivision! Beautiful kitchen with stainless steel appliances, counter tops, tile and backsplash. The Master Suite has a huge-walk in closet, and the Master Bath features garden tub, separate shower, and a water closet. Professionally landscaped front and back yards with a full sprinkler system. Enjoy watching your garden grow in the raised planter bed from your partially covered patio! Washer & dryer convey, and as an added bonus, seller is leaving two wall-mounted TVs (65-inch and 49-inch)

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	\$235,000	\$235,000
Sales Price	\$230,000	\$230,000
30 Day Price	\$220,000	--
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. Could not access gated community. Tried MLS and HOA company. No answer from them. Verified occupancy though gas company. Took pictures of gates and uploaded an areal view of the subject.		

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.

Subject Photos



Front



Address Verification



Street



Street



Other

Listing Photos

L1 1135 CHIRICAHUA Street
Albuquerque, NM 87123



Front

L2 431 ADIRONDACK Place
Albuquerque, NM 87123



Front

L3 11715 Terra Bella Lane
Albuquerque, NM 87123



Front

Sales Photos

S1 10713 LaGrange Park Drive
Albuquerque, NM 87123



Front

S2 10824 PENNYBACK PARK Drive
Albuquerque, NM 87123



Front

S3 509 Deschutes Street
Albuquerque, NM 87123



Front

ClearMaps Addendum

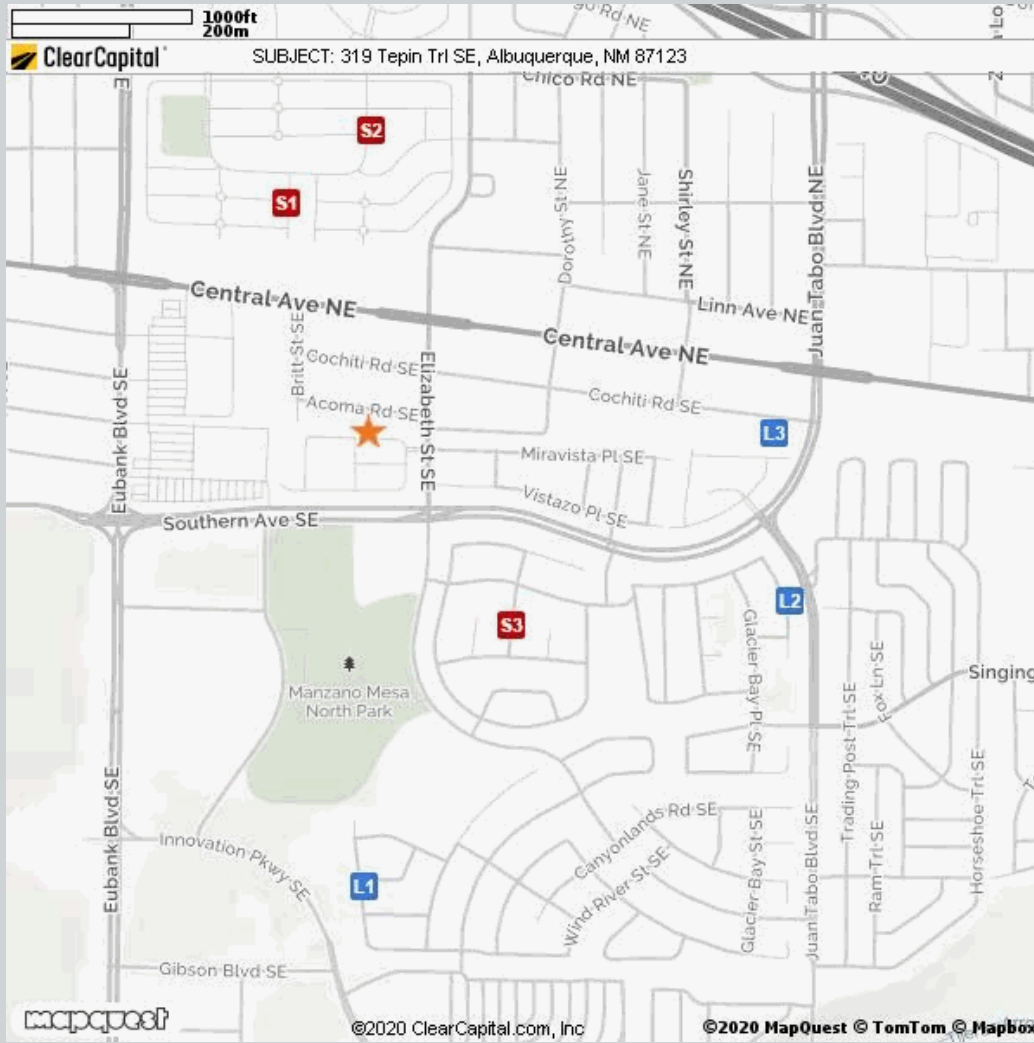
Address ★ 319 Tepin Trail, Albuquerque, NM 87123

Loan Number 42041

Suggested List \$235,000

Suggested Repaired \$235,000

Sale \$230,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	319 Tepin Trail, Albuquerque, NM 87123	--	Parcel Match
L1 Listing 1	1135 Chiricahua Street, Albuquerque, NM 87123	0.63 Miles ¹	Parcel Match
L2 Listing 2	431 Adirondack Place, Albuquerque, NM 87123	0.64 Miles ¹	Parcel Match
L3 Listing 3	11715 Terra Bella Lane, Albuquerque, NM 87123	0.58 Miles ¹	Parcel Match
S1 Sold 1	10713 Lagrange Park Drive, Albuquerque, NM 87123	0.35 Miles ¹	Parcel Match
S2 Sold 2	10824 Pennyback Park Drive, Albuquerque, NM 87123	0.43 Miles ¹	Parcel Match
S3 Sold 3	509 Deschutes Street, Albuquerque, NM 87123	0.34 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	10.82 miles	Date Signed	09/30/2020

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.