

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	94 Aspen Road, Edgewood, NEWMEXICO 87015	Order ID	7314296	Property ID	30364209
Inspection Date	05/22/2021	Date of Report	05/25/2021		
Loan Number	44478	APN	960001602		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Santa Fe		

Tracking IDs					
Order Tracking ID	0521BPO	Tracking ID 1	0521BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	BRECKENRIDGE PROPERTY FUND 2016 LLC	Condition Comments Home and landscaping seem to have been maintained well as noted from doing an exterior drive by inspection. Subject has good functional utility and conforms well within the neighborhood. The subject property appears to be in good condition. No negative issues were observed during drive-by inspection. There are no major repairs needed. Only minimal repairs needed due to normal wear and tear.
R. E. Taxes	\$828	
Assessed Value	\$36,686	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
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 Home is within an area that is centrally located and where homeowners enjoy easy access to local conveniences, shopping, schools, parks and other places of interest. The neighborhood is a Suburban neighborhood in Albuquerque. The majority of the homes are framed with stucco exterior. The age of the neighborhood ranges from 15-30+ years old and is about 1-3 miles from schools.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$155,000 High: \$257,000	
Market for this type of property	Increased 1 1 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	94 Aspen Road	29 Futures	3 Barzon	24 Roberts
City, State	Edgewood, NEWMEXICO	Edgewood, NM	Edgewood, NM	Edgewood, NM
Zip Code	87015	87015	87015	87015
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.12 ¹	1.72 ¹	0.38 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$175,000	\$190,000	\$196,000
List Price \$	--	\$175,000	\$190,000	\$196,000
Original List Date		02/16/2021	04/20/2021	04/26/2021
DOM · Cumulative DOM	-- · --	3 · 98	1 · 35	1 · 29
Age (# of years)	25	25	22	29
Condition	Good	Good	Good	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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,183	1,250	1,063	1,142
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 2	3 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1 acres	1 acres	1 acres	2.15 acres
Other	None	None	None	None

* Listing 2 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 The features of this house are all similar to that of the subject. Variances in year built, SF, lot size, distance, values, style, condition, etc are due to limited comps available in the subject neighborhood. The best comps available have been used in the report. Due to lack of comps at the present time, I had to move further out to get comps that were comparable to the subject property. I used larger area and widened GLA and Total bed bath count.

Listing 2 Location, SF, and year built all compare to that of the subject property. Variances in year built, SF, lot size, distance, values, style, condition, etc are due to limited comps available in the subject neighborhood. The best comps available have been used in the report. Due to lack of comps at the present time, I had to move further out to get comps that were comparable to the subject property. I used larger area and widened GLA and Total bed bath count.

Listing 3 This house has similar features to the subject including SF, year, and condition. Variances in year built, SF, lot size, distance, values, style, condition, etc are due to limited comps available in the subject neighborhood. The best comps available have been used in the report. Due to lack of comps at the present time, I had to move further out to get comps that were comparable to the subject property. I used larger area and widened GLA and Total bed bath count.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	94 Aspen Road	8 Olsen	15 Futures	19 Adam
City, State	Edgewood, NEWMEXICO	Edgewood, NM	Edgewood, NM	Edgewood, NM
Zip Code	87015	87015	87015	87015
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.37 ¹	0.88 ¹	0.53 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$185,000	\$235,000	\$179,999
List Price \$	--	\$185,000	\$235,000	\$179,999
Sale Price \$	--	\$185,000	\$235,000	\$175,500
Type of Financing	--	Convention	Convention	Convention
Date of Sale	--	03/30/2021	02/04/2021	09/02/2020
DOM · Cumulative DOM	-- · --	3 · 61	5 · 63	10 · 63
Age (# of years)	25	29	24	31
Condition	Good	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 Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,183	1,020	1,360	1,025
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 1	3 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	1 acres	2.26 acres	1 acres	1.05 acres
Other	None	None	None	None
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$185,000	\$235,000	\$175,500

* Sold 1 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** This house compares to the Subject in year built, SF, and condition. Variances in year built, SF, lot size, distance, values, style, condition, etc are due to limited comps available in the subject neighborhood. The best comps available have been used in the report. Due to lack of comps at the present time, I had to move further out to get comps that were comparable to the subject property. I used larger area and widened GLA and Total bed bath count.
- Sold 2** Year built, SF, and style are all comparable to that of the subject property. Variances in year built, SF, lot size, distance, values, style, condition, etc are due to limited comps available in the subject neighborhood. The best comps available have been used in the report. Due to lack of comps at the present time, I had to move further out to get comps that were comparable to the subject property. I used larger area and widened GLA and Total bed bath count.
- Sold 3** Style, GLA, and location, are all similar to that of the Subject property. Variances in year built, SF, lot size, distance, values, style, condition, etc are due to limited comps available in the subject neighborhood. The best comps available have been used in the report. Due to lack of comps at the present time, I had to move further out to get comps that were comparable to the subject property. I used larger area and widened GLA and Total bed bath count.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There are no listing history comments for the past 12 months			
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	\$208,500	\$208,500
Sales Price	\$198,500	\$198,500
30 Day Price	\$188,500	--
Comments Regarding Pricing Strategy		
I looked at the Sold comps as well as the assessed value of the subject property to help determine the Suggested List Price.		

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



Address Verification



Side



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 29 Futures
Edgewood, NM 87015



Front

L2 3 Barzon
Edgewood, NM 87015



Front

L3 24 Roberts
Edgewood, NM 87015



Front

Sales Photos

S1 8 Olsen
Edgewood, NM 87015



Front

S2 15 Futures
Edgewood, NM 87015



Front

S3 19 Adam
Edgewood, NM 87015



Front

ClearMaps Addendum

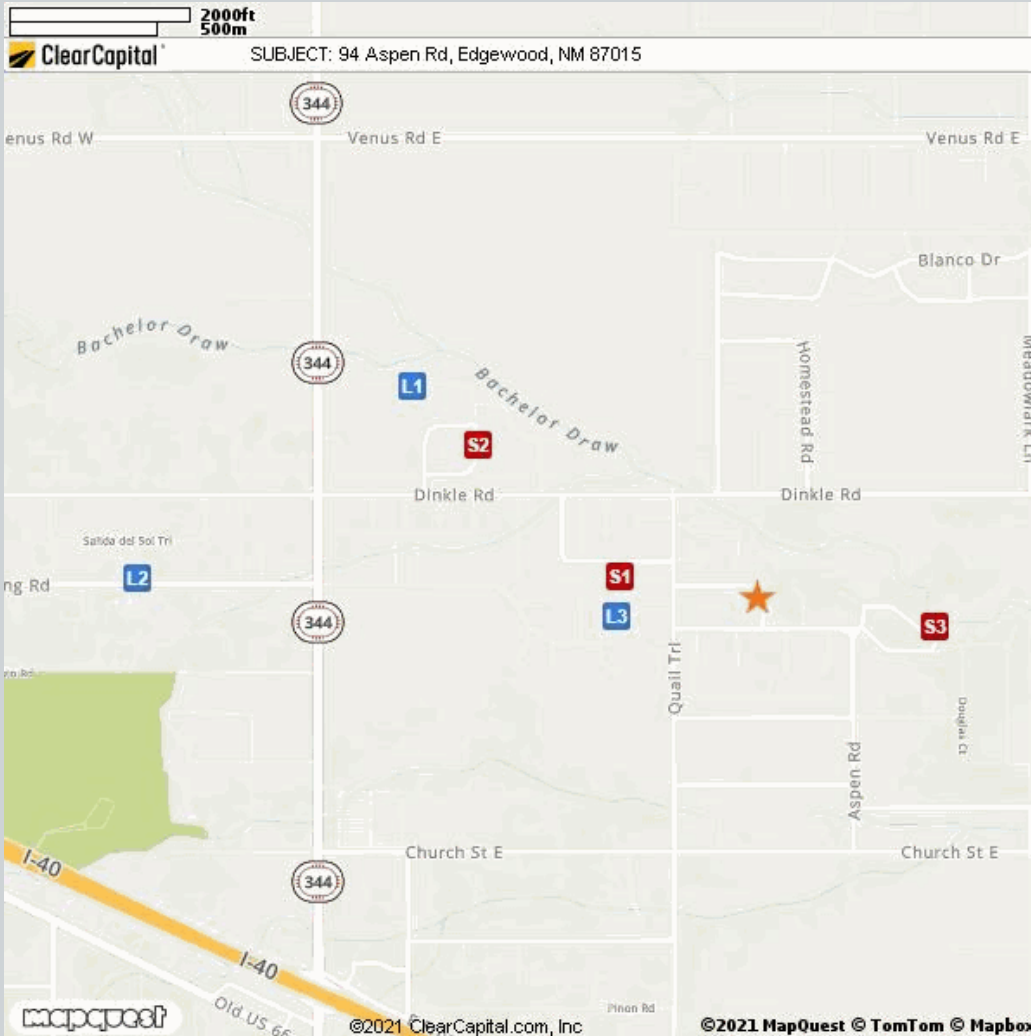
Address ★ 94 Aspen Road, Edgewood, NEWMEXICO 87015

Loan Number 44478

Suggested List \$208,500

Suggested Repaired \$208,500

Sale \$198,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	94 Aspen Road, Edgewood, NewMexico 87015	--	Parcel Match
L1 Listing 1	29 Futures, Edgewood, NM 87015	1.12 Miles ¹	Street Centerline Match
L2 Listing 2	3 Barzon, Edgewood, NM 87015	1.72 Miles ¹	Parcel Match
L3 Listing 3	24 Roberts, Edgewood, NM 87015	0.38 Miles ¹	Parcel Match
S1 Sold 1	8 Olsen, Edgewood, NM 87015	0.37 Miles ¹	Parcel Match
S2 Sold 2	15 Futures, Edgewood, NM 87015	0.88 Miles ¹	Parcel Match
S3 Sold 3	19 Adam, Edgewood, NM 87015	0.53 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	John Pruitt	Company/Brokerage	Pruitt Realty, LLC
License No	19332	Address	9100 BERRYESSA RD NE ALBUQUERQUE NM 87122
License Expiration	12/31/2021	License State	NM
Phone	5053667746	Email	brittonpruitt@gmail.com
Broker Distance to Subject	21.97 miles	Date Signed	05/25/2021

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.