

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	17 Jose I Garcia Road, Belen, NEWMEXICO 87002	Order ID	9137185	Property ID	35037248
Inspection Date	01/31/2024	Date of Report	01/31/2024		
Loan Number	56514	APN	1008032070282000000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Valencia		

Tracking IDs					
Order Tracking ID	1.31_BPO	Tracking ID 1	1.31_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

		Condition Comments
Owner	PROVENCIO LYNN J	Home sits behind a large private fence. Home seems to be maintained from street partial view.
R. E. Taxes	\$758	
Assessed Value	\$26,394	
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	Partially Visible	
Road Type	Public	

Neighborhood & Market Data

		Neighborhood Comments
Location Type	Suburban	Neighborhood is located just off Highway 314 in Belen. Homes in the small neighborhood are single family site built homes on generally large lots.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$124000 High: \$782200	
Market for this type of property	Increased 11 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	17 Jose I Garcia Road	4628 Franklin Rd	1009 Camino Del Llano	1320 Morris Rd Se
City, State	Belen, NEWMEXICO	Los Lunas, NM	Belen, NM	Los Lunas, NM
Zip Code	87002	87031	87002	87031
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	2.86 ¹	4.59 ¹	5.00 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$270,000	\$275,000	\$275,000
List Price \$	--	\$270,000	\$275,000	\$275,000
Original List Date		11/14/2023	12/18/2023	09/19/2023
DOM · Cumulative DOM	-- · --	78 · 78	44 · 44	134 · 134
Age (# of years)	88	59	19	45
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 Custom	1 Story ranch	1 Story ranch	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,718	1,743	1,754	1,530
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	5	5	6	5
Garage (Style/Stalls)	Detached 2 Car(s)	None	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.80 acres	2.16 acres	0.40 acres	0.75 acres
Other	--	--	--	--

* 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 Three bedroom two bath home. Home has crick, concrete and ceramic tile flooring and two wood burning fireplaces. Covered patio and completely fenced lot.

Listing 2 Four bedroom two bath home. Home has two living areas, carpet and vinyl flooring.

Listing 3 Three bedroom two bath home with attached one car garage. Home has carpet and vinyl flooring. Home is on a fully fenced lot.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	17 Jose I Garcia Road	19528 Highway 314	2502 State Highway 47	513 N 4th St
City, State	Belen, NEWMEXICO	Belen, NM	Belen, NM	Belen, NM
Zip Code	87002	87002	87002	87002
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.79 ¹	3.22 ¹	3.76 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$249,900	\$239,000	\$239,777
List Price \$	--	\$249,900	\$239,000	\$239,777
Sale Price \$	--	\$240,000	\$223,000	\$235,900
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	06/16/2023	08/17/2023	11/03/2023
DOM · Cumulative DOM	-- · --	57 · 57	120 · 293	99 · 99
Age (# of years)	88	64	28	70
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 Custom	1 Story residential	1 Story ranch	1 Story southwestern
# Units	1	1	1	1
Living Sq. Feet	1,718	1,600	1,619	1,725
Bdrm · Bths · ½ Bths	3 · 2	2 · 1 · 1	3 · 2	3 · 2
Total Room #	5	4	5	5
Garage (Style/Stalls)	Detached 2 Car(s)	None	None	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.80 acres	0.86 acres	0.96 acres	0.25 acres
Other	--	--	--	--
Net Adjustment	--	+\$1,770	+\$1,485	\$0
Adjusted Price	--	\$241,770	\$224,485	\$235,900

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Two bedroom one and a half bath home. Home has carpet and vinyl flooring. Home is on a completely fenced lot.

Sold 2 Three bedroom two bath home. Home has two living areas, carpet, ceramic tile and vinyl flooring. Home has a wood burning fireplace.

Sold 3 Three bedroom two bath home with a detached one car garage. Home has carpet, ceramic tile and wood flooring and a wood burning fireplace.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Pending Date: 06/08/2001 Estimated Closing Date: 06/20/2001			
Listing Agent Name				Closing Date: 07/09/2001 Closing Price: \$86,000 How Sold: FHA			
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	\$235,000	\$235,000
Sales Price	\$230,000	\$230,000
30 Day Price	\$220,000	--
Comments Regarding Pricing Strategy		
Price conclusion based on recent listed and sold comps in the subject area.		

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.
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Subject Photos



Front



Front



Address Verification



Side



Street



Street

Listing Photos

L1 4628 Franklin Rd
Los Lunas, NM 87031



Front

L2 1009 Camino Del Llano
Belen, NM 87002



Front

L3 1320 Morris Rd SE
Los Lunas, NM 87031



Front

Sales Photos

S1 19528 Highway 314
Belen, NM 87002



Front

S2 2502 State Highway 47
Belen, NM 87002



Front

S3 513 N 4th St
Belen, NM 87002



Front

ClearMaps Addendum

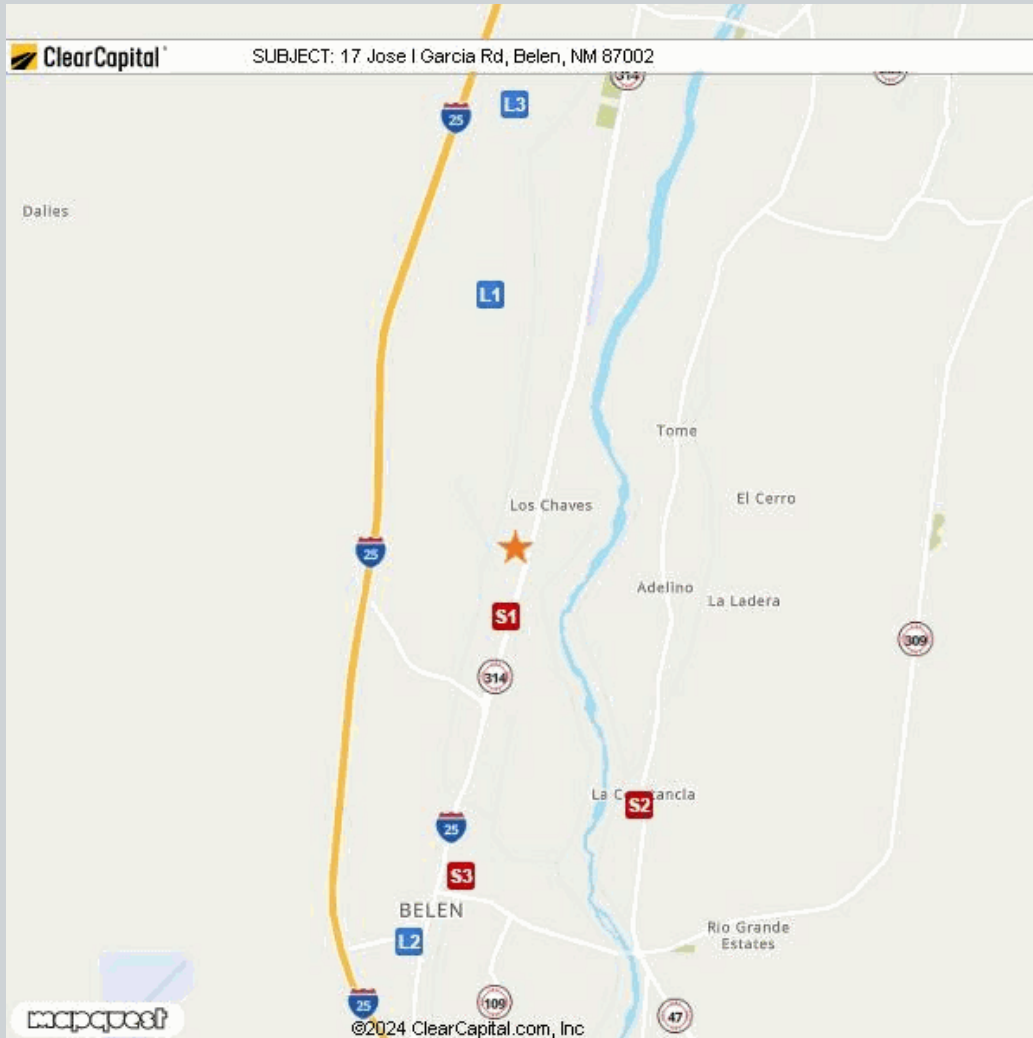
Address ★ 17 Jose I Garcia Road, Belen, NEWMEXICO 87002

Loan Number 56514

Suggested List \$235,000

Suggested Repaired \$235,000

Sale \$230,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	17 Jose I Garcia Road, Belen, NewMexico 87002	--	Parcel Match
L1 Listing 1	4628 Franklin Rd, Los Lunas, NM 87031	2.86 Miles ¹	Parcel Match
L2 Listing 2	1009 Camino Del Llano, Belen, NM 87002	4.59 Miles ¹	Parcel Match
L3 Listing 3	1320 Morris Rd Se, Los Lunas, NM 87031	5.00 Miles ¹	Parcel Match
S1 Sold 1	19528 Highway 314, Belen, NM 87002	0.79 Miles ¹	Parcel Match
S2 Sold 2	2502 State Highway 47, Belen, NM 87002	3.22 Miles ¹	Parcel Match
S3 Sold 3	513 N 4th St, Belen, NM 87002	3.76 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.

*** 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.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

Report Instructions - cont.

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

Broker Name	Joei Williams-Tafoya	Company/Brokerage	Rio Vista Realty
License No	20459	Address	1300 Lafayette Dr Ne Albuquerque NM 87106
License Expiration	11/30/2024	License State	NM
Phone	5054534325	Email	joeitafoya2@gmail.com
Broker Distance to Subject	27.50 miles	Date Signed	01/31/2024

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.