

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	6418 Huebner Road, San Antonio, TX 78238	Order ID	6877545	Property ID	28917252
Inspection Date	10/09/2020	Date of Report	10/09/2020		
Loan Number	42142	APN	044311110060		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Bexar		

Tracking IDs

Order Tracking ID	1008BPOs	Tracking ID 1	1008BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Paul Lee Camp	Condition Comments Enclosed back patio puddles w/water when it rains. The a/c doesn't work.The siding has some rot/issues.Water stain on ceiling.Seller will not do any repairs. Typical in size but needs more work than most. Repairs estimate based on MLS description . make repairs/selling property "As-Is." Seller has never lived in the home.Washer/dryer, refrigerator are included, needs repairs and updates.. Additional repairs are likely but not itemized.
R. E. Taxes	\$4,687	
Assessed Value	\$180,670	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	No	
(Front door is slightly ajar but listing says property is vacant. No cars in driveway, no lights on)		
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$5,000	
Estimated Interior Repair Cost	\$5,000	
Total Estimated Repair	\$10,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments only 296 homes in the neighborhood with an avg size of 1668 and avg age of 43
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$130,000 High: \$259,900	
Market for this type of property	Increased 2 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	6418 Huebner Road	7803 Lark Ridge	6822 Brookport	7215 Split Creek
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78238	78250	78238	78238
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.92 ¹	0.75 ¹	0.95 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$189,000	\$170,500	\$199,900
List Price \$	--	\$189,000	\$170,500	\$199,900
Original List Date		10/05/2020	09/25/2020	09/18/2020
DOM · Cumulative DOM	-- · --	4 · 4	5 · 14	18 · 21
Age (# of years)	46	41	42	24
Condition	Fair	Good	Good	Good
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	1,842	1,979	1,582	1,996
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	5 · 2
Total Room #	6	6	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.32 acres	0.22 acres	0.16 acres	0.18 acres
Other	none	none	none	none

* 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.

Current Listings - Cont.

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

- Listing 1** Two Living Areas, Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Stove/Range, Refrigerator, Smoke Alarm, City Garbage service, Storage Building/Shed, Mature Trees
- Listing 2** One Living Area, Eat-In Kitchen, Utility Room Inside, Open Floor Plan, Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Refrigerator, Dishwasher, Patio Slab, Privacy Fence
- Listing 3** One Living Area, Liv/Din Combo, Island Kitchen, Utility Room Inside, 1st Floor Lvl/No Steps, Converted Garage, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, All Bedrooms Downstairs, Laundry Main Level, Laundry Room, Walk in Closets, Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, Gas Water Heater, Solid Counter Tops, City Garbage service, Patio Slab, Privacy Fence, Double Pane Windows, Storage Building/Shed

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	6418 Huebner Road	7238 Stillbrook	4707 Esterbrook	5730 Timberhill Dr
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78238	78238	78238	78238
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.96 ¹	0.30 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$175,000	\$135,000	\$149,900
List Price \$	--	\$169,900	\$135,000	\$149,900
Sale Price \$	--	\$135,000	\$140,000	\$160,000
Type of Financing	--	Conv	Fha	Fha
Date of Sale	--	07/17/2020	01/30/2020	07/27/2020
DOM · Cumulative DOM	-- · --	180 · 212	4 · 42	53 · 126
Age (# of years)	46	43	46	41
Condition	Fair	Fair	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	1,842	2,156	1,732	1,868
Bdrm · Bths · ½ Bths	3 · 2	4 · 3	3 · 2	3 · 2
Total Room #	6	7	6	1868
Garage (Style/Stalls)	Attached 2 Car(s)	None	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	0.32 acres	0.15 acres	0.15 acres	0.19 acres
Other	none	none	none	none
Net Adjustment	--	-\$20	-\$8,800	-\$28,180
Adjusted Price	--	\$134,980	\$131,200	\$131,820

* Sold 1 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 adj. 3400 lot size, parking 6000, -9420 sq ft, Two Living Areas, ceramic tile flooring, sold as is needs repairs

Sold 2 adj. -3500 concessions, +3400 lot size, -15000 condition, parking 3000, +3300 sq ft, Two Living Areas, Separate Dining Room, Walk-In Pantry, Utility Room Inside, 1st Floor Lvl/No Steps, Pull Down Storage, Laundry Main Level, Walk in Closets, Ceiling Fans, Washer Connection, Dryer Connection, Disposal, Smoke Alarm, Gas Water Heater, City Garbage service

Sold 3 adj. 2600 lot size, condition, -30000 condition, -780 sq ft, One Living Area, Eat-In Kitchen, High Ceilings, Ceiling Fans, Washer Connection, Dryer Connection

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	BHHS Penfed Realty	Currently listed for 130000, under pending contract					
Listing Agent Name	Jennifer Brown						
Listing Agent Phone	210-605-3728						
# 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
09/14/2020	\$130,000	--	--	Pending/Contract	09/16/2020	\$130,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$135,000	\$155,000
Sales Price	\$132,000	\$152,000
30 Day Price	\$128,000	--
Comments Regarding Pricing Strategy		
Subject is typical in size and amenities. Last house on the street. Backs to greenbelt. according to MLS subject needs a large amount of repairs.		

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



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 7803 Lark Ridge
San Antonio, TX 78250



Front

L2 6822 Brookport
San Antonio, TX 78238



Front

L3 7215 Split Creek
San Antonio, TX 78238



Front

Sales Photos

S1 7238 Stillbrook
San Antonio, TX 78238



Front

S2 4707 Esterbrook
San Antonio, TX 78238



Front

S3 5730 Timberhill Dr
San Antonio, TX 78238



Front

ClearMaps Addendum

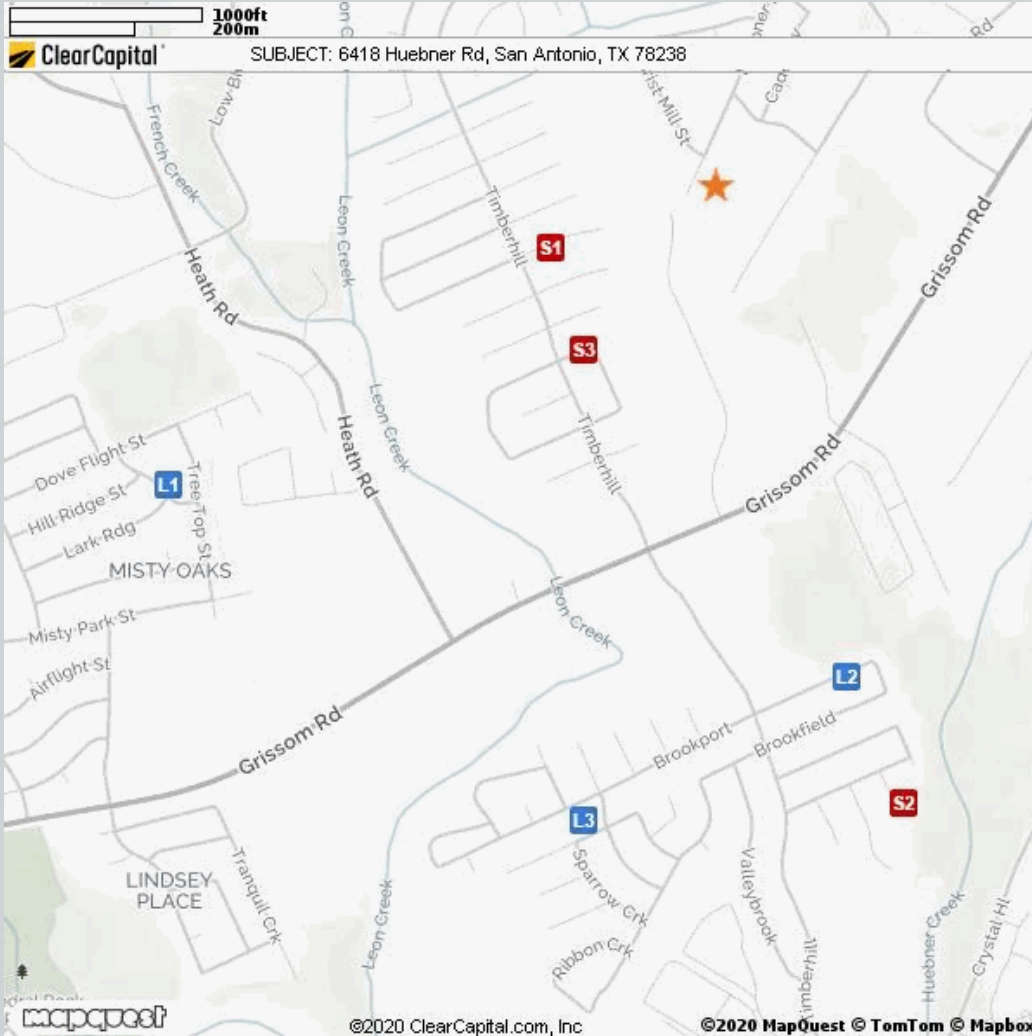
Address ★ 6418 Huebner Road, San Antonio, TX 78238

Loan Number 42142

Suggested List \$135,000

Suggested Repaired \$155,000

Sale \$132,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6418 Huebner Road, San Antonio, TX 78238	--	Parcel Match
L1 Listing 1	7803 Lark Ridge, San Antonio, TX 78250	0.92 Miles ¹	Parcel Match
L2 Listing 2	6822 Brookport, San Antonio, TX 78238	0.75 Miles ¹	Parcel Match
L3 Listing 3	7215 Split Creek, San Antonio, TX 78238	0.95 Miles ¹	Parcel Match
S1 Sold 1	7238 Stillbrook, San Antonio, TX 78238	0.25 Miles ¹	Parcel Match
S2 Sold 2	4707 Esterbrook, San Antonio, TX 78238	0.96 Miles ¹	Parcel Match
S3 Sold 3	5730 Timberhill Dr, San Antonio, TX 78238	0.30 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	Karen Wesler	Company/Brokerage	Sterling Real Estate Services
License No	0515538	Address	7417 Peaceful Mdws San Antonio TX 78250
License Expiration	10/31/2022	License State	TX
Phone	2102157740	Email	karenwesler@gmail.com
Broker Distance to Subject	2.17 miles	Date Signed	10/09/2020

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 REPORT SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.

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.