

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>	5715 Strand Loop Se, Albuquerque, NEWMEXICO 87106	<b>Order ID</b>	8921713	<b>Property ID</b>	34580247
<b>Inspection Date</b>	09/12/2023	<b>Date of Report</b>	09/12/2023		
<b>Loan Number</b>	55045	<b>APN</b>	101605114007231014		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Bernalillo		

### Tracking IDs

<b>Order Tracking ID</b>	09.11.23 BPO Request p2	<b>Tracking ID 1</b>	09.11.23 BPO Request p2
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	JODI L GALLEN	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$4,404	Subject appears to be in average condition. No damage seen at the time. Yard is being maintained	
<b>Assessed Value</b>	\$71,037		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<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>	Mesa Del Sol		
<b>Association Fees</b>	\$70 / Month (Pool,Other: security and streets)		
<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 13.4% in the past 12 months. Seller Concessions are negotiated and not usually advertised.	
<b>Sales Prices in this Neighborhood</b>	Low: \$250,000 High: \$850,000		
<b>Market for this type of property</b>	Increased 7 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	5715 Strand Loop Se	1812 Corte Eduardo Street Sw	4019 La Sombra Road Sw	5828 Witkin Street Se
<b>City, State</b>	Albuquerque, NEWMEXICO	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM
<b>Zip Code</b>	87106	87105	87105	87106
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	4.60 <sup>1</sup>	4.88 <sup>1</sup>	0.20 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$289,900	\$329,000	\$399,000
<b>List Price \$</b>	--	\$289,900	\$329,000	\$399,000
<b>Original List Date</b>		08/22/2023	09/07/2023	08/09/2023
<b>DOM · Cumulative DOM</b>	-- · --	4 · 21	3 · 5	7 · 34
<b>Age (# of years)</b>	10	51	51	3
<b>Condition</b>	Average	Average	Average	Good
<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>	2 Stories Contemp	1 Story Contemp	1 Story Contemp	1 Story Contemp
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,290	1,404	1,387	1,469
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	4 · 2	3 · 2	3 · 2
<b>Total Room #</b>	8	7	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	None	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>	0.07 acres	0.06 acres	0.22 acres	0.13 acres
<b>Other</b>	--	--	--	--

\* Listing 3 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.

## Current Listings - Cont.

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

**Listing 1** Nestled in the heart of South Valley. Welcome to Adobe Acres. Open floor plan 4-bedroom or office 2 Bath with beautiful tile. Home is cute as can be and move in ready!

**Listing 2** Home has an open floor concept, breakfast nook and two living areas. The backyard has a walled fence for your privacy with a big shade tree, plenty of room for family and pets to play. Extra-large two car garage. Storage shed for extra storage. Irrigation well. Nearby shopping, restaurants and much more are coming up.

**Listing 3** Beautiful one story home located in the highly desired Mesa del Sol Community on a spacious corner lot. This fantastic floor plan is an open, modern design. The gorgeous chef's kitchen features quartz countertops, designer cabinets and stainless appliances. The master suite features a gorgeous bath, walk-in shower and enormous closet. This is a great floor plan in Albuquerque's most innovative community! Had to use due to shortage of comps.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	5715 Strand Loop Se	2300 Penn Avenue Se	5620 Addis Avenue Se	6105 Strand Loop Se
<b>City, State</b>	Albuquerque, NEWMEXICO	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM
<b>Zip Code</b>	87106	87106	87106	87106
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.17 <sup>1</sup>	0.16 <sup>1</sup>	0.33 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$285,000	\$350,000	\$334,663
<b>List Price \$</b>	--	\$285,000	\$330,000	\$334,663
<b>Sale Price \$</b>	--	\$300,000	\$320,000	\$339,663
<b>Type of Financing</b>	--	Fha	Conventional	Va
<b>Date of Sale</b>	--	03/30/2023	11/28/2022	05/25/2023
<b>DOM · Cumulative DOM</b>	-- · --	7 · 54	28 · 59	182 · 206
<b>Age (# of years)</b>	10	8	9	1
<b>Condition</b>	Average	Average	Average	Good
<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>	2 Stories Contemp	1 Story Contemp	1 Story Contemp	1 Story Contemp
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,290	1,265	1,432	1,434
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	8	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>	0.07 acres	0.08 acres	0.08 acres	0.07 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	\$0	\$0	-\$40,000
<b>Adjusted Price</b>	--	\$300,000	\$320,000	\$299,663

\* Sold 1 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** FANTASTIC single level, 3 bedroom, 2 bathroom, gem located in the desirable Mesa Del Sol Community!! Exceptional location with easy access to I-25, I-40, Netflix, hospitals, downtown! The community offers walking trails, swimming pool, & parks! Located on a corner lot with beautiful views of the Sandia Mountains! Step inside & you will feel right at home! Discover a spacious living room with cathedral ceiling, ceiling fan & opens to the generous dining area & kitchen with tile floor!
- Sold 2** Immaculate 3 bed 2 bath single story home in Mesa del Sol. Spanish style, beautiful unique curb appeal. Low maintenance front landscaping, alley access to two car garage. Next to Netflix, new school in the neighborhood, great little eatery, the best sunset views in Albuquerque from this neighborhood hands down.
- Sold 3** Westway Homes presents the Artisan Series, This floor plan, the Pilar is a single story loaded with beautiful designer finishes. This home is a 2 bedroom, 2 bath with granite countertops and designer LVT flooring. Please visit the Westway Homes model in Mesa del Sol for more information. This home is under construction and should be complete in late February 2023. Photos are of a different home, same floor plan and do not represent the color/finishes for this home. Adj for condition -\$40,000 Had to use due to shortage of comps.

## 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

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$310,000	\$310,000
<b>Sales Price</b>	\$305,000	\$305,000
<b>30 Day Price</b>	\$300,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Comps are based on similarities of the subject's age, condition, GLA, and lot size. Comps are pulled within a 5 mile radius of the subject. Sold comps go back 12 months. Had to the radius and went back 12 months for sold comps due to a shortage of listing and sold comps. Extending the radius does not make any difference in value. This is a newer development and limited listings in area. Wanted to keep comps to this specific area. 2 of the listing pics are the same because they are a new build. This was very difficult to find listings. There is nothing in area that is similar to the subject's GLA. This is the best I could do.</p>		

## 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



Side



Street



## Listing Photos

**L1** 1812 Corte Eduardo Street SW  
Albuquerque, NM 87105



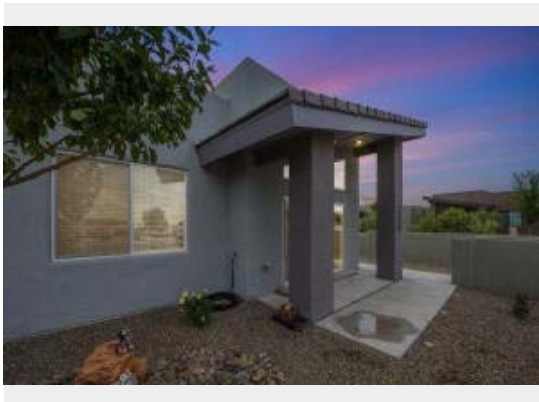
Front

**L2** 4019 La Sombra Road SW  
Albuquerque, NM 87105



Front

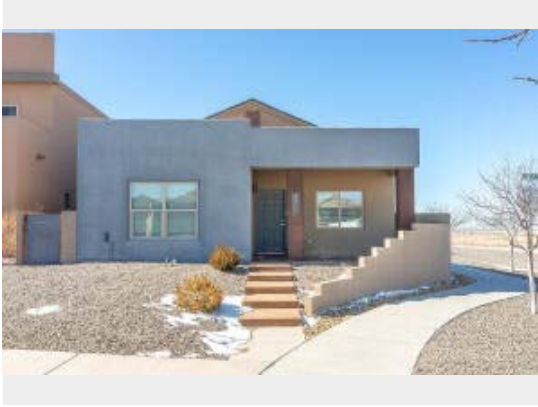
**L3** 5828 Witkin Street SE  
Albuquerque, NM 87106



Front

## Sales Photos

**S1** 2300 PENN Avenue SE  
Albuquerque, NM 87106



Front

**S2** 5620 ADDIS Avenue SE  
Albuquerque, NM 87106



Front

**S3** 6105 Strand Loop SE  
Albuquerque, NM 87106



Front

## ClearMaps Addendum

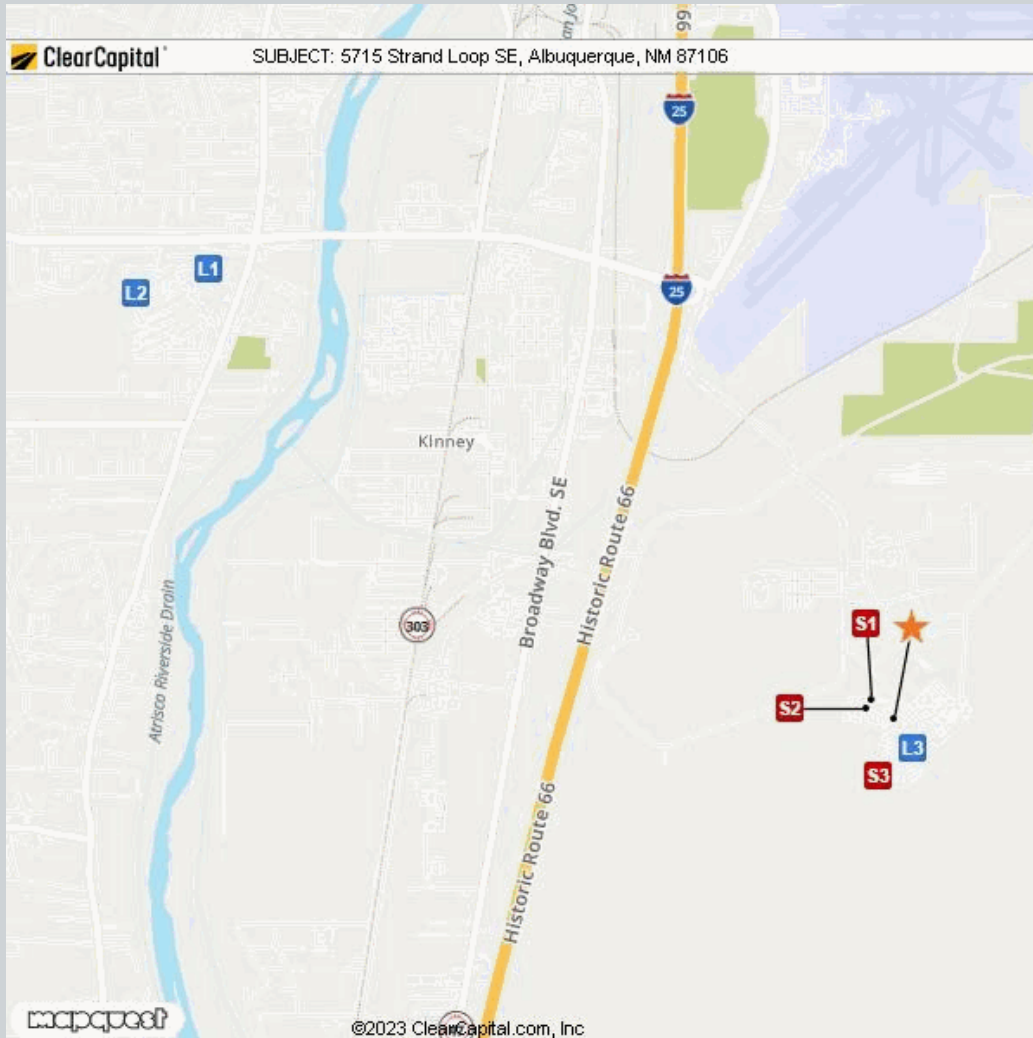
**Address** ★ 5715 Strand Loop Se, Albuquerque, NEWMEXICO 87106

**Loan Number** 55045

**Suggested List** \$310,000

**Suggested Repaired** \$310,000

**Sale** \$305,000



### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5715 Strand Loop Se, Albuquerque, NewMexico 87106	--	Parcel Match
L1 Listing 1	1812 Corte Eduardo Street Sw, Albuquerque, NM 87106	4.60 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	4019 La Sombra Road Sw, Albuquerque, NM 87106	4.88 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5828 Witkin Street Se, Albuquerque, NM 87106	0.20 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2300 Penn Avenue Se, Albuquerque, NM 87106	0.17 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	5620 Addis Avenue Se, Albuquerque, NM 87106	0.16 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	6105 Strand Loop Se, Albuquerque, NM 87106	0.33 Miles <sup>1</sup>	Street Centerline 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.

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

<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>	11.84 miles	<b>Date Signed</b>	09/12/2023

*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.**