

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	4114 La Merced Court, Rio Rancho, NM 87124	Order ID	7432733	Property ID	30650809
Inspection Date	07/14/2021	Date of Report	07/15/2021		
Loan Number	45594	APN	R021737		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sandoval		

Tracking IDs					
Order Tracking ID	0714BPO_BOTW	Tracking ID 1	0714BPO_BOTW		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	EDWARD J LARMOND	Condition Comments	
R. E. Taxes	\$1,229		Frame/stucco constructed single story home that conforms. Condition is not known.
Assessed Value	\$32,908		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
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		Older tract housing neighborhood that is well located in the city, close to all areas and everyday shopping etc. Current market is a strong seller market, low listing inventory.
Sales Prices in this Neighborhood	Low: \$192340 High: \$415960		
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	4114 La Merced Court	405 Cerro De Ortega	4703 Leon Grande Ave	504 Gral Trevino Dr
City, State	Rio Rancho, NM	Rio Rancho, NM	Rio Rancho, NM	Rio Rancho, NM
Zip Code	87124	87124	87124	87124
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.24 ¹	0.61 ¹	0.27 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$215,000	\$225,000	\$245,000
List Price \$	--	\$215,000	\$225,000	\$245,000
Original List Date		07/11/2021	06/11/2021	05/27/2021
DOM · Cumulative DOM	-- · --	1 · 4	3 · 34	23 · 49
Age (# of years)	48	47	46	47
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	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,401	1,460	1,505	1,300
Bdrm · Bths · ½ Bths	2 · 1 · 1	3 · 2	3 · 2	42 · 0 · 7
Total Room #	5	5	5	0
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 4 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.26 acres	.31 acres	.25 acres	.26 acres
Other	fencing	fencing	fencing	fencing

* 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.

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

Listing 1 Front yard landscaping, covered patio and oversized garage with heated workshop. No updating mentioned in MLS.

Listing 2 Front and rear yard landscaping, auto irrigation system and covered patio.....fresh paint and new carpeting. Updated bathrooms too.

Listing 3 Front and rear yard landscaping, covered patio. Lots of updating has been done including kitchen and bathrooms.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4114 La Merced Court	808 San Juan De Rio	4006 Las Cimbras Ct	4701 El Bardo Ct
City, State	Rio Rancho, NM	Rio Rancho, NM	Rio Rancho, NM	Rio Rancho, NM
Zip Code	87124	87124	87124	87124
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.30 ¹	0.54 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$155,000	\$218,000	\$225,000
List Price \$	--	\$155,000	\$218,000	\$225,000
Sale Price \$	--	\$200,000	\$223,000	\$230,000
Type of Financing	--	Cash	Conv	Conv
Date of Sale	--	06/10/2021	06/10/2021	05/12/2021
DOM · Cumulative DOM	-- · --	2 · 24	4 · 41	3 · 69
Age (# of years)	48	48	47	47
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	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,401	1,325	1,400	1,451
Bdrm · Bths · ½ Bths	2 · 1 · 1	2 · 2	2 · 2	4 · 2
Total Room #	5	4	4	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.26 acres	.25 acres	.25 acres	.3 acres
Other	fencing	fencing	fencing	fencing
Net Adjustment	--	+\$2,000	\$0	+\$4,000
Adjusted Price	--	\$202,000	\$223,000	\$234,000

* Sold 2 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.

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

Sold 1 Front and rear yard landscaping, covered patio...well maintained with some updating including a new roof. +\$2k=garage

Sold 2 Front and rear yard landscaping, covered patio.....no updating mentioned, however, the property is well maintained.

Sold 3 Front and rear yard landscaping, open patio, RV parking pad and frot courtyard. Oversized garage +\$4k=garage

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				na			
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	\$220,000	\$220,000
Sales Price	\$215,000	\$215,000
30 Day Price	\$210,000	--
Comments Regarding Pricing Strategy		
Based on current sold comps in this neighborhood this is fair value.		

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 405 Cerro de Ortega
Rio Rancho, NM 87124



Front

L2 4703 Leon Grande Ave
Rio Rancho, NM 87124



Front

L3 504 Gral Trevino Dr
Rio Rancho, NM 87124



Front

Sales Photos

S1 808 San Juan de Rio
Rio Rancho, NM 87124



Front

S2 4006 Las Cimbras Ct
Rio Rancho, NM 87124



Front

S3 4701 El Bardo Ct
Rio Rancho, NM 87124



Bedroom

ClearMaps Addendum

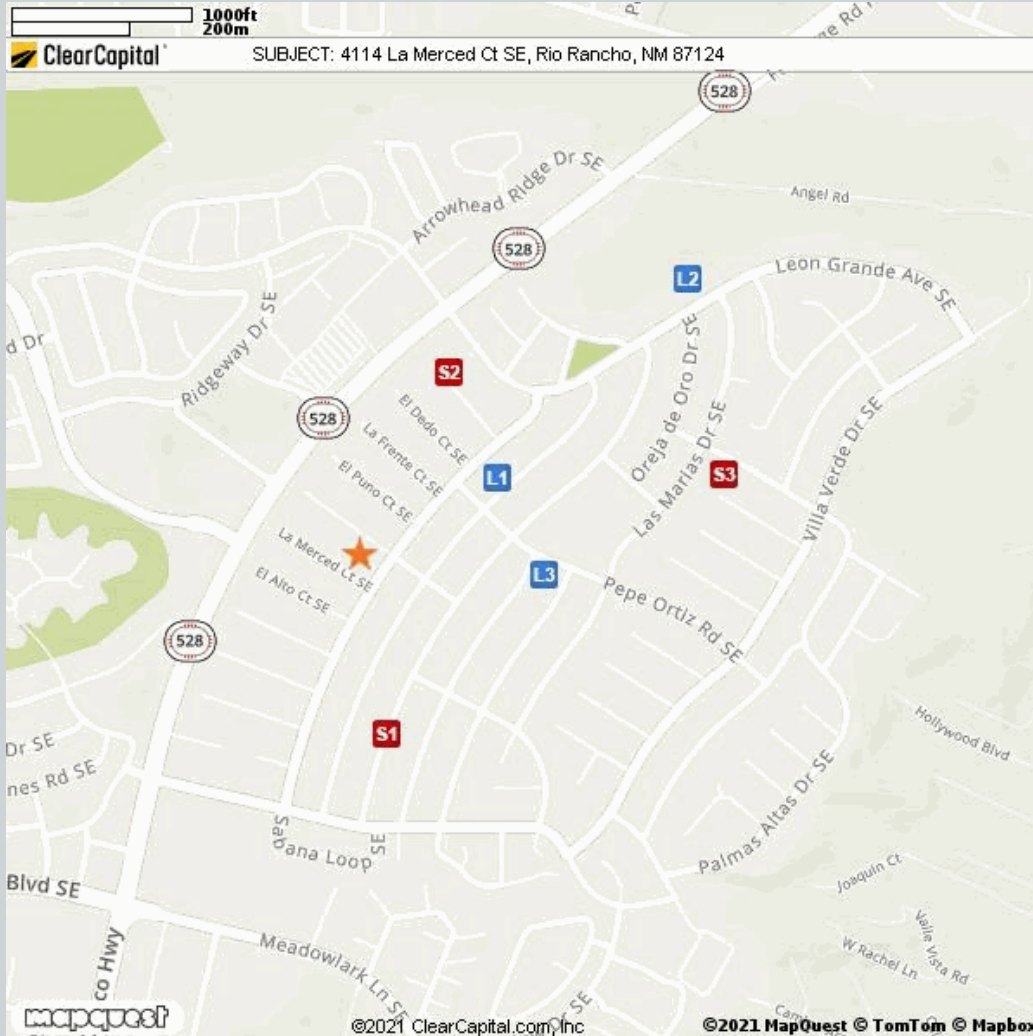
Address ★ 4114 La Merced Court, Rio Rancho, NM 87124

Loan Number 45594

Suggested List \$220,000

Suggested Repaired \$220,000

Sale \$215,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4114 La Merced Court, Rio Rancho, NM 87124	--	Parcel Match
L1 Listing 1	405 Cerro De Ortega, Rio Rancho, NM 87124	0.24 Miles ¹	Parcel Match
L2 Listing 2	4703 Leon Grande Ave, Rio Rancho, NM 87124	0.61 Miles ¹	Street Centerline Match
L3 Listing 3	504 Gral Trevino Dr, Rio Rancho, NM 87124	0.27 Miles ¹	Parcel Match
S1 Sold 1	808 San Juan De Rio, Rio Rancho, NM 87124	0.25 Miles ¹	Street Centerline Match
S2 Sold 2	4006 Las Cimbras Ct, Rio Rancho, NM 87124	0.30 Miles ¹	Parcel Match
S3 Sold 3	4701 El Bardo Ct, Rio Rancho, NM 87124	0.54 Miles ¹	Street Centerline 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	Susan Bloom	Company/Brokerage	Realty 1 of New Mexico
License No	26181	Address	1920 Rosewood Ave NW Albuquerque NM 87120
License Expiration	03/31/2022	License State	NM
Phone	5052280671	Email	sbbloom2000@aol.com
Broker Distance to Subject	10.55 miles	Date Signed	07/14/2021

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.