

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	11010 Kimes Park Drive, San Antonio, TX 78249	Order ID	7231312	Property ID	29951413
Inspection Date	04/14/2021	Date of Report	04/15/2021		
Loan Number	44332	APN	190920050510		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Bexar		

Tracking IDs					
Order Tracking ID	0413BPO	Tracking ID 1	0413BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	HARRIS GEORGE M	Condition Comments Home and landscaping seem to have been maintained as noted from doing an exterior drive by inspection. Subject has good functional utility and conforms within the neighborhood.
R. E. Taxes	\$5,622	
Assessed Value	\$217,150	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(all doors and windows appear secure)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Parkwood Maintenance Association	
Association Fees	\$250 / Year (Tennis)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments 995 homes in the neighborhood with an average size of 2459 and average age of 30
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$175,000 High: \$339,500	
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	11010 Kimes Park Drive	7825 Sandpiper Park	11326 Morino Park	11119 Moonlit Park
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78249	78249	78249	78249
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.57 ¹	0.47 ¹	0.46 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$239,900	\$245,000	\$280,000
List Price \$	--	\$239,900	\$245,000	\$270,000
Original List Date		02/25/2021	04/02/2021	03/23/2021
DOM · Cumulative DOM	-- · --	15 · 49	12 · 13	13 · 23
Age (# of years)	29	28	32	35
Condition	Average	Average	Average	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	2 Stories conv	1 Story ranch	1 Story ranch	2 Stories conv
# Units	1	1	1	1
Living Sq. Feet	2,257	2,176	2,187	2,566
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2	4 · 2	4 · 2 · 1
Total Room #	7	6	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	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	0.19 acres	0.17 acres	0.14 acres	0.21 acres
Other	None	None	None	None

* Listing 2 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, Liv/Din Combo, Eat-In Kitchen, Breakfast Bar, Walk-In Pantry, Utility Room Inside, Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Disposal, Dishwasher, Ice Maker Connection, Vent Fan, Smoke Alarm, Security System (Owned), Pre- Wired for Security, High Speed Internet Access, Garage Door Opener, Solid Counter Tops, City Garbage Service, New roof in 2016, new water heater in 2020, new HVAC in 2015.
- Listing 2** Two Living Areas, Liv/Din Combo, Separate Dining Room, Two Eating Areas, Breakfast Bar, Walk-In Pantry, Shop, Utility Room Inside, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets, Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Washer, Dryer, Microwave Oven, Stove/Range, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Vent Fan, Security System (Owned), High Speed Internet Access, Garage Door Opener, Smooth Cooktop, City Garbage Service.
- Listing 3** Two Living Areas, Liv/Din Combo, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Breakfast Bar, Utility Room Inside, All Bedrooms Upstairs, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets, Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Stove/Range, Disposal, Dishwasher, Water Softener (owned), Smoke Alarm, Security System (Owned), Solid Counter Tops, Custom Cabinets, Carbon Monoxide Detector, City Garbage Service.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	11010 Kimes Park Drive	11118 Cherry Park Dr	11146 Elk Park	11122 Cedar Park
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78249	78249	78249	78249
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.31 ¹	0.48 ¹	0.41 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$259,500	\$240,000	\$259,000
List Price \$	--	\$259,500	\$239,999	\$259,000
Sale Price \$	--	\$259,500	\$240,000	\$256,500
Type of Financing	--	Cash	Conventional	Cash
Date of Sale	--	03/26/2021	01/29/2021	02/05/2021
DOM · Cumulative DOM	-- · --	6 · 29	12 · 44	13 · 32
Age (# of years)	29	34	35	29
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	2 Stories conv	2 Stories conv	2 Stories conv	2 Stories conv
# Units	1	1	1	1
Living Sq. Feet	2,257	2,243	2,266	2,400
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	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	0.19 acres	0.2 acres	0.16 acres	0.16 acres
Other	None	None	None	None
Net Adjustment	--	-\$160	+\$2,460	-\$5,580
Adjusted Price	--	\$259,340	\$242,460	\$250,920

* 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.

Recent Sales - Cont.

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

- Sold 1** adj. -1000 lot size, +840 sq ft, Two Living Areas, Separate Dining Room, Walk-In Pantry, All Bedrooms Upstairs, High Ceilings, Cable TV Available, High Speed Internet, Laundry Main Level, Telephone, Walk in Closets, Attic - Access only, Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Self-Cleaning Oven, Disposal, Ice Maker Connection, Wet Bar, Smoke Alarm, Pre-Wired for Security, Gas Water Heater, Satellite Dish (owned), Garage Door Opener, Solid Counter Tops, City Garbage Service.
- Sold 2** adj. +3000 lot size, -540 sq ft, One Living Area, Liv/Din Combo, Eat-In Kitchen, Walk-In Pantry, Utility Room Inside, All Bedrooms Upstairs, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Disposal, Dishwasher, High Speed Internet Access, Garage Door Opener, City Garbage Service.
- Sold 3** adj. +3000 lot size, -8580 sq ft, One Living Area, Separate Dining Room, Eat-In Kitchen, Utility Room Inside, 1st Floor Lvl/No Steps, High Ceilings, Cable TV Available, High Speed Internet, Laundry Main Level, Walk in Closets, Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, GSCK, Disposal, Dishwasher, Ice Maker Connection, Smoke Alarm, High Speed Internet Access, Garage Door Opener, City Garbage Service.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Currently under pending contract listed for 255000			
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
02/10/2021	\$260,000	03/01/2021	\$255,000	Pending/Contract	04/05/2021	\$255,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$255,000	\$255,000
Sales Price	\$250,000	\$250,000
30 Day Price	\$245,000	--
Comments Regarding Pricing Strategy		
Used most similar comps in size, condition and amenities and within the same neighborhood.		

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

Listing Photos

L1 7825 Sandpiper Park
San Antonio, TX 78249



Front

L2 11326 Morino Park
San Antonio, TX 78249



Front

L3 11119 Moonlit Park
San Antonio, TX 78249



Front

Sales Photos

S1 11118 Cherry Park Dr
San Antonio, TX 78249



Front

S2 11146 Elk Park
San Antonio, TX 78249



Front

S3 11122 Cedar Park
San Antonio, TX 78249



Front

ClearMaps Addendum

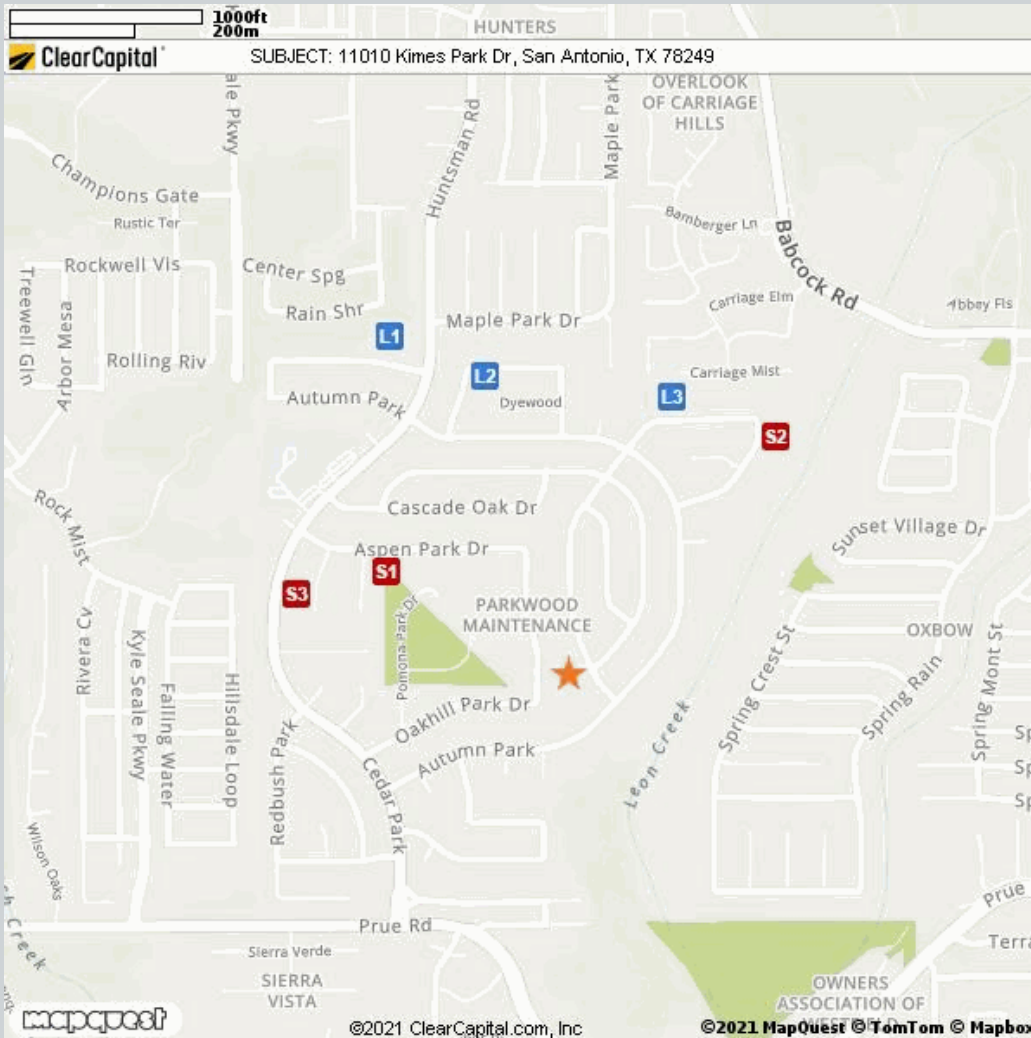
Address ★ 11010 Kimes Park Drive, San Antonio, TX 78249

Loan Number 44332

Suggested List \$255,000

Suggested Repaired \$255,000

Sale \$250,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	11010 Kimes Park Drive, San Antonio, TX 78249	--	Parcel Match
L1 Listing 1	7825 Sandpiper Park, San Antonio, TX 78249	0.57 Miles ¹	Parcel Match
L2 Listing 2	11326 Morino Park, San Antonio, TX 78249	0.47 Miles ¹	Parcel Match
L3 Listing 3	11119 Moonlit Park, San Antonio, TX 78249	0.46 Miles ¹	Parcel Match
S1 Sold 1	11118 Cherry Park Dr, San Antonio, TX 78249	0.31 Miles ¹	Parcel Match
S2 Sold 2	11146 Elk Park, San Antonio, TX 78249	0.48 Miles ¹	Parcel Match
S3 Sold 3	11122 Cedar Park, San Antonio, TX 78249	0.41 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	3.30 miles	Date Signed	04/14/2021

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.