

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	1506 Cochiti Street, Santa Fe, NM 87505	Order ID	8075759	Property ID	32428276
Inspection Date	03/25/2022	Date of Report	03/26/2022		
Loan Number	48958	APN	012035968		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Santa Fe		

Tracking IDs					
Order Tracking ID	03.24.22 BPO	Tracking ID 1	03.24.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	ROBERT O RITA PEREA	Condition Comments	
R. E. Taxes	\$167,224	<p>The Subject property has a wood fence that blocks the view from the street. The subject property is visible for the drive way opening. Accessory unit on the lot is occupies and seem to have a different address County Record image has been up loaded. The main address 1506 Cochiti St is 1540 Sq Ft and the exterior condition could use stucco repair/or re- stucco as there appeared to be a unstucco'd storage area connect to the structure. the roof/facia appears to show excess wear roof may need to be maintained but was not inspected. Accessory unit 1506 Cochiti St A is 866 Sq Ft does not appear to have any obvious signs of repair needed.</p>	
Assessed Value	\$50,737		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$12,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$12,000		
HOA	No		
Visible From Street	Partially Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	<p>Neighborhood surrounding residence appear to be vary in condition. It is a older neighborhood with few on street parked cars.</p>	
Sales Prices in this Neighborhood	Low: \$295000 High: \$605000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1506 Cochiti Street	1417 Agua Fria St	106 Taos St	1833 Hopewell St
City, State	Santa Fe, NM	Santa Fe, NM	Santa Fe, NM	Santa Fe, NM
Zip Code	87505	87505	87505	87505
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.90 ¹	0.14 ¹	0.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$345,000	\$355,000	\$399,900
List Price \$	--	\$345,000	\$355,000	\$385,000
Original List Date		03/08/2022	02/19/2022	11/30/2021
DOM · Cumulative DOM	-- · --	16 · 18	13 · 35	49 · 116
Age (# of years)	87	68	82	55
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 Pueblo	1 Story Other	1 Story Other	1 Story Other
# Units	1	1	1	1
Living Sq. Feet	1,540	1,742	1,234	1,962
Bdrm · Bths · ½ Bths	2 · 2	3 · 1 · 1	2 · 1	3 · 2
Total Room #	5	6	4	6
Garage (Style/Stalls)	None	None	None	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.20 acres	0.29 acres	0.31 acres	0.16 acres
Other	Guest House	--	Guest House	--

* 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 Listing comp 1 is in the same zip as subject property, it is larger in square footage with the same number of bathrooms and an addition bedroom, it is on a larger lot and does not have an accessory unit.

Listing 2 Listing comp 2 is in the same zip as subject property, it is smaller in square footage with the same number of bedroom and one less bathroom, it is on a larger lot and does have an accessory unit.

Listing 3 Listing comp 3 is in the same zip as subject property, it is larger in square footage with an additional bedroom and same number of bathrooms, it is on a smaller lot and does not have an accessory unit.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1506 Cochiti Street	747 Baca St	1461 Cochiti St	1838 Hopi Rd
City, State	Santa Fe, NM	Santa Fe, NM	Santa Fe, NM	Santa Fe, NM
Zip Code	87505	87505	87505	87505
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.74 ¹	0.06 ¹	0.35 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$400,000	\$373,000	\$385,000
List Price \$	--	\$400,000	\$373,000	\$385,000
Sale Price \$	--	\$400,000	\$359,000	\$375,000
Type of Financing	--	Conv	Conv	Cash
Date of Sale	--	03/08/2022	06/29/2021	11/12/2021
DOM · Cumulative DOM	-- · --	8 · 62	28 · 68	1 · 19
Age (# of years)	87	55	85	64
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 Pueblo	1 Story Pueblo	1 Story Pueblo, Spanish	1 Story Pueblo
# Units	1	1	1	1
Living Sq. Feet	1,540	1,380	1,084	1,132
Bdrm · Bths · ½ Bths	2 · 2	2 · 1	2 · 1	2 · 1
Total Room #	5	4	4	4
Garage (Style/Stalls)	None	Carport 1 Car	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.20 acres	0.13 acres	0.03 acres	0.19 acres
Other	Guest House	--	--	Studio, Guest house
Net Adjustment	--	+\$22,116	+\$49,736	+\$38,513
Adjusted Price	--	\$422,116	\$408,736	\$413,513

* 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** Sold comp 1 is in the same zip as subject property, it is smaller in square footage with the same number of bedroom and one less bathroom, it is on a smaller lot and does not have an accessory unit, property does have a on car carport. Adjustment were made for the difference in square footage, the difference of the accessory unit, the carport and the lot size.
- Sold 2** Sold comp 2 is in the same zip as subject property, it is smaller in square footage with the same number of bedroom and one less bathroom, it is on a smaller lot and does have two accessory units. Adjustment were made for the difference in square footage, the difference of one accessory unit, and the lot size.
- Sold 3** Sold comp 3 is in the same zip as subject property, it is smaller in square footage with the same number of bedroom and one less bathroom, it is on a smaller lot and does not have an accessory unit, property does have a on car carport. Adjustment were made for the difference in square footage, the difference of the accessory unit, the carport and the lot size.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			This property has not been listed with in the last 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	\$409,000	\$420,000
Sales Price	\$409,000	\$420,000
30 Day Price	\$409,000	--
Comments Regarding Pricing Strategy		
The current condition of the property give the need for stucco repair and possible roof work the as-is price would be \$409,000. With complete repair suggested list price would be \$420,000		

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



Other



Other

Listing Photos

L1 1417 Agua Fria St
Santa Fe, NM 87505



Front

L2 106 Taos St
Santa Fe, NM 87505



Front

L3 1833 Hopewell St
Santa Fe, NM 87505



Front

Sales Photos

S1 747 Baca St
Santa Fe, NM 87505



Front

S2 1461 Cochiti St
Santa Fe, NM 87505



Front

S3 1838 Hopi Rd
Santa Fe, NM 87505



Front

ClearMaps Addendum

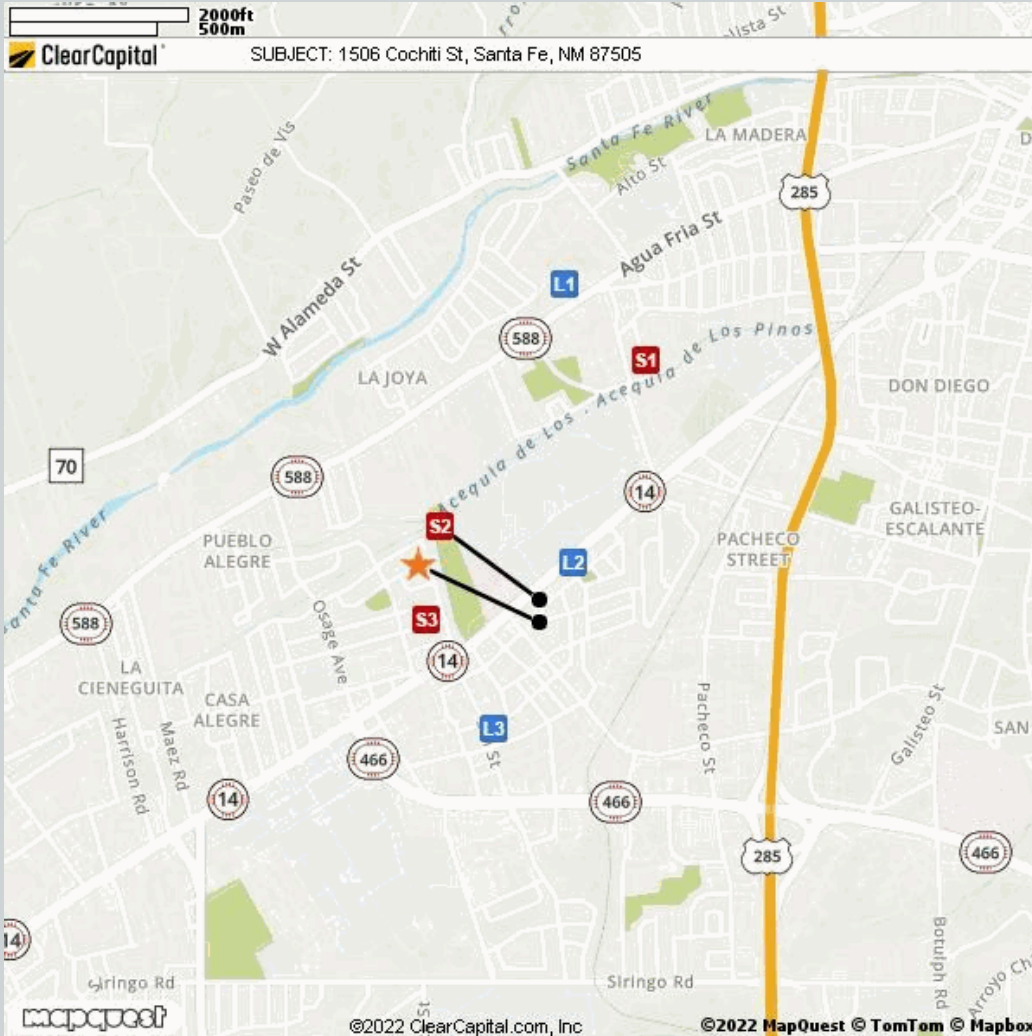
Address ★ 1506 Cochiti Street, Santa Fe, NM 87505

Loan Number 48958

Suggested List \$409,000

Suggested Repaired \$420,000

Sale \$409,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1506 Cochiti Street, Santa Fe, NM 87505	--	Parcel Match
L1	1417 Agua Fria St, Santa Fe, NM 87505	0.90 Miles ¹	Parcel Match
L2	106 Taos St, Santa Fe, NM 87505	0.14 Miles ¹	Parcel Match
L3	1833 Hopewell St, Santa Fe, NM 87505	0.37 Miles ¹	Parcel Match
S1	747 Baca St, Santa Fe, NM 87505	0.74 Miles ¹	Parcel Match
S2	1461 Cochiti St, Santa Fe, NM 87505	0.06 Miles ¹	Parcel Match
S3	1838 Hopi Rd, Santa Fe, NM 87505	0.35 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	Beverly Crespin	Company/Brokerage	OdysseyElite Realty
License No	52986	Address	4188 Chaparron Pl Santa Fe NM 87507
License Expiration	07/31/2022	License State	NM
Phone	5059205094	Email	beverly@soshomeventures.com
Broker Distance to Subject	4.87 miles	Date Signed	03/25/2022

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.