

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>	7532 Rio Salado Court Nw, Albuquerque, NM 87120	<b>Order ID</b>	6920218	<b>Property ID</b>	29055571
<b>Inspection Date</b>	11/04/2020	<b>Date of Report</b>	11/04/2020		
<b>Loan Number</b>	42393	<b>APN</b>	1-012-063-211-382-2-01-36		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Bernalillo		

Tracking IDs					
<b>Order Tracking ID</b>	1103BPOs	<b>Tracking ID 1</b>	1103BPOs		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	Anderson Ralph N & Ellen M	Subject appears to be in average condition. No damage seen at the time. Yard is being maintained
<b>R. E. Taxes</b>	\$3,859	
<b>Assessed Value</b>	\$299,515	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
	(doors and windows appear secured)	
<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	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	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.
<b>Local Economy</b>	Improving	
<b>Sales Prices in this Neighborhood</b>	Low: \$125,000 High: \$450,000	
<b>Market for this type of property</b>	Increased 2 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	7532 Rio Salado Court Nw	8409 Rancho Verano Court	8119 Rancho Cielo	4500 Waynesboro Road
<b>City, State</b>	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM
<b>Zip Code</b>	87120	87120	87120	87120
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.82 <sup>1</sup>	0.47 <sup>1</sup>	0.41 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$399,900	\$360,000	\$375,000
<b>List Price \$</b>	--	\$355,000	\$360,000	\$375,000
<b>Original List Date</b>		05/28/2020	09/28/2020	08/22/2020
<b>DOM · Cumulative DOM</b>	-- · --	129 · 160	8 · 37	29 · 74
<b>Age (# of years)</b>	27	23	23	24
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
<b>Style/Design</b>	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,996	2,874	2,867	3,018
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	5 · 2 · 1	5 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	9	10	10	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	025 acres	0.17 acres	0.22 acres	0.29 acres
<b>Other</b>	--	--	--	--

\* Listing 3 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.

## Current Listings - Cont.

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

- Listing 1** Living is easy in this 5br 3ba 2874 sq ft home! Freshley painted throughout, two full bathrooms, kitchen and appliances! The extra large garage is sure to be a highlight with the polycurmine floor finishing. Exterior keypads for easy entry. Recently replaced forced air heaters, and a reverse osmosis water system shows this home has something extra in every area.
- Listing 2** The Living is easy in this Spacious, freshly painted Home located on a large corner lot! With 5 bedrooms there is room for everyone to work from Home or attend online classes. When work is over relax in one of the 2 Living Areas or play in your Large backyard oasis. Enjoy your meals in the Eat-in Kitchen or have a Holiday Dinner in your Formal Dining Room. Retreat to the Master Suite which offers a 2- sided fireplace and a tranquil sitting room, The Master Ensuite has 2 separate sinks, relaxing garden tub and separate shower, with a large walk-in closet! 4 other bedrooms and 2 more Full Baths (one with double sinks!) provides space for all.
- Listing 3** Beautiful home located close to shopping, restaurants, entertainment and walking paths. Home features large Formal Living/Dining room, perfect for gatherings/entertaining. Open kitchen w/new recessed lighting and large counter tops. Stainless steel appliances stay with the property, pantry, island in center, lots of cabinets, kitchen dining room features a coffee bar/desk.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	7532 Rio Salado Court Nw	8400 Calle Primera	4901 Summersville Drive	4327 Rancho Largo Road
<b>City, State</b>	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM
<b>Zip Code</b>	87120	87120	87120	87120
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.69 <sup>1</sup>	0.64 <sup>1</sup>	0.37 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$365,000	\$335,000	\$360,000
<b>List Price \$</b>	--	\$350,000	\$335,000	\$360,000
<b>Sale Price \$</b>	--	\$340,000	\$332,500	\$360,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	09/17/2020	10/20/2020	08/27/2020
<b>DOM · Cumulative DOM</b>	-- · --	13 · 57	2 · 46	2 · 41
<b>Age (# of years)</b>	27	25	29	26
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
<b>Style/Design</b>	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,996	2,843	2,627	3,031
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	9	9	9	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	025 acres	0.26 acres	0.18 acres	0.22 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	\$0	\$0	\$0
<b>Adjusted Price</b>	--	\$340,000	\$332,500	\$360,000

\* 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.

## Recent Sales - Cont.

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

- Sold 1** Come make this beautiful home yours! Your new home features 4-bedrooms, 3- baths with two living spaces and a loft. You'll be amazed as you enter the formal living and dining rooms that are perfect for entertaining guests. The open concept kitchen has been completely with white cabinets, a huge island and stainless-steel appliances. The kitchen opens up to the den with a fireplace. Downstairs also features a large laundry room. Upstairs you will find the owners suit, loft and 3 additional bedrooms. The spacious loft can be used as a study or game room. The large, landscaped back yard features a covered patio perfect for summer nights.
- Sold 2** This gorgeous brick home by Oppel-Jenkins has everything you could ask for. The moment you enter the property, you notice the beautiful mature landscaping with amazing covered porch welcoming you into this beautiful home. The home features tile and wood floors throughout the downstairs living areas and carpet only upstairs.
- Sold 3** Gorgeous, updated 4 bedroom, 3 bath home in highly desired Rancho Sereno neighborhood! Two large living areas and 2 dining areas! Vaulted and 9 foot ceilings downstairs. Extra large master suite with a private fireplace, walk-in closet and huge bathroom. Plenty of space with 3 other bedrooms and a big guest bathroom. There is no need to go to one of the neighborhood parks when your backyard is your own personal oasis! Welcome home!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				none			
<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						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$355,000	\$355,000
<b>Sales Price</b>	\$350,000	\$350,000
<b>30 Day Price</b>	\$340,000	--
<b>Comments Regarding Pricing Strategy</b>		
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.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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** 8409 RANCHO VERANO Court  
Albuquerque, NM 87120



Front

**L2** 8119 Rancho Cielo  
Albuquerque, NM 87120



Front

**L3** 4500 WAYNESBORO Road  
Albuquerque, NM 87120



Front



## Sales Photos

**S1** 8400 CALLE PRIMERA  
Albuquerque, NM 87120



Front

**S2** 4901 Summersville Drive  
Albuquerque, NM 87120



Front

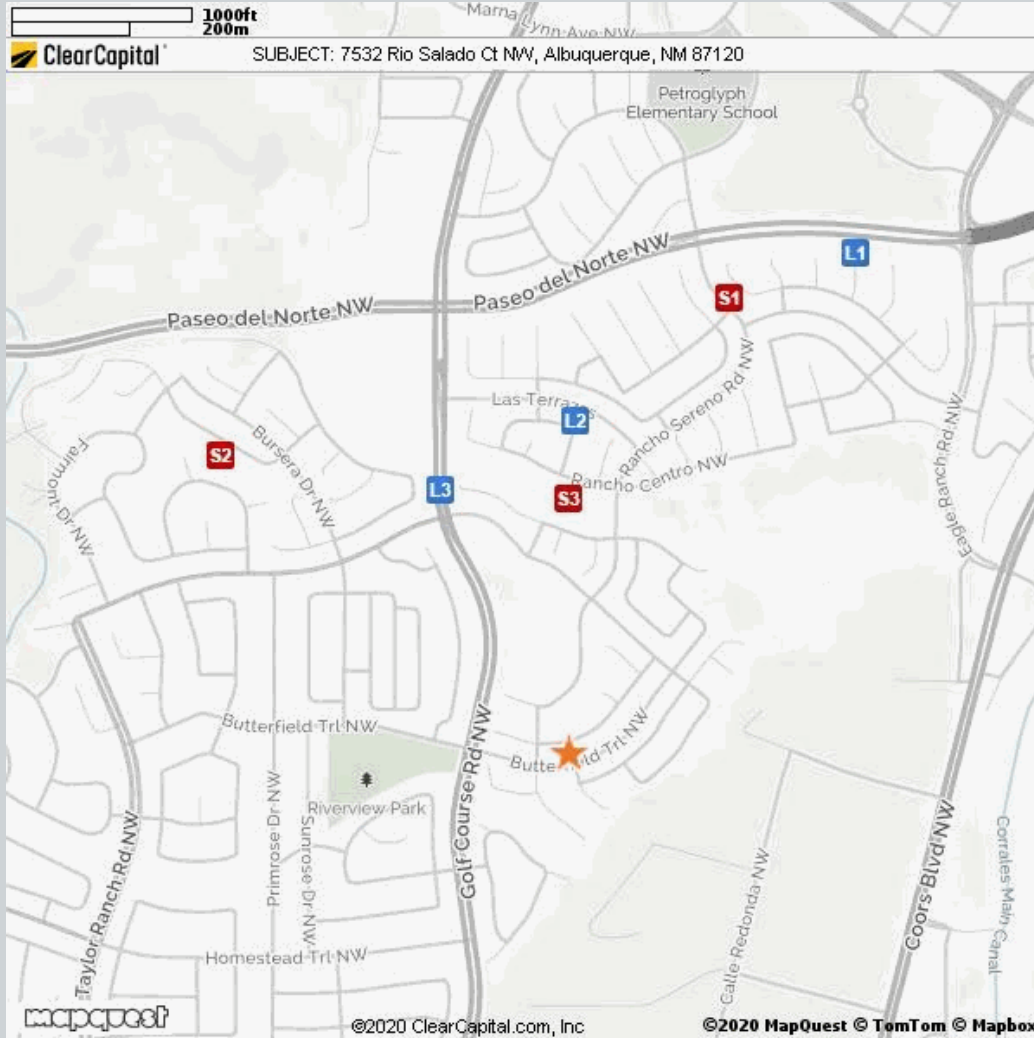
**S3** 4327 RANCHO LARGO Road  
Albuquerque, NM 87120



Front

## ClearMaps Addendum

**Address** ★ 7532 Rio Salado Court Nw, Albuquerque, NM 87120  
**Loan Number** 42393      **Suggested List** \$355,000      **Suggested Repaired** \$355,000      **Sale** \$350,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7532 Rio Salado Court Nw, Albuquerque, NM 87120	--	Parcel Match
L1 Listing 1	8409 Rancho Verano Court, Albuquerque, NM 87120	0.82 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	8119 Rancho Cielo, Albuquerque, NM 87120	0.47 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	4500 Waynesboro Road, Albuquerque, NM 87120	0.41 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	8400 Calle Primera, Albuquerque, NM 87120	0.69 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	4901 Summersville Drive, Albuquerque, NM 87120	0.64 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	4327 Rancho Largo Road, Albuquerque, NM 87120	0.37 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.

## 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

<b>Broker Name</b>	Billy Oney	<b>Company/Brokerage</b>	Realty One
<b>License No</b>	48871	<b>Address</b>	4700 Apollo Court Northwest Albuquerque NM 87120
<b>License Expiration</b>	09/30/2021	<b>License State</b>	NM
<b>Phone</b>	5056881976	<b>Email</b>	billyjackrealty@gmail.com
<b>Broker Distance to Subject</b>	1.72 miles	<b>Date Signed</b>	11/04/2020

*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.**