

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>	901 Princeton Drive Se, Albuquerque, NM 87106	<b>Order ID</b>	9052528	<b>Property ID</b>	34849927
<b>Inspection Date</b>	12/05/2023	<b>Date of Report</b>	12/05/2023		
<b>Loan Number</b>	55997	<b>APN</b>	101605615444421408		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Bernalillo		

Tracking IDs					
<b>Order Tracking ID</b>	12.4_BPO	<b>Tracking ID 1</b>	12.4_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	DOLORES BUSE	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$723	Subject appears to be in average condition. No damage seen at the time. Yard is being maintained.	
<b>Assessed Value</b>	\$22,994		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(doors and windows appear 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>	Urban	<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 4.83% in the past 12 months. Seller Concessions are negotiated and not usually advertised.	
<b>Sales Prices in this Neighborhood</b>	Low: \$150,000 High: \$675,000		
<b>Market for this type of property</b>	Increased 4 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	901 Princeton Drive Se	231 Southern Avenue Se	1802 Edith Boulevard Se	503 Vassar Drive Se
<b>City, State</b>	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM	Albuquerque, NM
<b>Zip Code</b>	87106	87102	87102	87106
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.75 <sup>1</sup>	1.50 <sup>1</sup>	0.23 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$239,900	\$250,000	\$340,000
<b>List Price \$</b>	--	\$234,900	\$250,000	\$325,000
<b>Original List Date</b>		09/19/2023	10/23/2023	09/29/2023
<b>DOM · Cumulative DOM</b>	-- · --	77 · 77	43 · 43	64 · 67
<b>Age (# of years)</b>	77	87	83	78
<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>	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,000	838	1,017	1,075
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 1	3 · 1	2 · 1
<b>Total Room #</b>	4	4	5	4
<b>Garage (Style/Stalls)</b>	Detached 1 Car	None	None	None
<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>	0.11 acres	0.14 acres	0.16 acres	0.11 acres
<b>Other</b>	--	--	--	--

\* Listing 1 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** Situated on a good size lot, featuring two nice mature trees in the front yard, and double front gate for backyard access for all your toys. Large shed in the backyard for more storage. Close access to schools, parks, entertainment, freeway and more...
- Listing 2** With ample outdoor space and convenient backyard access, your options for outdoor living and entertaining are endless. Experience the perfect harmony of sophistication and practicality in this home. Your oasis awaits.
- Listing 3** Motivated Seller. Remarkable Nob Hill home offered at an incredible Value. Gleaming hardwood floors, updated windows, new screens, updated kitchen and bathroom with plenty of room to grow. The detached oversized garage and workshop please make sure you are aware of City Zoning and ADU restrictions. Close to all things UNM, Downtown and of course Nob Hill. Don't wait on this incredible home it won't last long. Had to use due to shortage of comps.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	901 Princeton Drive Se	1209 Princeton Drive Se	409 Columbia Drive Se	2715 San Rafael Avenue Se
<b>City, State</b>	Albuquerque, NM	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>	--	0.15 <sup>1</sup>	0.31 <sup>1</sup>	0.18 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$249,000	\$255,000	\$250,000
<b>List Price \$</b>	--	\$249,000	\$255,000	\$250,000
<b>Sale Price \$</b>	--	\$245,000	\$246,000	\$266,000
<b>Type of Financing</b>	--	Cash	Conventional	Fha
<b>Date of Sale</b>	--	09/11/2023	10/10/2023	06/13/2023
<b>DOM · Cumulative DOM</b>	-- · --	1 · 26	8 · 39	3 · 25
<b>Age (# of years)</b>	77	77	82	74
<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>	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow	1 Story Bungalow
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,000	899	1,082	1,143
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 1	2 · 1	2 · 1
<b>Total Room #</b>	4	4	4	4
<b>Garage (Style/Stalls)</b>	Detached 1 Car	Detached 1 Car	Detached 1 Car	None
<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>	0.11 acres	0.11 acres	0.16 acres	0.11 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	\$0	\$0	-\$30,000
<b>Adjusted Price</b>	--	\$245,000	\$246,000	\$236,000

\* 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** Wait till you see this cute, well maintained home! Solid wood floors, central heat and refrigerated air. Seperate garage with storage space and access from the back. This is a great neighborhood with easy access to the stadiums, airport, Nob Hill, UNM and just about everywhere in the city. Put this one on your must see list.
- Sold 2** Charming Nob Hill Bungalow w/front screened in porch & unattached garage w/concrete flooring. This home boasts tall ceilings, crown molding, and plenty of windows letting in lot's of natural light. Greenhouse just off the steps at back of the house.
- Sold 3** Well loved home waiting for new owner. Home has fresh interior paint; polished hardwood floor, tile, and marmoleum throughout. Newer casement windows throughout home for security and energy saving. Wood burning fireplace for cozy feel during colder NM months. Bonus room for office/hobby room or a third bedroom. Well maintained trees and flowers in both the front and back yard give this home its finishing touch. Enjoy covered patio of large walled off back yard during NM summer days. Adj for condition Had to use. Wanted to stay in the same neighborhood.

## 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>	\$250,000	\$250,000
<b>Sales Price</b>	\$245,000	\$245,000
<b>30 Day Price</b>	\$240,000	--
<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 2 mile radius of the subject. Sold comps go back 12 months. Had to extend the radius and went back 12 months for sold comps due to a shortage of listings and sold comps. Extending the radius does not make any difference in value.		

### Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** 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** 231 Southern Avenue SE  
Albuquerque, NM 87102



Front

**L2** 1802 Edith Boulevard SE  
Albuquerque, NM 87102



Front

**L3** 503 Vassar Drive SE  
Albuquerque, NM 87106



Front

## Sales Photos

**S1** 1209 Princeton Drive SE  
Albuquerque, NM 87106



Front

**S2** 409 Columbia Drive SE  
Albuquerque, NM 87106



Front

**S3** 2715 San Rafael Avenue SE  
Albuquerque, NM 87106



Front

### ClearMaps Addendum

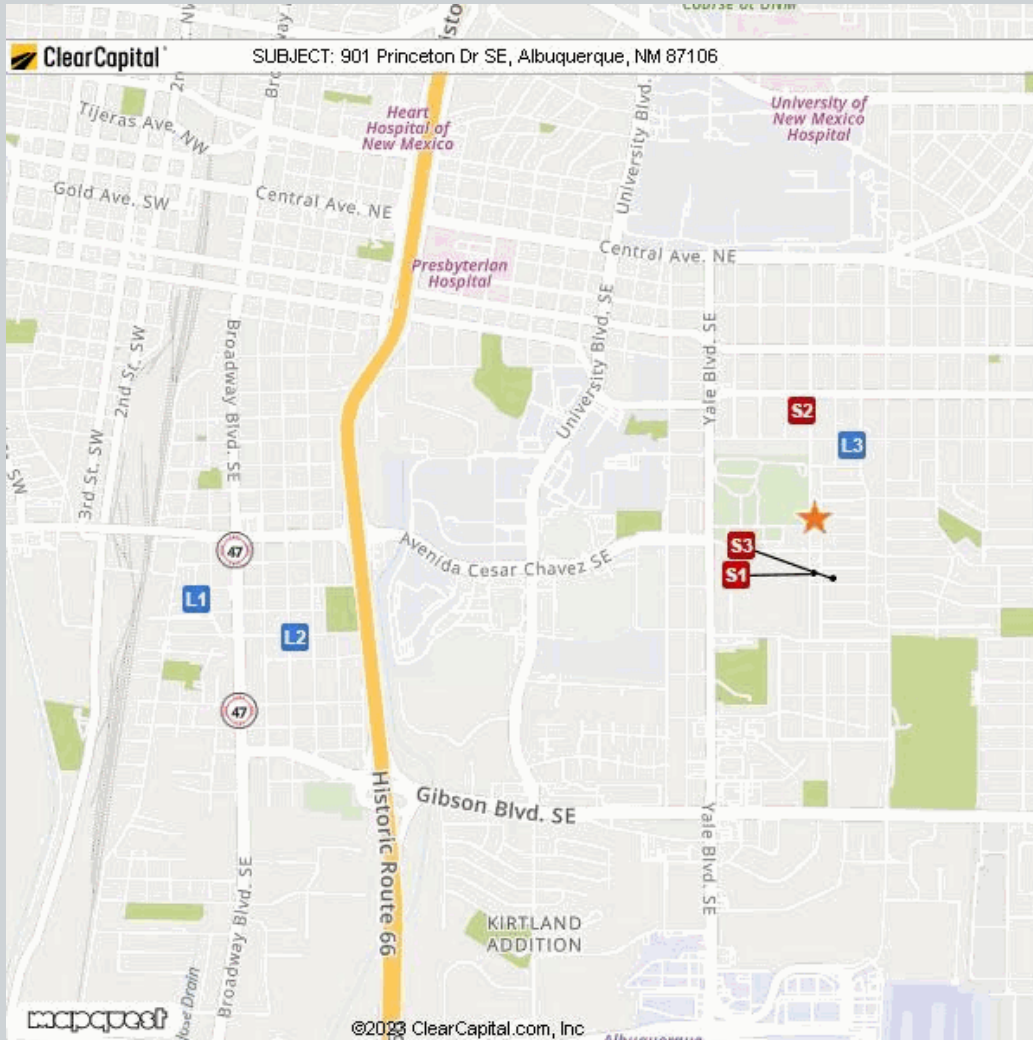
**Address** ★ 901 Princeton Drive Se, Albuquerque, NM 87106

**Loan Number** 55997

**Suggested List** \$250,000

**Suggested Repaired** \$250,000

**Sale** \$245,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	901 Princeton Drive Se, Albuquerque, NM 87106	--	Parcel Match
L1 Listing 1	231 Southern Avenue Se, Albuquerque, NM 87106	1.75 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1802 Edith Boulevard Se, Albuquerque, NM 87106	1.50 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	503 Vassar Drive Se, Albuquerque, NM 87106	0.23 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1209 Princeton Drive Se, Albuquerque, NM 87106	0.15 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	409 Columbia Drive Se, Albuquerque, NM 87106	0.31 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2715 San Rafael Avenue Se, Albuquerque, NM 87106	0.18 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.

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>	7.07 miles	<b>Date Signed</b>	12/05/2023

*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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