

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.

<b>Address</b>	7818 Desert Canyon Place, Albuquerque, NM 87121	<b>Order ID</b>	8117682	<b>Property ID</b>	32522381
<b>Inspection Date</b>	04/11/2022	<b>Date of Report</b>	04/11/2022		
<b>Loan Number</b>	49330	<b>APN</b>	101005519920131126		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Bernalillo		

Tracking IDs					
<b>Order Tracking ID</b>	04.11.22 BPO	<b>Tracking ID 1</b>	04.11.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	GERALD NIETO	<b>Condition Comments</b>
<b>R. E. Taxes</b>	\$1,564	Subject appears to be in average condition. No damage seen at the time. Yard is being
<b>Assessed Value</b>	\$36,931	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(doors and windows appears secured)		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>
<b>Local Economy</b>	Improving	Neighborhood in average and stable condition. REO properties are low. Supply low and demand high. Property value has gone up 11.28% in the past 12 months. Seller Concessions are negotiated and not usually advertised.
<b>Sales Prices in this Neighborhood</b>	Low: \$125,000 High: \$315,000	
<b>Market for this type of property</b>	Increased 6 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	7818 Desert Canyon Place	7308 April Flower Place	1935 Shadetree Drive	1339 Tres Ritos Street
City, State	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM
Zip Code	87121	87121	87121	87121
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.26 <sup>1</sup>	0.06 <sup>1</sup>	0.66 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$199,900	\$215,000	\$209,900
List Price \$	--	\$199,900	\$215,000	\$209,900
Original List Date		03/18/2022	03/27/2022	03/08/2022
DOM · Cumulative DOM	-- · --	1 · 24	1 · 15	3 · 34
Age (# of years)	21	23	22	21
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,331	1,235	1,340	1,226
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	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	0.10 acres	0.11 acres	0.1 acres	0.09 acres
Other	--	--	--	--

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Listing 1** Welcome Shines like a new penny! Ready for immediate occupancy! This delightful home has been beautifully open floor plan flows into the dining area & kitchen. You'll appreciate the extra Ceiling fans throughout the home keeping you cool all summer long.

**Listing 2** Same as the subject in bedroom count, bathroom count, garage stalls, and condition. Similar in age, GLA, and lot size No MLS notes

**Listing 3** Open concept with lots of natural light! Three bedrooms, Two full bathrooms, and a two-car garage!

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	7818 Desert Canyon Place	2401 Desert Springs Drive	9009 Skylight Avenue	8315 Bay Mare Avenue
<b>City, State</b>	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM
<b>Zip Code</b>	87121	87121	87121	87121
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.28 <sup>1</sup>	0.73 <sup>1</sup>	0.50 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$193,000	\$193,000	\$211,500
<b>List Price \$</b>	--	\$193,000	\$193,000	\$211,500
<b>Sale Price \$</b>	--	\$195,000	\$205,000	\$211,500
<b>Type of Financing</b>	--	Fha	Fha	Conventional
<b>Date of Sale</b>	--	11/11/2021	02/09/2022	11/12/2021
<b>DOM · Cumulative DOM</b>	-- · --	3 · 49	3 · 47	1 · 42
<b>Age (# of years)</b>	21	23	20	20
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain	Neutral ; Mountain
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,331	1,360	1,168	1,356
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.10 acres	0.11 acres	0.10 acres	0.12 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	\$0	\$0	\$0
<b>Adjusted Price</b>	--	\$195,000	\$205,000	\$211,500

\* Sold 3 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Welcome home you your contemporary home in a nice, quiet neighborhood in the southwest heights. Vaulted ceilings throughout make this home feel as spacious as it is. Second bedroom boasts a walk-in closet; lots of light in every room.
- Sold 2** Welcome home to this three bedroom, two full bathroom house in the Southwest with refrigerated AC! Close to shopping and schools, this neighborhood is in the heart of things near Gibson and Unser. This home has tile throughout with no carpet
- Sold 3** Really well Taken Care Of 3Bedroom 2Bath, Priced To Sell, Vacant And Ready for new owners, Vinyl Windows, Refrigerated Air, Save Energy On Your Bills with solar panels(Leased). Tile Throughout, Backyard ready to entertain Guest!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				none			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$210,000	\$210,000
<b>Sales Price</b>	\$205,000	\$205,000
<b>30 Day Price</b>	\$200,000	--
<b>Comments Regarding Pricing Strategy</b>		
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. PR states GLA is 1331 SQ FT Suggested comps 7709 Purple Cone Rd SW, Albuquerque, NM 87121 1532 Summerfield Pl SW, Albuquerque, NM 87121 7504 Rainmaker Rd SW, Albuquerque, NM 87121 Are comps that sold over 6 months ago. My comps are within 6 months.		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The current report is showing a large variance in as-is conclusions with the most current duplicate completed. The large variance appears due to use  
**Notes** more approximate comps to support a higher price and that area showing + 14.6% increase in the last 12 months.

## Subject Photos



Front



Address Verification



Street

## Listing Photos

**L1** 7308 APRIL FLOWER Place  
Albuquerque, NM 87121



Front

**L2** 1935 SHADETREE Drive  
Albuquerque, NM 87121



Front

**L3** 1339 TRES RITOS Street  
Albuquerque, NM 87121



Front



## Sales Photos

**S1** 2401 DESERT SPRINGS Drive  
Albuquerque, NM 87121



Front

**S2** 9009 SKYLIGHT Avenue  
Albuquerque, NM 87121



Front

**S3** 8315 BAY MARE Avenue  
Albuquerque, NM 87121



Front

## ClearMaps Addendum

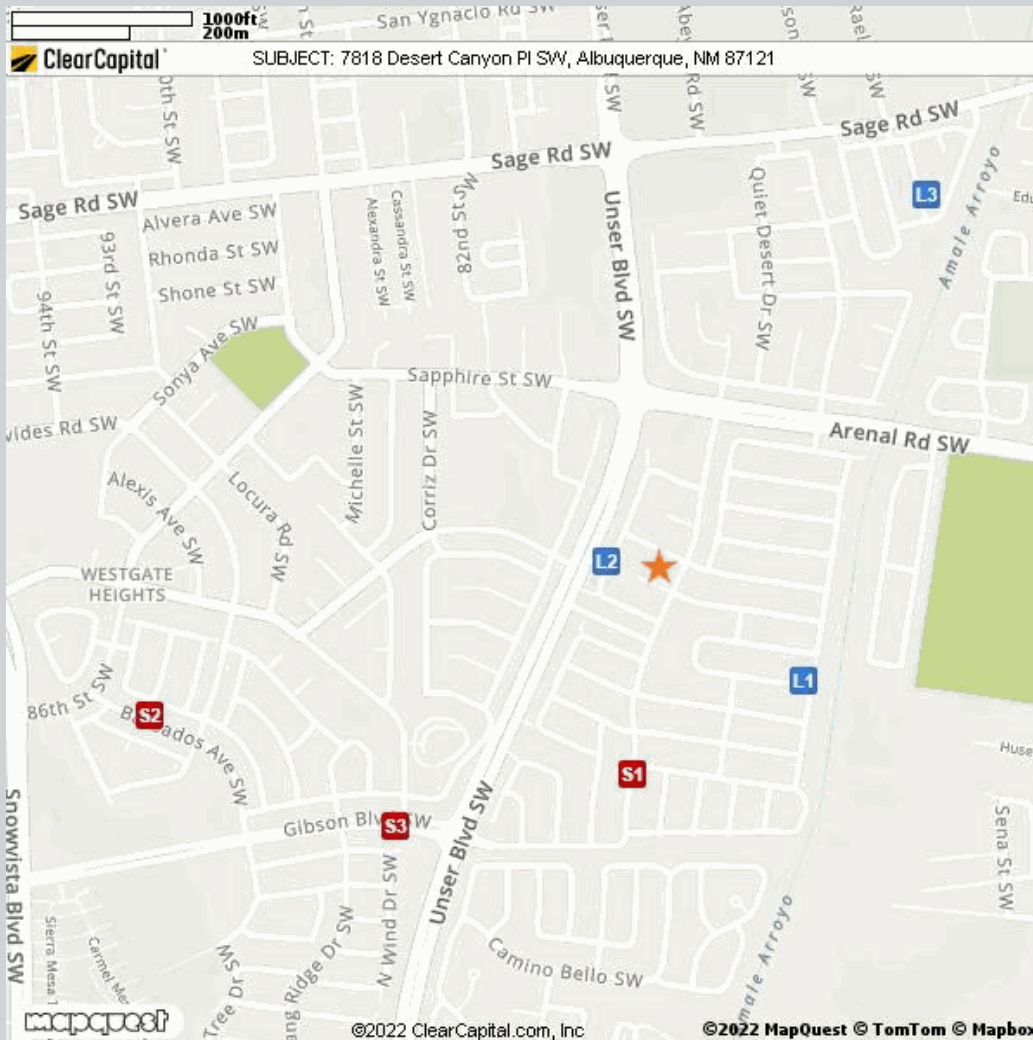
**Address** ★ 7818 Desert Canyon Place, Albuquerque, NM 87121

**Loan Number** 49330

**Suggested List** \$210,000

**Suggested Repaired** \$210,000

**Sale** \$205,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7818 Desert Canyon Place, Albuquerque, NM 87121	--	Parcel Match
L1 Listing 1	7308 April Flower Place, Albuquerque, NM 87121	0.26 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1935 Shadetree Drive, Albuquerque, NM 87121	0.06 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1339 Tres Ritos Street, Albuquerque, NM 87121	0.66 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2401 Desert Springs Drive, Albuquerque, NM 87121	0.28 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	9009 Skylight Avenue, Albuquerque, NM 87121	0.73 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	8315 Bay Mare Avenue, Albuquerque, NM 87121	0.50 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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.

## Report Instructions - cont.

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.

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

<b>Broker Name</b>	Billy Oney	<b>Company/Brokerage</b>	Realty One
<b>License No</b>	48871	<b>Address</b>	5123 Tecolote NW Albuquerque NM 87120
<b>License Expiration</b>	09/30/2024	<b>License State</b>	NM
<b>Phone</b>	5056881976	<b>Email</b>	billyjackrealty@gmail.com
<b>Broker Distance to Subject</b>	6.60 miles	<b>Date Signed</b>	04/11/2022

*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.**