

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 | 7708 Banyon Avenue Nw, Albuquerque, NEWMEXICO 87114 | Order ID | 8708294 | Property ID | 34122780 |
| Inspection Date | 04/22/2023 | Date of Report | 04/23/2023 | | |
| Loan Number | 53332 | APN | 100906503621532223 | | |
| Borrower Name | Breckenridge Property Fund 2016 LLC | County | Bernalillo | | |

Tracking IDs

| | | | |
|--------------------------|--------------|----------------------|--------------|
| Order Tracking ID | 20230421_BPO | Tracking ID 1 | 20230421_BPO |
| Tracking ID 2 | -- | Tracking ID 3 | -- |

General Conditions

| | | | |
|---------------------------------------|------------------------------------|-------------------------------------------------------------------------------------------------------------|--|
| Owner | FOSTER MARIANA | Condition Comments | |
| R. E. Taxes | \$2,725 | Frame/stucco constructed 2 story model home, one of the larger models in the neighborhood. Well maintained. | |
| Assessed Value | \$64,068 | | |
| 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 | | |
| Association Fees | \$24 / Month (Other: common areas) | | |
| Visible From Street | Visible | | |
| Road Type | Public | | |

Neighborhood & Market Data

| | | | |
|------------------------------------------|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Location Type | Suburban | Neighborhood Comments | |
| Local Economy | Stable | One of the best, newest and most popular neighborhood on the Westside of the city. Active HOA and new schools of all levels just down the road. Current market continues as a strong seller's market and inventory is low. | |
| Sales Prices in this Neighborhood | Low: \$285000 High: \$396000 | | |
| 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 | 7708 Banyon Avenue Nw | 7909 Dragoon Rd | 7427 Carbondale Court | 10624 Rosefinch Drive |
| City, State | Albuquerque, NEWMEXICO | Albuquerque, NM | Albuquerque, NM | Albuquerque, NM |
| Zip Code | 87114 | 87114 | 87114 | 87114 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.25 ¹ | 0.30 ¹ | 0.22 ² |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$365,000 | \$379,900 | \$380,000 |
| List Price \$ | -- | \$365,000 | \$379,900 | \$380,000 |
| Original List Date | | 03/13/2023 | 03/27/2023 | 03/29/2023 |
| DOM · Cumulative DOM | -- · -- | 1 · 41 | 2 · 27 | 11 · 25 |
| Age (# of years) | 23 | 20 | 25 | 20 |
| 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 | 2 Stories ranch | 2 Stories ranch | 2 Stories ranch | 2 Stories ranch |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 2,163 | 2,176 | 2,280 | 2,121 |
| Bdrm · Bths · ½ Bths | 3 · 2 · 1 | 4 · 2 · 1 | 3 · 2 · 1 | 3 · 2 · 1 |
| Total Room # | 7 | 8 | 7 | 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 | 0.13 acres | .16 acres | .18 acres | .14 acres |
| Other | fencing | fencing | fencing | fencing |

* 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 Great property that shows good care and maintenance. Updated roof, flooring and kitchen updates. Nicely landscaped yards.

Listing 2 Nicely landscaped yards, covered/glassed patio and added solar system plus view of the Sandia Mountain range. Very nice property with some updating.

Listing 3 Another beautifully maintained property with stunning mountain views. professionally landscaped yards and extended patio. Meticulously maintained.

Recent Sales

| | Subject | Sold 1 | Sold 2 * | Sold 3 |
|-------------------------------|------------------------|----------------------------|-----------------------|-------------------------|
| Street Address | 7708 Banyon Avenue Nw | 7512 Prairie Falcon Avenue | 10619 Salerno Street | 7531 Cripple Creek Road |
| City, State | Albuquerque, NEWMEXICO | Albuquerque, NM | Albuquerque, NM | Albuquerque, NM |
| Zip Code | 87114 | 87114 | 87114 | 87114 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.21 ¹ | 0.23 ² | 0.42 ¹ |
| Property Type | SFR | SFR | SFR | Multifamily |
| Original List Price \$ | -- | \$360,000 | \$359,900 | \$350,000 |
| List Price \$ | -- | \$347,500 | \$349,900 | \$350,000 |
| Sale Price \$ | -- | \$345,000 | \$349,900 | \$350,000 |
| Type of Financing | -- | Fha | Conv | Conv |
| Date of Sale | -- | 02/23/2023 | 04/05/2022 | 03/17/2023 |
| DOM · Cumulative DOM | -- · -- | 114 · 151 | 91 · -- | 3 · 283 |
| Age (# of years) | 23 | 20 | 20 | 23 |
| 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 | 2 Stories ranch | 2 Stories ranch | 2 Stories ranch | 2 Stories ranch |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 2,163 | 2,251 | 2,150 | 2,242 |
| Bdrm · Bths · ½ Bths | 3 · 2 · 1 | 4 · 2 · 1 | 3 · 2 · 1 | 4 · 2 · 1 |
| Total Room # | 7 | 8 | 7 | 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 | 0.13 acres | .12 acres | .11 acres | .11 acres |
| Other | fencing | fencing | fencing | fencing |
| Net Adjustment | -- | \$0 | \$0 | \$0 |
| Adjusted Price | -- | \$345,000 | \$349,900 | \$350,000 |

* 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 Similar model and construction. New roof in 2022. Stainless appliances, full landscaped yards, covered patio and partial irrigation system.

Sold 2 Beautifully updated home with new kitchen island and stainless appliances. Fully landscaped yards, covered patio and added solar system.

Sold 3 Meticulously maintained with large 2nd story balcony overlooking the park. Fully landscaped, deck and covered patio

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 | \$350,000 | \$350,000 |
| Sales Price | \$345,000 | \$345,000 |
| 30 Day Price | \$345,000 | -- |
| 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 7909 Dragoon Rd
Albuquerque, NM 87114



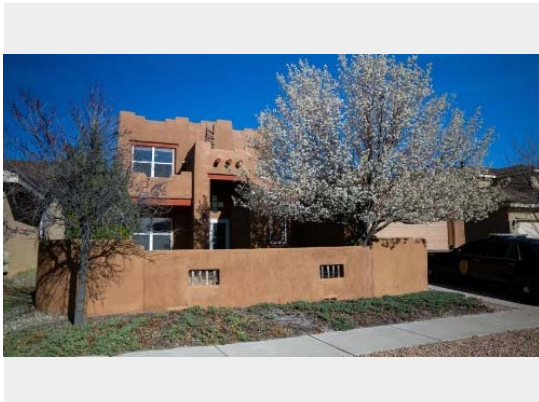
Front

L2 7427 Carbondale Court
Albuquerque, NM 87114



Front

L3 10624 Rosefinch Drive
Albuquerque, NM 87114



Dining Room

Sales Photos

S1 7512 Prairie Falcon Avenue
Albuquerque, NM 87114



Front

S2 10619 Salerno Street
Albuquerque, NM 87114



Front

S3 7531 Cripple Creek Road
Albuquerque, NM 87114



Front

ClearMaps Addendum

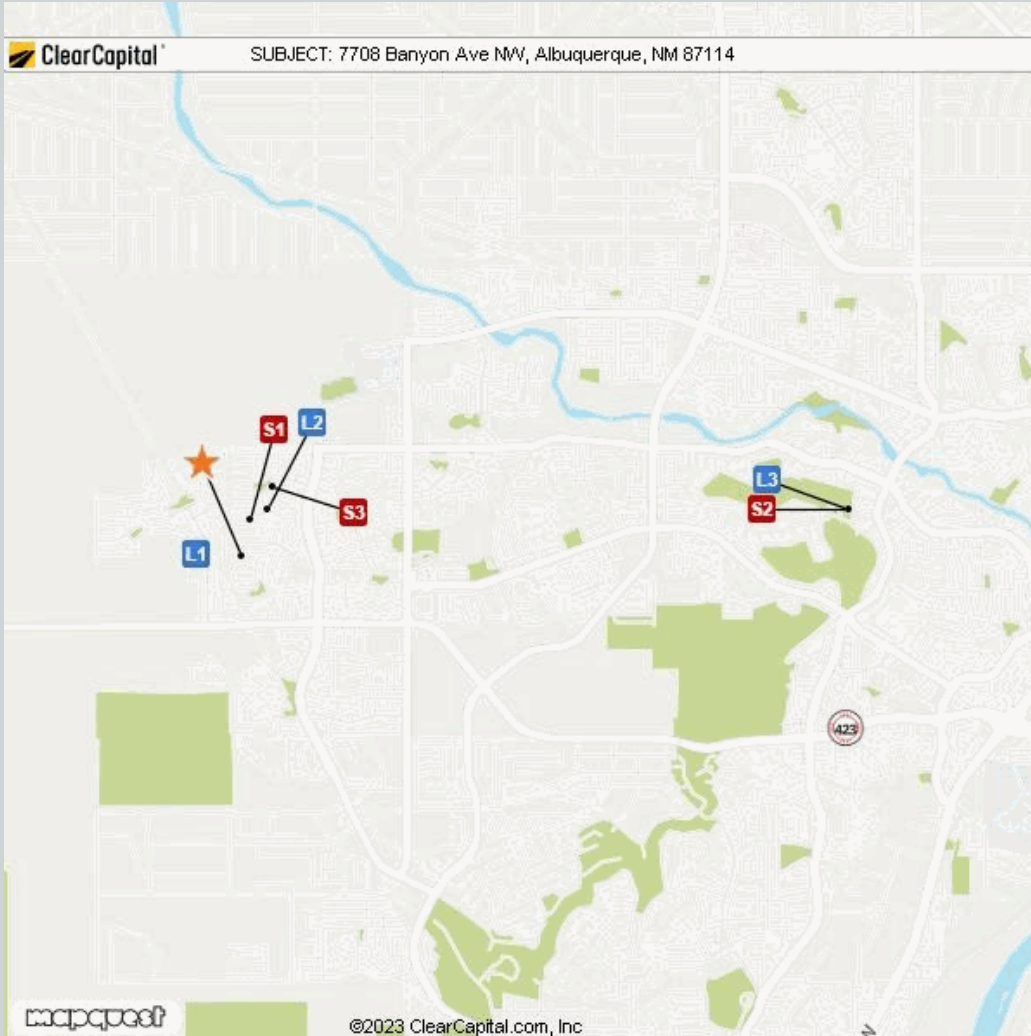
Address ★ 7708 Banyon Avenue Nw, Albuquerque, NEWMEXICO 87114

Loan Number 53332

Suggested List \$350,000

Suggested Repaired \$350,000

Sale \$345,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|------------|-----------------------------------------------------|-------------------------|------------------------|
| ★ Subject | 7708 Banyon Avenue Nw, Albuquerque, NewMexico 87114 | -- | Parcel Match |
| L1 | 7909 Dragoon Rd, Albuquerque, NM 87114 | 0.25 Miles ¹ | Parcel Match |
| L2 | 7427 Carbondale Court, Albuquerque, NM 87114 | 0.30 Miles ¹ | Parcel Match |
| L3 | 10624 Rosefinch Drive, Albuquerque, NM 87114 | 0.22 Miles ² | Unknown Street Address |
| S1 | 7512 Prairie Falcon Avenue, Albuquerque, NM 87114 | 0.21 Miles ¹ | Parcel Match |
| S2 | 10619 Salerno Street, Albuquerque, NM 87114 | 0.23 Miles ² | Unknown Street Address |
| S3 | 7531 Cripple Creek Road, Albuquerque, NM 87114 | 0.42 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 | Susan Bloom | Company/Brokerage | Realty 1 of New Mexico |
| License No | 26181 | Address | 1920 Rosewood Ave NW Albuquerque NM 87120 |
| License Expiration | 03/31/2025 | License State | NM |
| Phone | 5052280671 | Email | sbbloom2000@aol.com |
| Broker Distance to Subject | 6.30 miles | Date Signed | 04/23/2023 |

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:

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