DRIVE-BY BPO

416 59TH STREET ALBUQUERQUE, NM 87105

42372 Loan Number **\$139,000**• As-Is Value

by ClearCapital

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 Inspection Date Loan Number Borrower Name	416 59th Street, Albuquerque, NM 87105 11/03/2020 42372 Breckenridge Property Fund 2016 LLC	Order ID Date of Report APN County	6917084 11/03/2020 10110581460 Bernalillo	Property ID 02231027	29047838
Tracking IDs					
Order Tracking ID	1102BP0s	Tracking ID 1	1102BPOs		
Tracking ID 2		Tracking ID 3			

General Conditions		
Owner	LOPEZ JANET M	Condition Comments
R. E. Taxes	\$998	The subject property appears to be in maintained condition with
Assessed Value	\$75,832	no apparent deferred exterior maintenance.
Zoning Classification	R-1	
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	
НОА	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Da	nta		
Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject is located in an established area where there is a	
Sales Prices in this Neighborhood	Low: \$65,000 High: \$165,000	mixture of older and newer homes with community parks and nearby schools.	
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings				
	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	416 59th Street	115 Yucca Dr Nw	1400 55th St Nw	151 65th St Nw
City, State	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM
Zip Code	87105	87105	87105	87105
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.		0.47 1	0.87 1	0.50 1
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$169,000	\$187,000	\$130,000
List Price \$		\$165,000	\$168,000	\$129,500
Original List Date		08/21/2020	10/07/2020	09/24/2020
DOM · Cumulative DOM	•	73 · 74	25 · 27	35 · 40
Age (# of years)	61	64	61	63
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	1 Story Ranch	1 Story Flat	1 Story Flat	1 Story Flat
# Units	1	1	1	1
Living Sq. Feet	1,110	1,111	1,180	1,009
Bdrm · Bths · ½ Bths	2 · 1 · 1	3 · 1	2 · 1	2 · 1
Total Room #	5	5	4	4
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.				
Pool/Spa				
Lot Size	0.16 acres	0.09 acres	0.16 acres	0.11 acres
Other	None	None	None	Fireplace

^{*} Listing 1 is the most comparable listing to the subject.

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 and fewer bathrooms.
- **Listing 2** This property is located in the same general area and is equal to the subject in overall size with similar amenities and fewer 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, fewer bathrooms and a fireplace.

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.

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	416 59th Street	522 60th St Nw	337 60th St Nw	238 58th St Nw
City, State	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM
Zip Code	87105	87105	87105	87105
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.		0.25 1	0.19 1	0.29 1
Property Type	SFR	SFR	SFR	SFR
Original List Price \$		\$139,900	\$150,000	\$142,900
List Price \$		\$139,900	\$150,000	\$139,900
Sale Price \$		\$141,400	\$140,000	\$142,000
Type of Financing		Conventional	Conventional	Fha
Date of Sale		07/22/2020	08/17/2020	05/29/2020
DOM · Cumulative DOM		1 · 37	1 · 61	64 · 106
Age (# of years)	61	74	65	61
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	1 Story Ranch	1 Story Flat	1 Story Ranch	1 Story Flat
# Units	1	1	1	1
Living Sq. Feet	1,110	1,020	1,068	1,253
Bdrm · Bths · ½ Bths	2 · 1 · 1	2 · 1	3 · 1	3 · 1 · 1
Total Room #	5	4	6	5
Garage (Style/Stalls)	None	None	Attached 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.				
Pool/Spa				
Lot Size	0.16 acres	0.14 acres	0.10 acres	0.09 acres
Other	None	Fireplace	None	None
Net Adjustment		+\$5,850	-\$420	-\$11,795
Adjusted Price		\$147,250	\$139,580	\$130,205

^{*} Sold 2 is the most comparable sale to the subject.

¹ Comp's "Miles to Subject" was calculated by the system.

 $^{^{\}rm 2}$ Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

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Recent Sales - Cont.

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 equal to the subject in overall size with similar amenities, fewer bathrooms and a fireplace
- **Sold 2** This property is located in the same general area and is equal to the subject in overall size with similar amenities, fewer bathrooms and a 1 car garage.
- **Sold 3** This property is located in the same general area and is superior to the subject due to the larger overall size with similar amenities and a 1 car carport.

Client(s): Wedgewood Inc Property ID: 29047838

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Price

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Date

Subject Sal	es & Listing Hist	ory					
Current Listing S	Status	Not Currently L	isted	Listing Histor	y Comments		
Listing Agency/F	Firm			It appears th	nat the subject pro	perty has not beer	listed for sale
Listing Agent Na	ime			during the p	ast 10 years.		
Listing Agent Ph	one						
# of Removed Li Months	stings in Previous 12	0					
# of Sales in Pre Months	evious 12	0					
Original List	Original List	Final List	Final List	Result	Result Date	Result Price	Source

	4 1 5.	D ID.
	As Is Price	Repaired Price
Suggested List Price	\$143,000	\$143,000
Sales Price	\$139,000	\$139,000
30 Day Price	\$129,000	
Comments Regarding Pricing S	Strategy	

Price

Clear Capital Quality Assurance Comments Addendum

Date

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 the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

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per As-Is Value

Subject Photos

by ClearCapital



Front



Address Verification



Side



Side

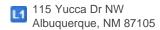


Street



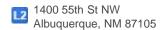
Street

Listing Photos



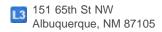


Front





Front





Front

Sales Photos





Front

337 60th St NW Albuquerque, NM 87105



Front

238 58th St NW Albuquerque, NM 87105



Front

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ClearMaps Addendum

Address

☆ 416 59th Street, Albuquerque, NM 87105

Loan Number 42372 Suggested List \$143,000 Suggested Repaired \$143,000

Sale \$139,000

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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.

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Addendum: Report Purpose - cont.

Report Instructions

by ClearCapital

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
- 9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

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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.

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\$139,000

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Broker Information

by ClearCapital

Broker Name Thomas Kempf High Vista Realty Company/Brokerage

1703 Golf Course Rd SE Rio License No 15018 Address Rancho NM 87124

License State License Expiration 08/31/2021

Phone 5058901081 Email marckempf@live.com

Broker Distance to Subject 9.79 miles **Date Signed** 11/03/2020

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.

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