

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	10448 Toscana Street, Albuquerque, NM 87114	Order ID	8017254	Property ID	32276421
Inspection Date	03/03/2022	Date of Report	03/03/2022		
Loan Number	48598	APN	100906533044812142		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Bernalillo		

Tracking IDs					
Order Tracking ID	03.02.22 - 03.03.22 BPO	Tracking ID 1	03.02.22 - 03.03.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	RUBY L MASCARENAS	Condition Comments Subject appears to be in average condition. No damage seen at the time. Yard is being
R. E. Taxes	\$2,814	
Assessed Value	\$66,461	
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	Ventana ranch west 505888-4479	
Association Fees	\$23 / Month (Other: Streets and security)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Neighborhood in average and stable condition. REO properties are low. Supply low and demand high. Property value has gone up 6.08% in the past 12 months. Seller Concessions are negotiated and not usually advertised.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$175,000 High: \$425,000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	10448 Toscana Street	7901 Cloudveil Place	7419 Tolleson Avenue	7109 Avignon Court
City, State	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM
Zip Code	87114	87114	87114	87114
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.93 ¹	0.33 ¹	0.08 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$315,000	\$339,900	\$350,000
List Price \$	--	\$315,000	\$339,900	\$350,000
Original List Date		02/24/2022	02/07/2022	01/28/2022
DOM · Cumulative DOM	-- · --	3 · 7	2 · 24	6 · 34
Age (# of years)	19	16	20	19
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	2,463	2,150	2,232	2,490
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	8	8	8	8
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	0.12 acres	0.20 acres	0.10 acres	0.12 acres
Other	--	--	--	--

* Listing 3 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** Master with built-ins. Master bath has a garden tub/shower combo, double sinks and 2 master closets! Outside enjoy the flagstone patio covered with a custom pergola! Fully landscaped front yard
- Listing 2** Come see this desirable Ventana Ranch beauty where pride of ownership is apparent. You can enjoy eating breakfast in the kitchen nook, BBQing with friends in the backyard or snuggling up with a good book in your HUGE Master Bedroom. The custom tile is exquisite! The front door is a Renewal by Anderson and back slider has a security lock. All the windows have light filtering, cordless honeycomb shades. The appliances, sprinkler and alarm system all are apart of this fully functional property.
- Listing 3** Tucked in a cul de sac, this beautiful two story home boasts 4 large bedrooms and 2 baths on the top floor. The main floor is equipped with a large open kitchen, two living areas, pantry, breakfast nook, laundry room, and a half bath. The attractive design includes high ceilings, a fireplace, and sliding glass doors which open to a covered patio, with an established Mimosa tree and well-sized, walled-in back yard.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	10448 Toscana Street	7600 Snowy Egret Court	7731 Snowy Egret Court	7805 Angel Peak Road
City, State	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM
Zip Code	87114	87114	87114	87114
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.52 ¹	0.62 ¹	0.67 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$295,000	\$345,000	\$348,000
List Price \$	--	\$295,000	\$330,000	\$328,000
Sale Price \$	--	\$310,000	\$320,000	\$328,000
Type of Financing	--	Cash	Fha	Conventional
Date of Sale	--	01/11/2022	02/22/2022	01/26/2022
DOM · Cumulative DOM	-- · --	3 · 48	33 · 169	17 · 71
Age (# of years)	19	17	18	17
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	2,463	2,208	2,400	2,667
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	3 · 2 · 1
Total Room #	8	8	8	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	0.12 acres	0.13 acres	0.11 acres	0.11 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$310,000	\$320,000	\$328,000

* 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.

Recent Sales - Cont.

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

- Sold 1** Main level features bright and open floor plan with spacious living room and dining/breakfast area that opens onto back patio. Kitchen has center island/breakfast bar, corner pantry and lots of counter and cabinet space. Convenient half bath and laundry room also on main level. The upper level features 4 bedrooms - all with walk-in closets, 2 full baths and a large loft area. Roomy Primary bedroom features an en-suite bath. Spacious walled backyard has a gazebo to enjoy the evenings. Pinon Pointe community park close by.
- Sold 2** This is your chance to own this lovely home located in Ventana Ranch on a quiet cul-de- sac. The home features 3 living areas, 4 bedrooms and 3 full bathrooms. The kitchen has plenty of cabinets, counter space, a kitchen island and a breakfast nook. The spacious master bedroom has a large walk-in closet. The bedroom on the first floor has a full bathroom.
- Sold 3** 3 bedrooms, 2.5 baths, 2,667 sq. ft, 2 car garage and 3 living areas! Eat-in kitchen with island, snack bar, dishwasher, freestanding gas stove, built-in microwave, corner pantry and open to family room with gas log fireplace and back yard. Huge loft and small balcony at the top of the stairs is perfect for a rec area. Arched doorways, ceiling fans, large master bedroom with built-in shelves, window seat, gas log fireplace and full bath. Master bath with garden tub, separate shower, double sinks and LARGE walk-in closet. Refrigerated air, covered front porch, easy care landscaping front and back, covered and open patios.

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	\$325,000	\$325,000
Sales Price	\$320,000	\$320,000
30 Day Price	\$315,000	--
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.		

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 7901 CLOUDVEIL Place
Albuquerque, NM 87114



Front

L2 7419 Tolleson Avenue
Albuquerque, NM 87114



Front

Sales Photos

S1 7600 SNOWY EGRET Court
Albuquerque, NM 87114



Front



Front

S2 7731 SNOWY EGRET Court
Albuquerque, NM 87114



Front

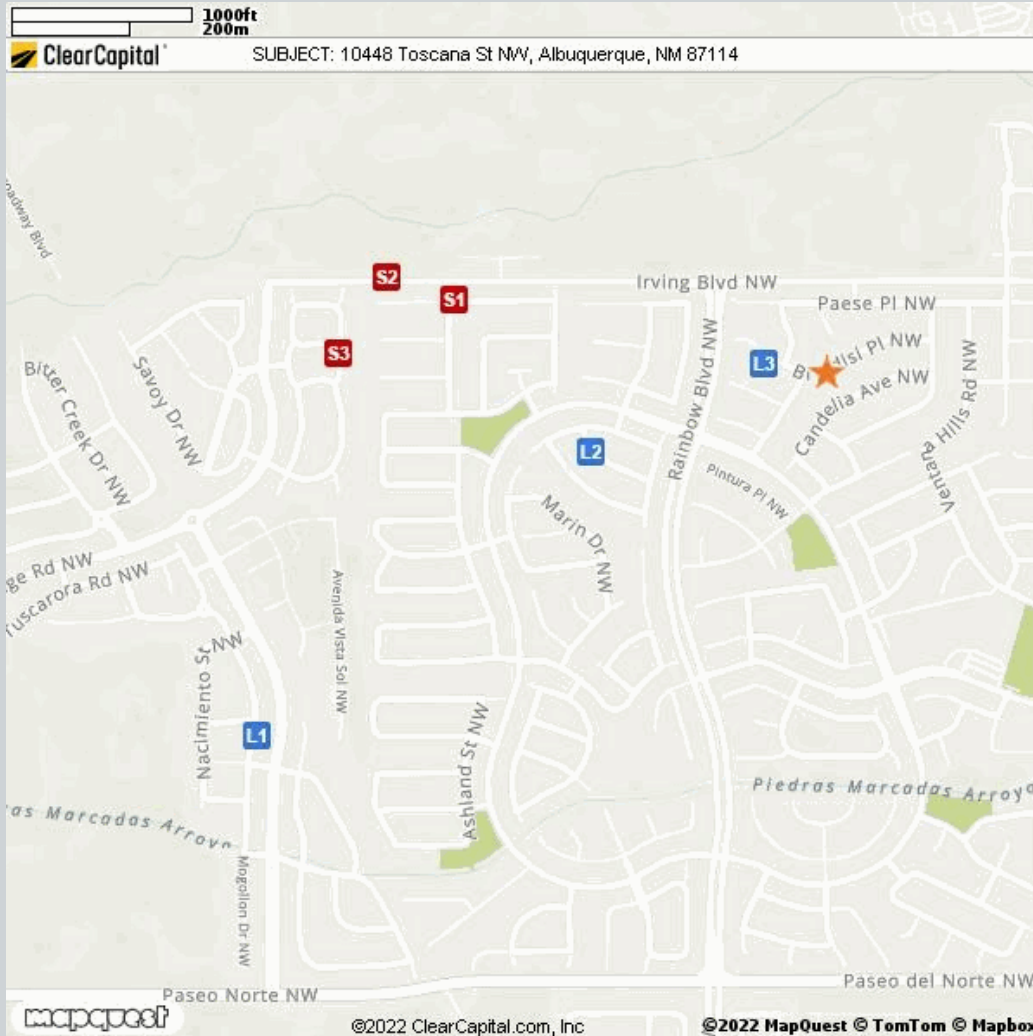
S3 7805 Angel Peak Road
Albuquerque, NM 87114



Front

ClearMaps Addendum

Address ★ 10448 Toscana Street, Albuquerque, NM 87114
Loan Number 48598 **Suggested List** \$325,000 **Suggested Repaired** \$325,000 **Sale** \$320,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10448 Toscana Street, Albuquerque, NM 87114	--	Parcel Match
L1 Listing 1	7901 Cloudveil Place, Albuquerque, NM 87114	0.93 Miles ¹	Parcel Match
L2 Listing 2	7419 Tolleson Avenue, Albuquerque, NM 87114	0.33 Miles ¹	Parcel Match
L3 Listing 3	7109 Avignon Court, Albuquerque, NM 87114	0.08 Miles ¹	Parcel Match
S1 Sold 1	7600 Snowy Egret Court, Albuquerque, NM 87114	0.52 Miles ¹	Parcel Match
S2 Sold 2	7731 Snowy Egret Court, Albuquerque, NM 87114	0.62 Miles ¹	Parcel Match
S3 Sold 3	7805 Angel Peak Road, Albuquerque, NM 87114	0.67 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	5123 Tecolote NW Albuquerque NM 87120
License Expiration	09/30/2024	License State	NM
Phone	5056881976	Email	billyjackrealty@gmail.com
Broker Distance to Subject	4.31 miles	Date Signed	03/03/2022

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.