

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	30 Camino Del Torreon, Placitas, NEWMEXICO 87043	Order ID	9334224	Property ID	35392131
Inspection Date	05/13/2024	Date of Report	05/23/2024		
Loan Number	48385	APN	1026073176260		
Borrower Name	Champerey Real Estate 2015 LLC	County	Sandoval		

Tracking IDs

Order Tracking ID	5.9_Atlas_AgedBPO	Tracking ID 1	5.9_Atlas_AgedBPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Champerey Real Estate 2015 Llc	Condition Comments Subject property appears to be in overall average condition from exterior street view with little or no deferred maintenance observed. Well maintained lot surrounded by mature landscaping. Updated yard maintenance suggested due to overgrown weeds on lot.
R. E. Taxes	\$5,817	
Assessed Value	\$260,755	
Zoning Classification	R1	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Exterior doors and windows are closed)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$500	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$500	
HOA	No	
Visible From Street	Visible	
Road Type	Private	

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments Subject neighborhood consists of both older and newer built homes on mainly large .5+ acre lots that are spread out throughout area. Zoning differs as some properties throughout area are zoned for agricultural purposes allowing horses/livestock with barns and stalls, whereas other properties are zoned just for residential purposes. Neighborhood located approximately 5 miles from freeway access
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$425,000 High: \$1,328,878	
Market for this type of property	Increased 1 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	30 Camino Del Torreon	71 Tunnel Springs Rd.	49 Calle De Sol	58 Vista De Las Sandias
City, State	Placitas, NEWMEXICO	Placitas, NM	Placitas, NM	Placitas, NM
Zip Code	87043	87043	87043	87043
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.67 ¹	3.54 ¹	3.55 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$839,000	\$899,000	\$947,000
List Price \$	--	\$839,000	\$899,000	\$947,000
Original List Date		04/27/2024	03/25/2024	02/14/2024
DOM · Cumulative DOM	-- · --	17 · 26	50 · 59	81 · 99
Age (# of years)	21	24	37	28
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	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	1 Story Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	3,748	3,941	4,137	4,070
Bdrm · Bths · ½ Bths	4 · 3	4 · 3 · 1	4 · 5 · 2	3 · 3 · 1
Total Room #	8	8	8	7
Garage (Style/Stalls)	Attached 3 Car(s)	Detached 2 Car(s)	Detached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	Pool - Yes	--
Lot Size	2.27 acres	1.6 acres	2 acres	1.9 acres
Other	None	None	None	None

* 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.

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

Listing 1 Equal age, square footage and room count. Inferior garage space. MLS: 2 master suites, alarm system, beamed ceilings.

Listing 2 Equal garage space, room count, lot size, square footage. MLS: Beamed ceilings, new carpeting, wood burning.

Listing 3 Inferior room count. Equal age, square footage and garage space. MLS: 2 living areas, alarm system, kiva fireplace.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	30 Camino Del Torreon	3 E Cielo Azul Ct.	1 Sky Mountain Rd.	27 Calle Corvo
City, State	Placitas, NEWMEXICO	Placitas, NM	Placitas, NM	Placitas, NM
Zip Code	87043	87043	87043	87043
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.75 ¹	8.59 ¹	4.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$850,000	\$1,000,000	\$899,000
List Price \$	--	\$799,000	\$850,000	\$899,000
Sale Price \$	--	\$780,000	\$825,000	\$880,000
Type of Financing	--	Cash	Conventional	Cash
Date of Sale	--	01/26/2024	10/17/2023	11/07/2023
DOM · Cumulative DOM	-- · --	140 · 192	85 · 145	12 · 39
Age (# of years)	21	24	24	31
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	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain	Beneficial ; Mountain
Style/Design	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	3,748	3,349	4,072	3,953
Bdrm · Bths · ½ Bths	4 · 3	4 · 3	3 · 3 · 1	4 · 3 · 1
Total Room #	8	8	7	8
Garage (Style/Stalls)	Attached 3 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	2.27 acres	1 acres	1 acres	1.9 acres
Other	None	None	None	None
Net Adjustment	--	+\$18,470	-\$220	-\$4,650
Adjusted Price	--	\$798,470	\$824,780	\$875,350

* 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.

Recent Sales - Cont.

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

- Sold 1** Adjustments based on inferior square footage (11,970), garage space (1500) and lot size (5000). MLS: 2 master suites, alarm system, walk-in closets.
- Sold 2** Adjustments based on superior square footage (-9720) and inferior room count (3000), garage space (1500) and lot size (5000). MLS: Concrete floors, 2 living areas, skylights.
- Sold 3** Adjustments based on superior square footage (-6150) and inferior garage space (1500). MLS: Built-in bookcases, breakfast nook, newer roof and paint.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Morenus Real Estate	Subject property is currently listed for sale.					
Listing Agent Name	Melissa Moenus						
Listing Agent Phone	505-620-5504						
# 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
11/10/2023	\$799,900	05/10/2024	\$599,900	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$855,000	\$855,500
Sales Price	\$840,000	\$840,500
30 Day Price	\$830,000	--
Comments Regarding Pricing Strategy		
<p>Subject property is underpriced for subject area, lot size and condition. Some comps outside a 1 mile radius due to rural location, lack of comps and overall large .50+ acre lots in area. Lot sizes and ages vary greatly throughout neighborhood. All comps used are in similar areas with similar values. Suggested list price is based on 98% list price to sale price ratio of comparable sales in area within the past 6 months. Suggested the property market value to stay in line with current listed inventory. Absorption Rate: There are currently 3 months of competing inventory within a 5 mile radius and 500 +/- square feet of subject property.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 71 Tunnel Springs Rd.
Placitas, NM 87043



Front

L2 49 Calle de Sol
Placitas, NM 87043



Front

L3 58 Vista de las Sandias
Placitas, NM 87043



Front

Sales Photos

S1 3 E Cielo Azul Ct.
Placitas, NM 87043



Front

S2 1 Sky Mountain Rd.
Placitas, NM 87043



Front

S3 27 Calle Corvo
Placitas, NM 87043



Front

ClearMaps Addendum

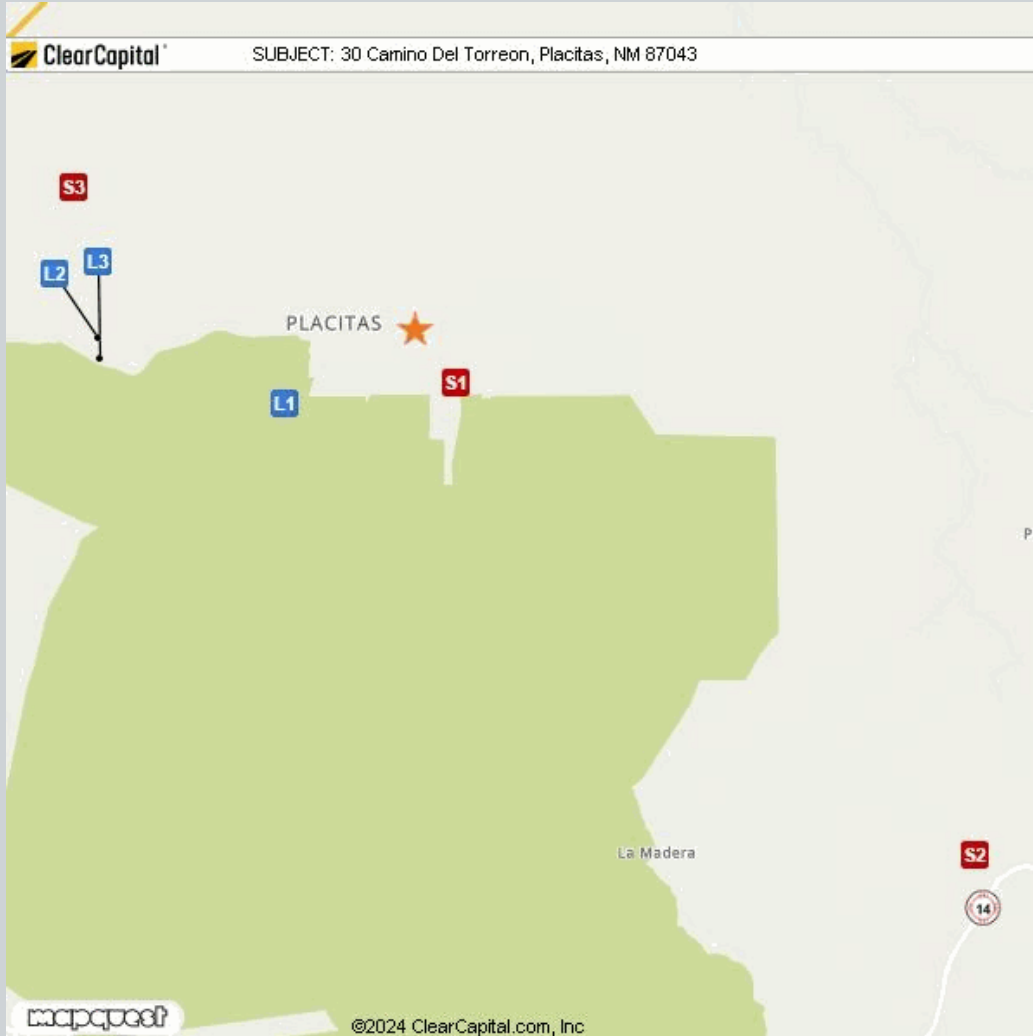
Address ★ 30 Camino Del Torreon, Placitas, NEWMEXICO 87043

Loan Number 48385

Suggested List \$855,000

Suggested Repaired \$855,500

Sale \$840,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	30 Camino Del Torreon, Placitas, NewMexico 87043	--	Street Centerline Match
L1 Listing 1	71 Tunnel Springs Rd., Placitas, NM 87043	1.67 Miles ¹	Street Centerline Match
L2 Listing 2	49 Calle De Sol, Placitas, NM 87043	3.54 Miles ¹	Parcel Match
L3 Listing 3	58 Vista De Las Sandias, Placitas, NM 87043	3.55 Miles ¹	Parcel Match
S1 Sold 1	3 E Cielo Azul Ct., Placitas, NM 87043	0.75 Miles ¹	Parcel Match
S2 Sold 2	1 Sky Mountain Rd., Placitas, NM 87043	8.59 Miles ¹	Street Centerline Match
S3 Sold 3	27 Calle Corvo, Placitas, NM 87043	4.13 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	Rosalia Collins	Company/Brokerage	Coldwell Banker Legacy
License No	38642	Address	926 Pueblo Solano NW ALBUQUERQUE NM 87107
License Expiration	07/31/2024	License State	NM
Phone	5059347673	Email	rose.c.estates@gmail.com
Broker Distance to Subject	16.27 miles	Date Signed	05/14/2024

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:

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.