

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	1709 Arnold Palmer Loop, Belen, NEWMEXICO 87002	Order ID	8843561	Property ID	34418525
Inspection Date	07/26/2023	Date of Report	07/26/2023		
Loan Number	54531	APN	1010026197290000000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Valencia		

Tracking IDs

Order Tracking ID	20230724_BPO	Tracking ID 1	20230724_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	BACA RUTTILIO R	Condition Comments	
R. E. Taxes	\$50,031	Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.	
Assessed Value	\$50,414		
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	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject is located in a suburban neighborhood with stable property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.	
Sales Prices in this Neighborhood	Low: \$180,000 High: \$306,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1709 Arnold Palmer Loop	1201 Perion Drive	616 Sean Court	1605 Arnold Palmer Loop
City, State	Belen, NEWMEXICO	Belen, NM	Belen, NM	Belen, NM
Zip Code	87002	87002	87002	87002
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.68 ¹	3.72 ¹	0.14 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$230,000	\$250,000	\$225,000
List Price \$	--	\$230,000	\$250,000	\$225,000
Original List Date		07/03/2023	04/19/2023	06/21/2023
DOM · Cumulative DOM	-- · --	21 · 23	96 · 98	33 · 35
Age (# of years)	32	43	38	33
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,266	1,395	1,533	1,215
Bdrm · Bths · ½ Bths	3 · 1 · 1	2 · 1	3 · 1 · 1	3 · 2
Total Room #	6	5	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.29 acres	0.33 acres	0.15 acres	0.19 acres
Other	None	None	None	None

* 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.

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

Listing 1 Active1 => Bed= \$3000, Half Bath= \$1000, GLA= \$-2580, Age= \$275, Total= \$1695, Net Adjusted Value= \$231695 Property is a single family home. It has 1 less bedroom and same bath count. It appears similar to the subject in condition.

Listing 2 Active2 => GLA= \$-5340, Garage= \$2000, Lot= \$280, Total= \$-3060, Net Adjusted Value= \$246940 1 story tract home, similar to the subject in condition and similar in location. Owner occupied. Standard type sale.

Listing 3 Active3 => Bath= \$-2000, Half Bath= \$1000, GLA= \$1020, Lot= \$200, Total= \$220, Net Adjusted Value= \$225220 Property similar to the subject in style and similar view by comparison. owner occupied

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1709 Arnold Palmer Loop	129 El Mundo Road	1025 Lee Trevino Drive	713 Lee Trevino Drive
City, State	Belen, NEWMEXICO	Belen, NM	Belen, NM	Belen, NM
Zip Code	87002	87002	87002	87002
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.20 ¹	0.50 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$225,000	\$249,999	\$250,000
List Price \$	--	\$225,000	\$249,999	\$250,000
Sale Price \$	--	\$225,000	\$255,000	\$245,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	04/04/2023	04/04/2023	02/28/2023
DOM · Cumulative DOM	-- · --	44 · 44	38 · 38	104 · 104
Age (# of years)	32	19	29	29
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,266	1,413	1,478	1,400
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 2	3 · 1	3 · 1
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	0.29 acres	0.16 acres	0.03 acres	0.26 acres
Other	None	None	None	None
Net Adjustment	--	-\$4,005	-\$2,720	-\$1,680
Adjusted Price	--	\$220,995	\$252,280	\$243,320

* 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** Sold1 => Bath= \$-2000, Half Bath= \$1000, GLA= \$-2940, Age= \$-325, Lot= \$260, Total= \$-4005, Net Adjusted Value= \$220995
The property similar to the subject in bed count and square footage makes it superior by comparison. Adjustments necessary for lot
- Sold 2** Sold2 => Half Bath= \$1000, GLA= \$-4240, Lot= \$520, Total= \$-2720, Net Adjusted Value= \$252280 Property similar to the subject in condition and square footge makes it superior by comparison
- Sold 3** Sold3 => Half Bath= \$1000, GLA= \$-2680, Total= \$-1680, Net Adjusted Value= \$243320 Property similar to the subject in lot size, similar in view and condition. Owner occupied. Standard type sale.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		None Noted					
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	\$243,000	\$243,000
Sales Price	\$240,000	\$240,000
30 Day Price	\$230,000	--

Comments Regarding Pricing Strategy

I went back 6 months, out in distance 0.5 miles, and even with relaxing lot size and year built search criteria I was unable to find much comparable which fit the GLA requirements. Within 1 miles and back 6 months I found few comparable to which I could only use 5 due to Sq Ft and condition factors. The ones used are the best possible currently available comparable within 3.8 miles and the adjustments are sufficient for this area to account for the differences in the subject and comparable. The subject is a SFR with 3 beds and 1.5 baths, subject details are taken from the tax except bath count (taken from MLS). The exterior inspection revealed that the subject has been adequately maintained and considered to be in average condition. Property is located near golf course, and other non residential properties. These factors will not affects the market value of the subject. It was necessary to exceed the threshold for age variance of 10 years, lot size variance guideline of 15%, GLA variance guideline of 20%, bed and bath count, to use the best available comparable from within the subject's market. Subject/comparable garage count is as per MLS/pictures. Comparable property condition was identified using both MLS comments and interior pictures. The utilized comps are as similar in GLA, style, and age as possible. The area is primarily residential. The subject is most similar to sales comp 3 and listing comp 3 and is weighted toward these for a potential sales/listing price as they are most similar to the subject out of the comps selected. In order to include comparable to reinforce the subject's GLA and other attributes, the sold comparable search was broadened to 6 months time, and there were no comparable available that sold in last 3 months with in 2 miles proximity. Unable to bracket sales with subject's GLA, variance is minimal and does not have an impact on price opinion. Due to a lack of comparable in the subject's same side, it was necessary to exceed major boundaries such as busy streets, highway etc. but have no impact on the subject's location and pricing.

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 1201 Perion Drive
Belen, NM 87002



Front

L2 616 Sean Court
Belen, NM 87002



Front

L3 1605 Arnold Palmer Loop
Belen, NM 87002



Front

Sales Photos

S1 129 EL MUNDO Road
Belen, NM 87002



Front

S2 1025 LEE TREVINO Drive
Belen, NM 87002



Front

S3 713 LEE TREVINO Drive
Belen, NM 87002



Front

ClearMaps Addendum

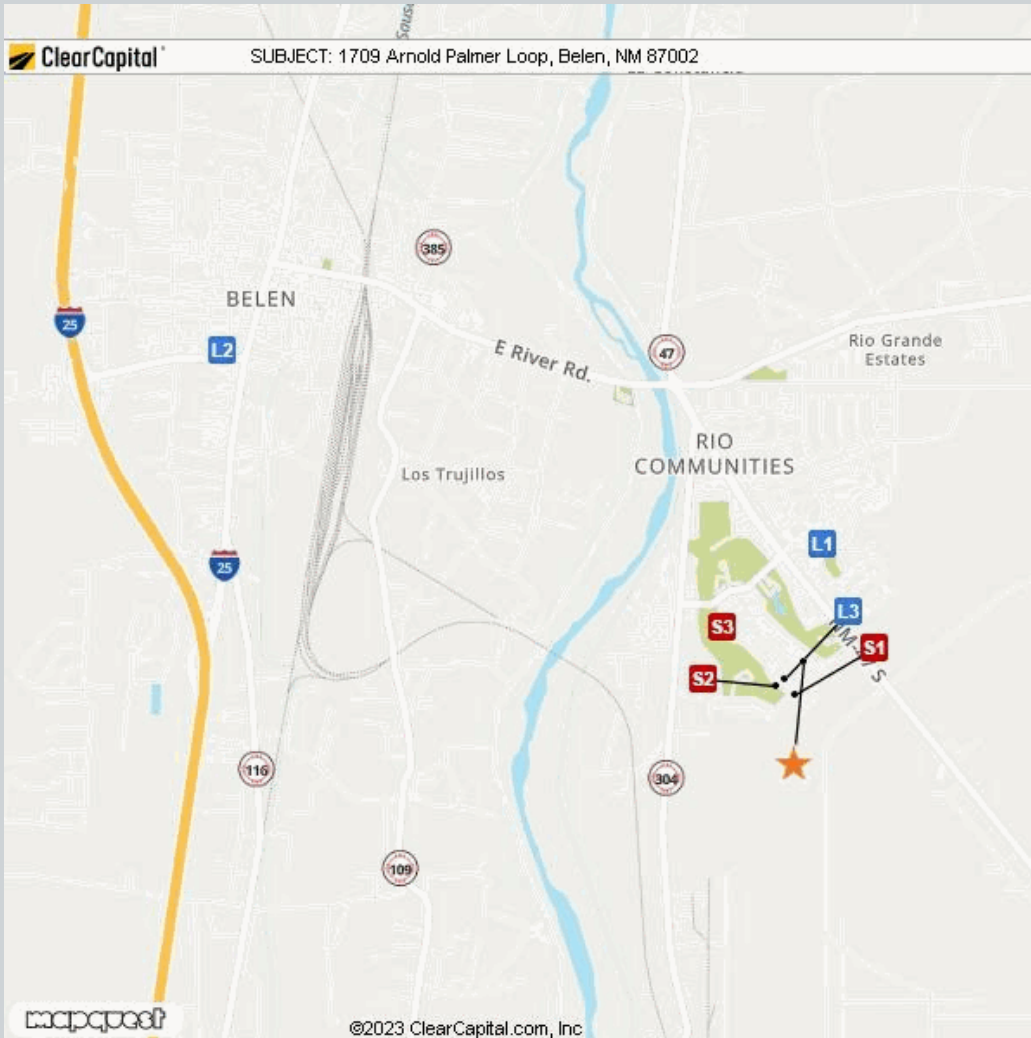
Address ★ 1709 Arnold Palmer Loop, Belen, NEWMEXICO 87002

Loan Number 54531

Suggested List \$243,000

Suggested Repaired \$243,000

Sale \$240,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1709 Arnold Palmer Loop, Belen, NewMexico 87002	--	Parcel Match
L1 Listing 1	1201 Perion Drive, Belen, NM 87002	0.68 Miles ¹	Parcel Match
L2 Listing 2	616 Sean Court, Belen, NM 87002	3.72 Miles ¹	Parcel Match
L3 Listing 3	1605 Arnold Palmer Loop, Belen, NM 87002	0.14 Miles ¹	Parcel Match
S1 Sold 1	129 El Mundo Road, Belen, NM 87002	0.19 Miles ¹	Parcel Match
S2 Sold 2	1025 Lee Trevino Drive, Belen, NM 87002	0.20 Miles ¹	Parcel Match
S3 Sold 3	713 Lee Trevino Drive, Belen, NM 87002	0.50 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	Ceon Hooper	Company/Brokerage	Bang Realty-New Mexico Inc
License No	49097	Address	100 Sun Ave NE Suite 650, Albuquerque NM 87109
License Expiration	02/28/2024	License State	NM
Phone	5052192233	Email	alqbpo@bangrealty.com
Broker Distance to Subject	37.86 miles	Date Signed	07/26/2023

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:

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.