

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	12818 Independence Avenue, San Antonio, TX 78233	Order ID	6943976	Property ID	29124465
Inspection Date	11/19/2020	Date of Report	11/19/2020		
Loan Number	42250	APN	159450220040		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Bexar		

Tracking IDs					
Order Tracking ID	1117BPOs	Tracking ID 1	1117BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	Cory Robert E III	Subject is in average condition based on drive by inspection, similar to other homes in this area, no adverse easements, economic/functional obsolescence, or repairs visible. Paint, roof, and landscaping also appear in average condition. No major repairs to note at this time, no issues are expected with the resale of this property. Converted garage used as additional bedroom
R. E. Taxes	\$4,504	
Assessed Value	\$173,710	
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

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Subject conforms to neighborhood and is located near shopping, schools, restaurants, parks, public transportation, and IH35. Subject located in an increasing market, stable job market, there is some congestion in area during rush hour, no REO activity in area at the time of the evaluation
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$142,900 High: \$266,000	
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	12818 Independence Avenue	12527 Minuteman Dr	5803 Burkley Springs St	12746 Thomas Sumter St
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78233	78233	78233	78233
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.23 ¹	0.39 ¹	0.25 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$164,000	\$199,900	\$199,500
List Price \$	--	\$164,000	\$174,900	\$195,950
Original List Date		10/30/2020	10/30/2020	09/02/2020
DOM · Cumulative DOM	-- · --	14 · 20	20 · 20	78 · 78
Age (# of years)	47	45	47	42
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 style	1 Story ranch style	1 Story ranch style	1 Story ranch style
# Units	1	1	1	1
Living Sq. Feet	2,010	1,924	1,775	1,640
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	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	.22 acres	.16 acres	.22 acres	.15 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 similar quality of build to the subject property, similar GLA, carpet flooring, ceramic tile floors, no recent updates noted in MLS, no seller concessions noted in MLS remarks

Listing 2 slightly inferior GLA, similar quality of build to the subject property, laminate floors, ceramic tile floors, no seller concessions noted in MLS remarks

Listing 3 similar quality of build to the subject property, located in the same subdivision as the subject property, no seller concessions noted in MLS

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	12818 Independence Avenue	5831 Valley Pt	13323 Larkbrook St	12303 Constitution St
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78233	78233	78233	78233
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.39 ¹	0.67 ¹	0.45 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$169,000	\$190,000	\$186,500
List Price \$	--	\$169,000	\$179,990	\$185,000
Sale Price \$	--	\$169,000	\$179,900	\$186,000
Type of Financing	--	Conv	Conv	Cash
Date of Sale	--	08/28/2020	05/28/2020	07/14/2020
DOM · Cumulative DOM	-- · --	58 · 59	41 · 55	105 · 113
Age (# of years)	47	43	48	47
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 style	1 Story ranch style	1 Story ranch style	1 Story ranch style
# Units	1	1	1	1
Living Sq. Feet	2,010	1,675	2,036	1,847
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	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	.22 acres	.17 acres	.22 acres	.22 acres
Other	--	--	--	--
Net Adjustment	--	+\$6,700	\$0	+\$3,260
Adjusted Price	--	\$175,700	\$179,900	\$189,260

* 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** \$6700 positive adjustment made for inferior GLA, similar quality of build to the subject, located in the same subdivision as the subject, \$1500 seller concessions noted in MLS
- Sold 2** similar GLA and quality of build, carpet flooring, typical features for area, similar appeal to the subject property, \$5397 seller paid closing costs noted in MLS
- Sold 3** \$3260 positive adjustment made for inferior GLA, similar quality of build to the subject property, single living area, ceramic tile floors, \$3550 seller paid closing costs noted in MLS

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no recent sales/listing data available for the subject property at the time of the inspection			
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	\$180,000	\$180,000
Sales Price	\$177,000	\$177,000
30 Day Price	\$170,000	--
Comments Regarding Pricing Strategy		
No negative external influences, environmental concerns, or zoning issues noted. In addition no atypical positive external influences, environmental concerns, or zoning attributes noted. This includes no major construction noted in area. Subject value based on comparison of similarities and differences between subject and listed and sold comps. All sale comps have closed within the past 6 months and are located in the Valley Forge area		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.67 miles and the sold comps closed within the last 6 months. The market is reported as having increased 2% in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Address Verification



Side



Street

Listing Photos

L1 12527 Minuteman Dr
San Antonio, TX 78233



Front

L2 5803 Burkley Springs St
San Antonio, TX 78233



Front

L3 12746 Thomas Sumter St
San Antonio, TX 78233



Front

Sales Photos

S1 5831 Valley Pt
San Antonio, TX 78233



Front

S2 13323 Larkbrook St
San Antonio, TX 78233



Front

S3 12303 Constitution St
San Antonio, TX 78233



Front

ClearMaps Addendum

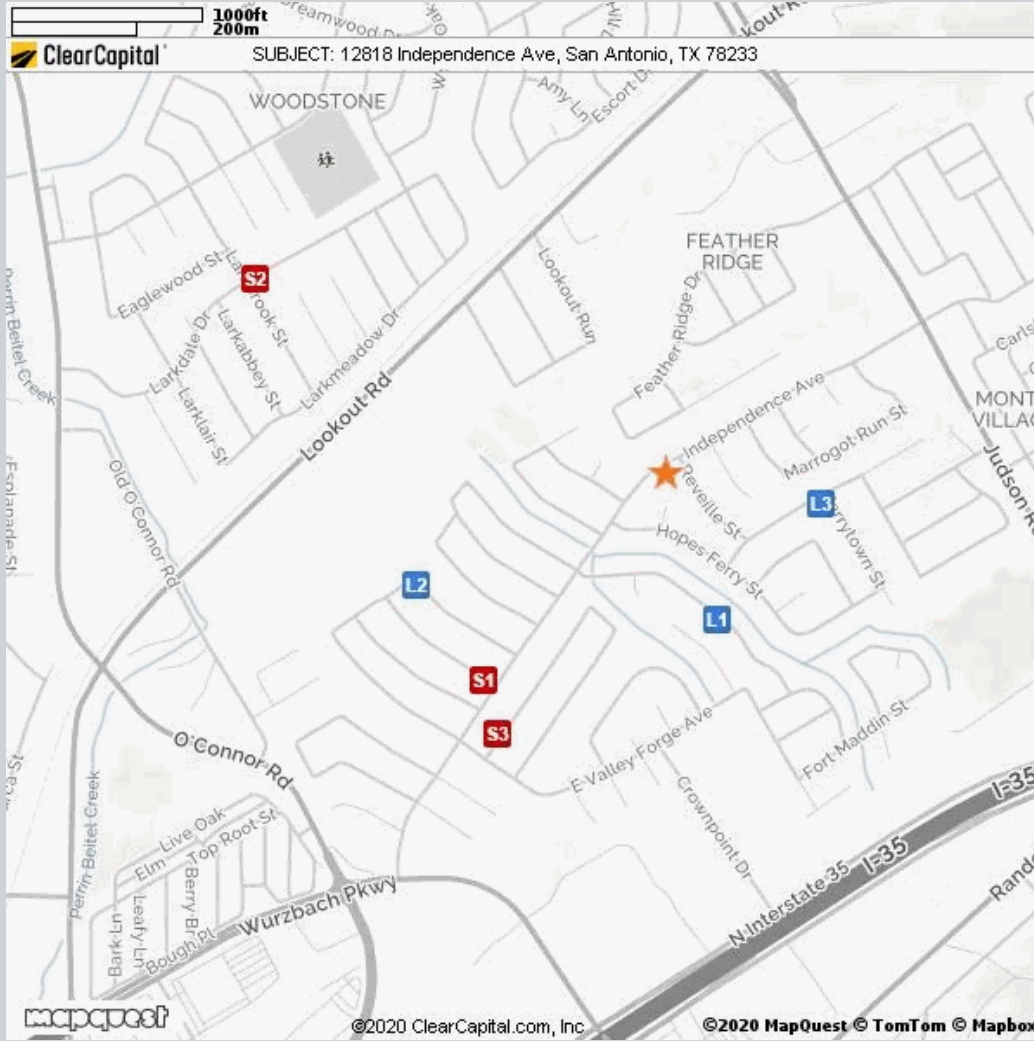
Address ★ 12818 Independence Avenue, San Antonio, TX 78233

Loan Number 42250

Suggested List \$180,000

Suggested Repaired \$180,000

Sale \$177,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	12818 Independence Avenue, San Antonio, TX 78233	--	Parcel Match
L1 Listing 1	12527 Minuteman Dr, San Antonio, TX 78233	0.23 Miles ¹	Parcel Match
L2 Listing 2	5803 Burkley Springs St, San Antonio, TX 78233	0.39 Miles ¹	Parcel Match
L3 Listing 3	12746 Thomas Sumter St, San Antonio, TX 78233	0.25 Miles ¹	Parcel Match
S1 Sold 1	5831 Valley Pt, San Antonio, TX 78233	0.39 Miles ¹	Parcel Match
S2 Sold 2	13323 Larkbrook St, San Antonio, TX 78233	0.67 Miles ¹	Parcel Match
S3 Sold 3	12303 Constitution St, San Antonio, TX 78233	0.45 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	Jordan Williams	Company/Brokerage	Compass Real Estate Group
License No	528928	Address	19919 Park Falls San Antonio TX 78259
License Expiration	04/30/2021	License State	TX
Phone	2104131006	Email	jordanprestonwilliams@gmail.com
Broker Distance to Subject	6.56 miles	Date Signed	11/19/2020

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.