

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	1466 Golden Eye Loop, Rio Rancho, NM 87144	Order ID	7298232	Property ID	30158434
Inspection Date	05/15/2021	Date of Report	05/15/2021		
Loan Number	44849	APN	R050566		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sandoval		

Tracking IDs

Order Tracking ID	0514BPO	Tracking ID 1	0514BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	CHRISTOPHER G UTZMAN	Condition Comments	
R. E. Taxes	\$1,433	Subject appears to be in average condition. No damage seen at the time. Yard is being maintained	
Assessed Value	\$38,377		
Zoning Classification	Residential		
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		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	Neighborhood in average and stable condition. REO properties are low. Supply and demand are stable. Property value has gone up 10.42% in the past 12 months. Seller Concessions are negotiated and not usually advertised.	
Sales Prices in this Neighborhood	Low: \$125,000 High: \$325,000		
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	1466 Golden Eye Loop	1416 Lupine Drive	1908 Apple Court	728 Ocate Meadows Drive
City, State	Rio Rancho, NM	Rio Rancho, NM	Rio Rancho, NM	Rio Rancho, NM
Zip Code	87144	87144	87144	87144
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	37.60 ¹	37.35 ¹	36.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$190,000	\$209,900	\$225,000
List Price \$	--	\$190,000	\$209,900	\$225,000
Original List Date		03/27/2021	05/14/2021	03/24/2021
DOM · Cumulative DOM	-- · --	2 · 49	1 · 1	7 · 52
Age (# of years)	30	29	27	20
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	2 Stories Ranch	1 Story Ranch	2 Stories Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,532	1,383	1,414	1,575
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2 · 1	3 · 2
Total Room #	7	6	7	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	0.17 acres	0.16 acres	0.18 acres	0.16 acres
Other	--	--	--	--

* 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** Open floor plan, large living area and cozy dine-in kitchen make this home perfect for spending time with family or guests. Large backyard with 16 feet side entrance.
- Listing 2** Welcome home to this 3 bedroom 3 bathroom home nestled in a Cul De Sac located in North Hills Rio Rancho. Owned Solar here, so be sure to check out the energy savings. This two story home has the perfect floorplan. Downstairs you will find the beautifully open kitchen and all the entertaining space you could need. Upstairs you will find your three bedrooms, guest bath, and spacious Master suite. The backyard is ready for your imagination.
- Listing 3** Single Level Dr Horton Home in Northern Meadows Neighborhood of Rio Rancho. This property features an amazing open floor plan with vaulted ceilings, gas fireplace, and laminate wood floors in living area + all 3 bedrooms. Possible 4th bedroom or perfect office space for working from home. Kitchen features stainless steel appliances, kitchen island, and open dining space. Master bedroom is secluded w/ large private ensuite featuring a soaking tub and separate walk in shower and walk in closet. 2 car garage is oversized for storage + features backyard access door.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1466 Golden Eye Loop	1888 Raspberry Court	1704 Chamisa Road	1825 Gallinas Road
City, State	Rio Rancho, NM	Rio Rancho, NM	Rio Rancho, NM	Rio Rancho, NM
Zip Code	87144	87144	87144	87144
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	37.33 ¹	37.63 ¹	37.99 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$199,999	\$215,000	\$210,000
List Price \$	--	\$199,999	\$205,000	\$210,000
Sale Price \$	--	\$195,000	\$198,000	\$208,000
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	12/18/2020	02/12/2021	03/08/2021
DOM · Cumulative DOM	-- · --	11 · 56	5 · 40	1 · 37
Age (# of years)	30	27	28	20
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	2 Stories Ranch	2 Stories Ranch	2 Stories Ranch	2 Stories Ranch
# Units	1	1	1	1
Living Sq. Feet	1,532	1,485	1,414	1,564
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	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	0.17 acres	0.20 acres	0.18 acres	0.17 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$195,000	\$198,000	\$208,000

* 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** Soaring ceiling in great room. Master bedroom is on main level with walk in closet. 2 bedrooms and a bath on upper level. Larger backyard with beautiful mountain views. Street is a cul de sac
- Sold 2** 3 bedrooms with 2.5 baths and huge backyard with covered patio and side access. This home won't last long.
- Sold 3** Welcome to this well maintained home. The covered porch provides a space to sit back and relax or enter the home to find a family room that is great for entertaining with a cozy fireplace and easy access to the back yard for barbecues. The backyard has a nice brick wall, grass, and a fire pit. The eat in kitchen is open to the family room. It has recessed lighting, a large pantry and space for a kitchen table and chairs.

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	\$205,000	\$205,000
Sales Price	\$200,000	\$200,000
30 Day Price	\$195,000	--
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. Had to go to a 2 mile radius for listing comps due to a shortage of listings.		

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



Street

Listing Photos

L1 1416 Lupine Drive
Rio Rancho, NM 87144



Front

L2 1908 APPLE Court
Rio Rancho, NM 87144



Front

L3 728 Ocate Meadows Drive
Rio Rancho, NM 87144



Front

Sales Photos

S1 1888 RASPBERRY Court
Rio Rancho, NM 87144



Front

S2 1704 CHAMISA Road
Rio Rancho, NM 87144



Front

S3 1825 GALLINAS Road
Rio Rancho, NM 87144



Front

ClearMaps Addendum

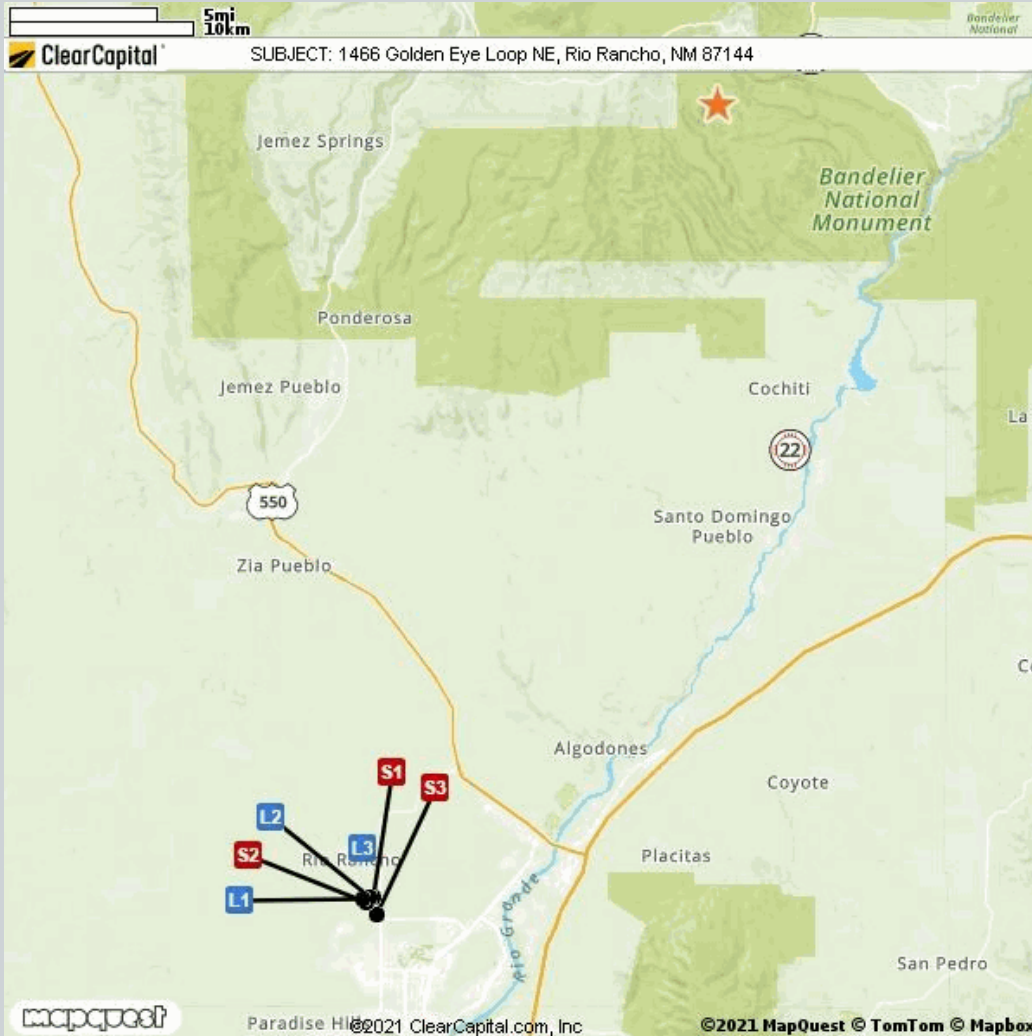
Address ★ 1466 Golden Eye Loop, Rio Rancho, NM 87144

Loan Number 44849

Suggested List \$205,000

Suggested Repaired \$205,000

Sale \$200,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1466 Golden Eye Loop, Rio Rancho, NM 87144	--	Parcel Match
L1 Listing 1	1416 Lupine Drive, Rio Rancho, NM 87144	37.60 Miles ¹	Parcel Match
L2 Listing 2	1908 Apple Court, Rio Rancho, NM 87144	37.35 Miles ¹	Parcel Match
L3 Listing 3	728 Ocate Meadows Drive, Rio Rancho, NM 87144	36.29 Miles ¹	Parcel Match
S1 Sold 1	1888 Raspberry Court, Rio Rancho, NM 87144	37.33 Miles ¹	Parcel Match
S2 Sold 2	1704 Chamisa Road, Rio Rancho, NM 87144	37.63 Miles ¹	Parcel Match
S3 Sold 3	1825 Gallinas Road, Rio Rancho, NM 87144	37.99 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	46.43 miles	Date Signed	05/15/2021

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.