

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>	3608 Saint Andrews Drive, Rio Rancho, NEWMEXICO 87124	<b>Order ID</b>	9334224	<b>Property ID</b>	35392129
<b>Inspection Date</b>	05/10/2024	<b>Date of Report</b>	05/12/2024		
<b>Loan Number</b>	43480	<b>APN</b>	R102405		
<b>Borrower Name</b>	Champerey Real Estate 2015 LLC	<b>County</b>	Sandoval		

Tracking IDs					
<b>Order Tracking ID</b>	5.9_Atlas_AgedBPO	<b>Tracking ID 1</b>	5.9_Atlas_AgedBPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	CHAMPERY REAL ESTATE 2015 LLC	<b>Condition Comments</b> Subject is an older home that has recently been completely renovated and shows very well. The inground pool has been eliminated by filling it in with dirt.
<b>R. E. Taxes</b>	\$4,002	
<b>Assessed Value</b>	\$109,488	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes (LOCKED UP)	
<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		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Subject is located in a great neighborhood filled with semi and custom built houses, each different and unique. Many have been updated and all are well maintained. Current market remains a strong market however, inventory remains very low for this type property. Comps used are considered best available. REO and short sale homes are rare in our current market.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$336,000 High: \$644,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	3608 Saint Andrews Drive	3810 Lost Tree Road	1422 Golf Course Road	900 Player Loop
City, State	Rio Rancho, NEWMEXICO	Rio Rancho, NM	Rio Rancho, NM	Rio Rancho, NM
Zip Code	87124	87124	87124	87124
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.39 <sup>1</sup>	1.26 <sup>1</sup>	1.05 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$389,000	\$410,000	\$400,000
List Price \$	--	\$389,000	\$395,000	\$400,000
Original List Date		04/22/2024	03/08/2024	04/12/2024
DOM · Cumulative DOM	-- · --	14 · 20	45 · 65	14 · 30
Age (# of years)	45	45	27	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 ; 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	2,240	2,009	1,904	2,197
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2 · 1	3 · 2 · 1
Total Room #	7	7	7	7
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	0.35 acres	.27 acres	.50 acres	.27 acres
Other	fencing, landscaping	fencing, landscaping	fencing, landscaping	fencing, landscaping

\* 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.

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

**Listing 1** Comparable age, size and location Beautifully landscaped front and rear yards, irrigation system and covered patio Very nice property that is clean and maintained....no updating mentioned in MLS

**Listing 2** Comparable 2 story styling, age and location Inferior GLA Very nice and well kept property with Mountain Views, front and rear yard landscaping, balcony and patio Superior age ..... new amenities etc.

**Listing 3** Comparable age, size and location No updating mentioned in MLS, however, very well maintained throughout. Landscaping and rear yard vehicle access allowing for additional parking, patio

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	3608 Saint Andrews Drive	3985 Foxwood Trail	3812 Bay Hill	3008 Jane Circle
<b>City, State</b>	Rio Rancho, NEWMEXICO	Rio Rancho, NM	Rio Rancho, NM	Rio Rancho, NM
<b>Zip Code</b>	87124	87124	87124	87124
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.56 <sup>1</sup>	0.45 <sup>1</sup>	0.90 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$375,000	\$500,000	\$415,000
<b>List Price \$</b>	--	\$375,000	\$425,000	\$415,000
<b>Sale Price \$</b>	--	\$385,000	\$425,000	\$422,500
<b>Type of Financing</b>	--	Fha	Conv	Conv
<b>Date of Sale</b>	--	03/13/2024	02/16/2024	03/15/2024
<b>DOM · Cumulative DOM</b>	-- · --	2 · 37	73 · 129	3 · 44
<b>Age (# of years)</b>	45	30	30	22
<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 ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories ranch	2 Stories ranch	1 Story ranch	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,240	2,409	2,196	2,267
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	5 · 2 · 1	3 · 2	4 · 2
<b>Total Room #</b>	7	10	7	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 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>	0.35 acres	.54 acres	.25 acres	.50 acres
<b>Other</b>	fencing, landscaping	fencing	fencing	fencing
<b>Net Adjustment</b>	--	-\$2,760	-\$1,000	+\$4,000
<b>Adjusted Price</b>	--	\$382,240	\$424,000	\$426,500

\* 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** Comparable type property, styling, location Superior GLA -\$6760 Inferior bath count +\$4k
- Sold 2** Comparable size, location Superior age' (no adjustment needed) Superior garage size -\$5k Beautifully maintained throughout, lovely landscaping front and rear yards, irrigation system, open and covered patios Inferior bath count +4000 ---ORIGINAL LIST PRICE OF \$500K IS CORRECT PER MLS ---
- Sold 3** Comparable type property, size, location Superior age Updated throughout and shows very well. RV parking pad with hookups Updated HVAC Front and rear yard landscaping, balcony, covered patio Inferior bath count +\$4k

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Original listing 05/26/2023 Listing expired 11/30/2023				
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	1						
<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>
05/26/2023	\$499,900	02/16/2024	\$449,900	Expired	11/30/2023	\$499,900	MLS
02/16/2024	\$479,900	--	--	--	--	--	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$426,000	\$426,000
<b>Sales Price</b>	\$424,000	\$424,000
<b>30 Day Price</b>	\$420,000	--
<b>Comments Regarding Pricing Strategy</b>		
VERY FEW LIST OR SOLD COMPS FOR SUBJECT AT THE PRESENT TIME. Those used are considered best available.		

## 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

## Listing Photos

**L1** 3810 Lost Tree Road  
Rio Rancho, NM 87124



Front

**L2** 1422 Golf Course Road  
Rio Rancho, NM 87124



Front

**L3** 900 Player Loop  
Rio Rancho, NM 87124



Front

## Sales Photos

**S1** 3985 Foxwood Trail  
Rio Rancho, NM 87124



Front

**S2** 3812 Bay Hill  
Rio Rancho, NM 87124



Front

**S3** 3008 Jane Circle  
Rio Rancho, NM 87124



Front



## ClearMaps Addendum

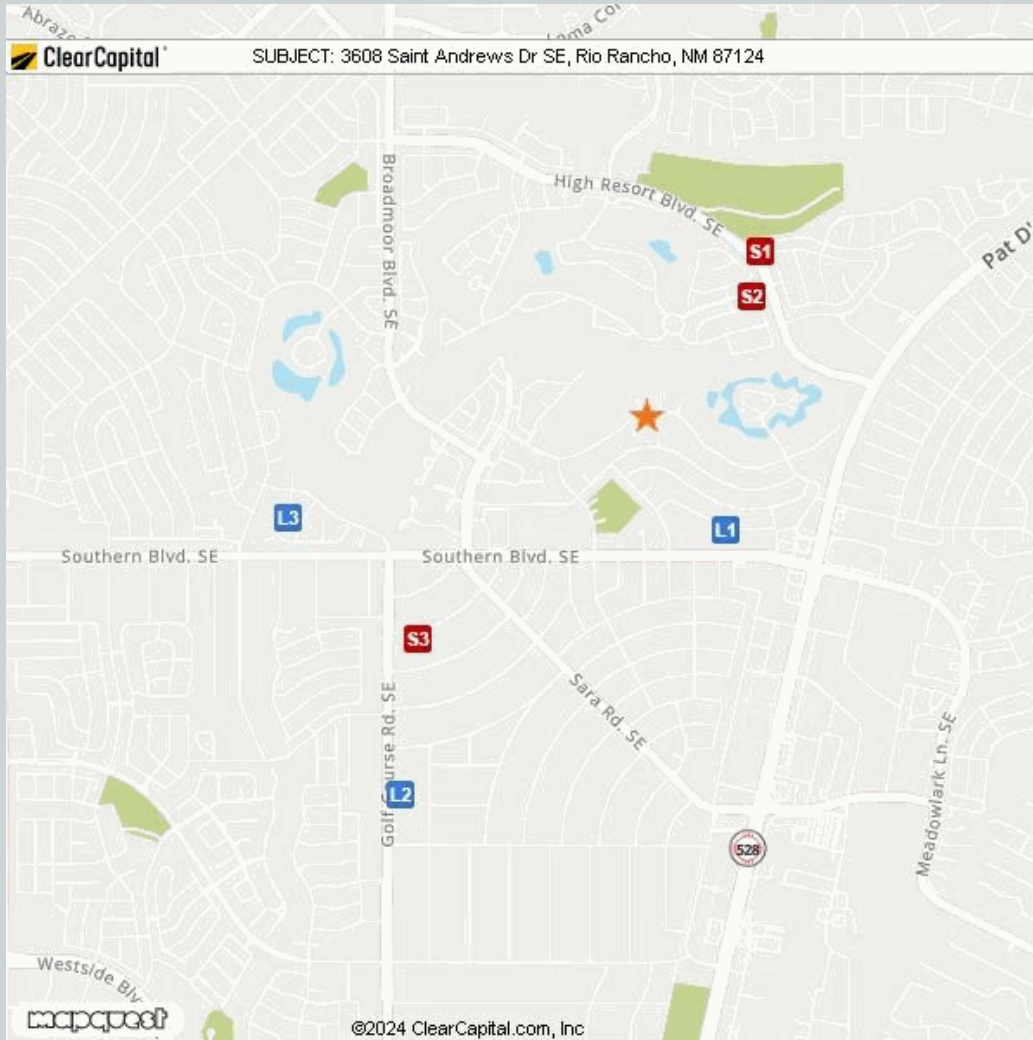
**Address** ★ 3608 Saint Andrews Drive, Rio Rancho, NEWMEXICO 87124

**Loan Number** 43480

**Suggested List** \$426,000

**Suggested Repaired** \$426,000

**Sale** \$424,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3608 Saint Andrews Drive, Rio Rancho, NewMexico 87124	--	Parcel Match
L1 Listing 1	3810 Lost Tree Road, Rio Rancho, NM 87124	0.39 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1422 Golf Course Road, Rio Rancho, NM 87124	1.26 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	900 Player Loop, Rio Rancho, NM 87124	1.05 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	3985 Foxwood Trail, Rio Rancho, NM 87124	0.56 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	3812 Bay Hill, Rio Rancho, NM 87124	0.45 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3008 Jane Circle, Rio Rancho, NM 87124	0.90 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.

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

<b>Broker Name</b>	Susan Bloom	<b>Company/Brokerage</b>	Realty 1 of New Mexico
<b>License No</b>	26181	<b>Address</b>	1920 Rosewood Ave NW Albuquerque NM 87120
<b>License Expiration</b>	03/31/2025	<b>License State</b>	NM
<b>Phone</b>	5052280671	<b>Email</b>	sbbloom2000@aol.com
<b>Broker Distance to Subject</b>	10.26 miles	<b>Date Signed</b>	05/12/2024

*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:**

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