

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	907 Lamp Post Circle, Albuquerque, NM 87123	Order ID	7203534	Property ID	29885434
Inspection Date	03/31/2021	Date of Report	03/31/2021		
Loan Number	43376	APN	102305500740920401		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Bernalillo		

Tracking IDs					
Order Tracking ID	0330BPO	Tracking ID 1	0330BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	BRECKENRIDGE PROP FUND 2016 LL	Condition Comments Subject appears to be in average condition. No damage seen at the time. Yard is being maintained
R. E. Taxes	\$3,431	
Assessed Value	\$80,007	
Zoning Classification	Residential	
Property Type	SFR	
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 gone up 10.15% in the past 12 months. Seller Concessions are negotiated and not usually advertised.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$200,000 High: \$650,000	
Market for this type of property	Increased 5 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	907 Lamp Post Circle	811 Calle Amor Drive	13116 Calle Azul	910 Matador Avenue
City, State	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM
Zip Code	87123	87123	87123	87123
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.20 ¹	0.20 ¹	0.63 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$305,000	\$325,000	\$389,000
List Price \$	--	\$305,000	\$325,000	\$365,000
Original List Date		03/19/2021	02/11/2021	02/02/2021
DOM · Cumulative DOM	-- · --	3 · 12	2 · 48	8 · 57
Age (# of years)	60	40	40	70
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 ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
Style/Design	1 Story Ranch	1 Story Ranch	2 Stories Ranch	2 Stories Ranch
# Units	1	1	1	1
Living Sq. Feet	2,103	1,867	2,036	2,167
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	4 · 2 · 1	3 · 2
Total Room #	7	6	8	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	0.45 acres	0.13 acres	0.13 acres	0.47 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** Bright and Open floor plan. Well cared for home has lots of natural lighting. Cathedral ceilings with skylights throughout. REFRIGERATED air, heating combo 2 years young, newer water heater, ALL appliances CONVEY. kitchen island, pantry,, 2 dining areas, built in shelving all around double sided fireplace
- Listing 2** This delightful & well cared for home is nestled on a cul-de-sac in this secluded subdivision near Four Hills with Golf Course and Clubhouse. Light Bright Open Floor plan
- Listing 3** Beautifully Updated Four Hills Beauty!! Canyon Club Golf Course and Country Club Nearby! New Roof 2020, Updated Kitchen, new cabinets, granite countertops, new carpet, fresh paint, beautiful wood tile, electrical updated, new light fixtures and much more! Cute and cozy sunroom space. Spacious master bedroom upstairs, with a view deck. Office space/loft outside of the master bedroom. Nice Bright and Open spacious family room, with cathedral, beamed ceilings. You will not want to miss out on this beauty! LO/SO Remarks: Schedule showings via showing time. The granite counter tops will be in by 2/8. Had to use due to shortage of comps.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	907 Lamp Post Circle	729 Four Hills Road	1025 Sagebrush Trail	1112 Sagebrush Trail
City, State	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM
Zip Code	87123	87123	87123	87123
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.77 ¹	0.79 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$279,900	\$299,000	\$315,000
List Price \$	--	\$279,900	\$299,000	\$315,000
Sale Price \$	--	\$275,000	\$298,400	\$305,000
Type of Financing	--	Fha	Conventional	Conventional
Date of Sale	--	12/21/2020	05/08/2020	12/18/2020
DOM · Cumulative DOM	-- · --	71 · 125	6 · 47	2 · 39
Age (# of years)	60	50	50	51
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,103	2,091	2,200	2,184
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	4 · 2 · 1	3 · 2 · 1
Total Room #	7	6	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	0.45 acres	0.30 acres	0.48 acres	.035 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$275,000	\$298,400	\$305,000

* 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** Well maintained one level home on a large corner lot in a lovely neighborhood. Super clean, light and bright floor plan, very quiet and peaceful. Two large living areas. Large kitchen with loads of storage. Study/office (145 square feet) is not included in total square footage. Circular driveway, large enough to park an RV. Spacious, well kept, minimal maintenance backyard.
- Sold 2** This amazing brick home hosts an open and bright single story floor plan with two open living rooms, four bedrooms, with a large master suite!
- Sold 3** Great opportunity in Four Hills on big lot! This one story Territorial Style comes with granite counter tops in the kitchen, beautiful stone fireplace in the living room, tile flooring throughout the majority of the home and stainless steel appliances. Got toys? no problem! the RV pad and backyard access should accommodate the need for extra storage! Huge backyard and approximately 40 foot covered patio makes for great outdoor living.

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	\$305,000	\$305,000
Sales Price	\$300,000	\$300,000
30 Day Price	\$295,000	--
Comments Regarding Pricing Strategy		
Comps are based on similarities of the subject's age, condition, GLA, and lot size. Comps are pulled within a 1 mile radius of the subject. Sold comps go back 6 months.		

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



Front



Address Verification



Street

Listing Photos

L1 811 CALLE AMOR Drive
Albuquerque, NM 87123



Front

L2 13116 CALLE AZUL
Albuquerque, NM 87123



Front

L3 910 MATADOR Avenue
Albuquerque, NM 87123



Front

Sales Photos

S1 729 FOUR HILLS Road
Albuquerque, NM 87123



Front

S2 1025 SAGEBRUSH Trail
Albuquerque, NM 87123



Front

S3 1112 SAGEBRUSH Trail
Albuquerque, NM 87123



Front

ClearMaps Addendum

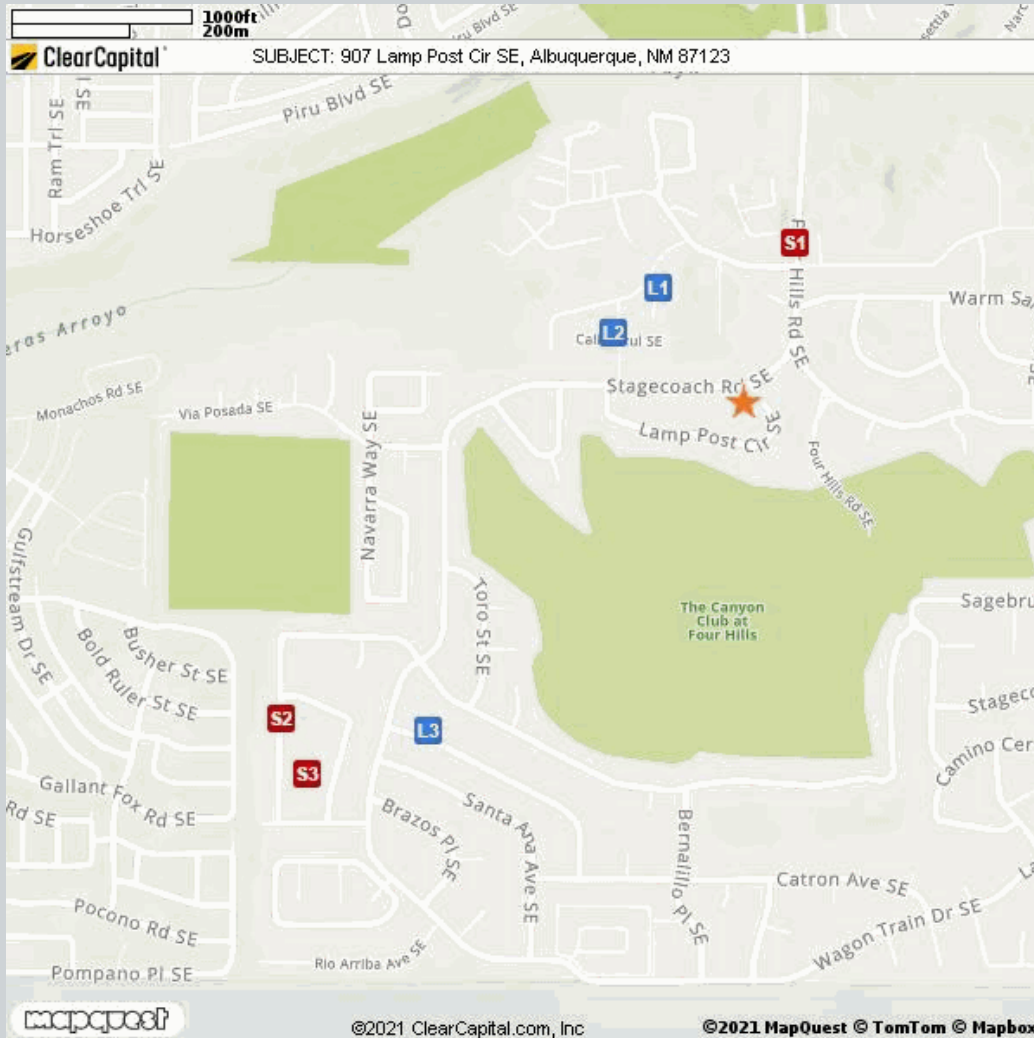
Address ★ 907 Lamp Post Circle, Albuquerque, NM 87123

Loan Number 43376

Suggested List \$305,000

Suggested Repaired \$305,000

Sale \$300,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	907 Lamp Post Circle, Albuquerque, NM 87123	--	Parcel Match
L1 Listing 1	811 Calle Amor Drive, Albuquerque, NM 87123	0.20 Miles ¹	Parcel Match
L2 Listing 2	13116 Calle Azul, Albuquerque, NM 87123	0.20 Miles ¹	Parcel Match
L3 Listing 3	910 Matador Avenue, Albuquerque, NM 87123	0.63 Miles ¹	Parcel Match
S1 Sold 1	729 Four Hills Road, Albuquerque, NM 87123	0.25 Miles ¹	Parcel Match
S2 Sold 2	1025 Sagebrush Trail, Albuquerque, NM 87123	0.77 Miles ¹	Parcel Match
S3 Sold 3	1112 Sagebrush Trail, Albuquerque, NM 87123	0.79 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	12.76 miles	Date Signed	03/31/2021

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.