

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>	5336 Downs Court, El Paso, TX 79924	<b>Order ID</b>	7397180	<b>Property ID</b>	30559467
<b>Inspection Date</b>	06/29/2021	<b>Date of Report</b>	06/30/2021		
<b>Loan Number</b>	44841	<b>APN</b>	S50299900405500		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	El Paso		

### Tracking IDs

<b>Order Tracking ID</b>	0628BPO_BOTW	<b>Tracking ID 1</b>	0628BPO_BOTW
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	GRACIANO VILLA	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,008	The subject appears to be in average condition as per exterior inspection. No adverse conditions have been noted.	
<b>Assessed Value</b>	\$82,522		
<b>Zoning Classification</b>	Residential R4		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<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>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	The subject property is located in an average neighborhood with no noted issues. The subject property is similar to the homes in the area. The subject property is close to schools, shopping, employment and entertainment	
<b>Sales Prices in this Neighborhood</b>	Low: \$70,000 High: \$150,000		
<b>Market for this type of property</b>	Increased 5 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	5336 Downs Court	9105 Roanoke Dr	9112 Mount Rushmore Ln	5410 Raymond Telles Dr
<b>City, State</b>	El Paso, TX	El Paso, TX	El Paso, TX	El Paso, TX
<b>Zip Code</b>	79924	79924	79924	79924
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.76 <sup>1</sup>	0.72 <sup>1</sup>	0.66 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$91,000	\$115,000	\$129,000
<b>List Price \$</b>	--	\$91,000	\$115,000	\$129,000
<b>Original List Date</b>		04/19/2021	03/24/2021	02/27/2021
<b>DOM · Cumulative DOM</b>	-- · --	70 · 72	96 · 98	121 · 123
<b>Age (# of years)</b>	63	64	65	64
<b>Condition</b>	Average	Average	Average	Average
<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 ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story 1 Story	1 Story 1 Story	1 Story 1 Story	1 Story 1 Story
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,360	1,393	1,500	1,190
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 1	3 · 2 · 1	3 · 2
<b>Total Room #</b>	7	5	8	7
<b>Garage (Style/Stalls)</b>	None	Carport 1 Car	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>	0.33 acres	0.14 acres	0.15 acres	0.16 acres
<b>Other</b>	None	None	None	None

\* 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** Single story 2 bedroom 1 bath in the Tobin Park subdivision. Near schools and shopping centers with easy access to Patriot Fwy.

**Listing 2** El Paso Northeast Welcome to Northeast, your location to the best in town. Close to Ft. Bliss, easy access to HWY US 54, off Hondo Pass to access Railroad Drive. This wonderful and cute 3 bedrooms and one full bath plus a jack-in-jill half bath between two bedrooms is ideal of a home. You are welcome to a full size living room with a nice size kitchen. The home also has a second living area with a utility room with access to the backyard. The backyard has a covered patio and has a storage shed for your all your yard equipment. This house is being SOLD AS IS. Call us NOW, we'll be glad to show you this home.

**Listing 3** WOW! Great Looking single level house with lots of upgrades, truly offers a wonderful opportunity, open floor plan, New Energy efficient windows, freshly painted in and out, Refrigerated Air, Modern Tile Floors, New interior doors, New Carpet, recessed lights, New Kitchen counter tops, New Ceiling Fans and light fixtures, New stainless steel stove/hood, front yard landscape and Large Back Yard...Must See!!

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	5336 Downs Court	9212 Mt Shasta Drive	5813 Sturgeon Drive	5037 Joe Herrera Drive
<b>City, State</b>	El Paso, TX	El Paso, TX	El Paso, TX	El Paso, TX
<b>Zip Code</b>	79924	79924	79924	79924
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.58 <sup>1</sup>	0.64 <sup>1</sup>	0.63 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$108,950	\$100,000	\$110,000
<b>List Price \$</b>	--	\$98,950	\$100,000	\$110,000
<b>Sale Price \$</b>	--	\$90,000	\$100,000	\$110,000
<b>Type of Financing</b>	--	Cash	Conventional	Cash
<b>Date of Sale</b>	--	04/15/2021	04/26/2021	06/18/2021
<b>DOM · Cumulative DOM</b>	-- · --	64 · 108	2 · 42	58 · 92
<b>Age (# of years)</b>	63	65	62	64
<b>Condition</b>	Average	Average	Average	Average
<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 ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story 1 Story	1 Story 1 Story	1 Story 1 Story	1 Story 1 Story
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,360	1,148	1,100	1,500
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
<b>Total Room #</b>	7	8	7	7
<b>Garage (Style/Stalls)</b>	None	Carport 1 Car	Attached 1 Car	Carport 1 Car
<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>	0.33 acres	0.15 acres	0.14 acres	0.17 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$620	+\$100	-\$2,900
<b>Adjusted Price</b>	--	\$90,620	\$100,100	\$107,100

\* Sold 2 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** Adjusted : 2120 for GLA, -500 for bath, -1500 for carport, 500 for lot size. Living is easy & affordable in this 1-story brick home in Northeast El Paso! Spend time w/ the family in the large living room w/ 2 windows that brighten up the space! Enjoy cooking in the kitchen w/ clean white cabinets & plenty of counterspace. There's room for everyone in the 3 spacious bedrooms. Get a good night's rest in the master bedroom w/ private bathroom, plus 2 closets for all your wardrobe! Master bathroom has a standing shower & window that opens to allow fresh air in. The second bathroom has a tub & ceramic tile, and also has a window for clean air circulation. Host a fun BBQ in the huge backyard! Carport will keep your car out of the sun, plus convenient entry into the home through the side door. Front yard covered patio. No carpet. Fresh paint throughout.
- Sold 2** Adjusted : 2600 for GLA, -500 for bath, -2500 for garage, 500 for lot size. Nice family home located in N.E. near schools and shopping centers.
- Sold 3** Adjusted : -1400 for GLA, -500 for bath, -1500 for carport, 500 for lot size. Older, three bedroom, two bath home near Fort Bliss, stove and hood, enclosed rear yard, larger square footage, Exterior storage, Carport, sold "as is"

### Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Inspector has researched the listing history of the subject for the past 12 months and the transfer history for the past 36 months. No data has been found on the MLS or by other means.			
<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

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$101,000	\$101,000
<b>Sales Price</b>	\$99,000	\$99,000
<b>30 Day Price</b>	\$94,000	--
<b>Comments Regarding Pricing Strategy</b>		
The subject's value is based on the closed sales in the area. The active listings have been considered in the value of the property, but the closed sales hold the most weight. Due to lack of similar comps, used comps having lot size more than 20% and exceed bed/bath count. All comps are considered to be reliable.		

### 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

## Listing Photos

**L1** 9105 Roanoke Dr  
El Paso, TX 79924



Front

**L2** 9112 Mount Rushmore Ln  
El Paso, TX 79924



Front

**L3** 5410 Raymond Telles Dr  
El Paso, TX 79924



Front

## Sales Photos

**S1** 9212 MT SHASTA Drive  
El Paso, TX 79924



Front

**S2** 5813 STURGEON Drive  
El Paso, TX 79924



Front

**S3** 5037 Joe Herrera Drive  
El Paso, TX 79924



Front

### ClearMaps Addendum

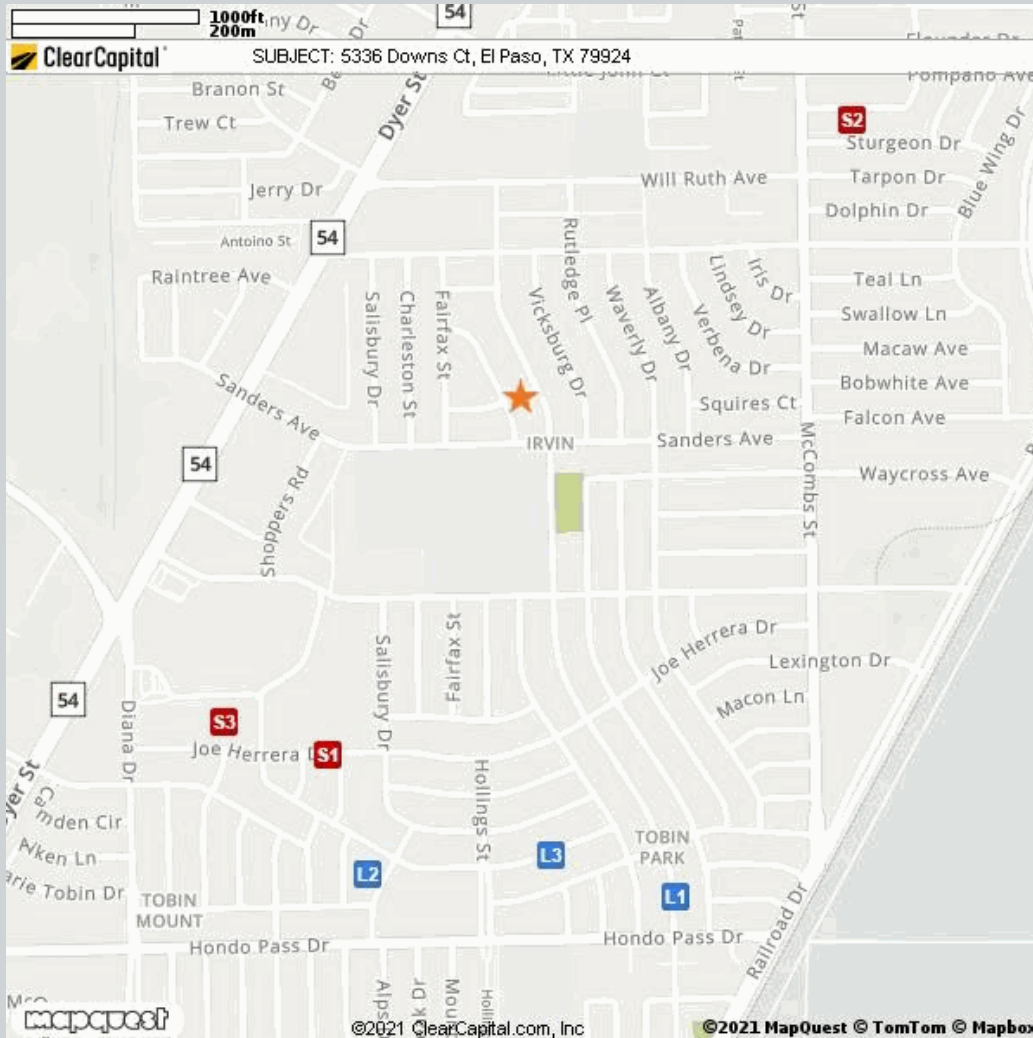
**Address** ★ 5336 Downs Court, El Paso, TX 79924

**Loan Number** 44841

**Suggested List** \$101,000

**Suggested Repaired** \$101,000

**Sale** \$99,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5336 Downs Court, El Paso, TX 79924	--	Parcel Match
L1 Listing 1	9105 Roanoke Dr, El Paso, TX 79924	0.76 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	9112 Mount Rushmore Ln, El Paso, TX 79924	0.72 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5410 Raymond Telles Dr, El Paso, TX 79924	0.66 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	9212 Mt Shasta Drive, El Paso, TX 79924	0.58 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	5813 Sturgeon Drive, El Paso, TX 79924	0.64 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	5037 Joe Herrera Drive, El Paso, TX 79924	0.63 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>	Heather Clegg-Chavez	<b>Company/Brokerage</b>	RECON Real Estate Consultants Inc
<b>License No</b>	615446	<b>Address</b>	700 N Stanton El Paso TX 79902
<b>License Expiration</b>	09/30/2022	<b>License State</b>	TX
<b>Phone</b>	9155397626	<b>Email</b>	heathercleggchavez@gmail.com
<b>Broker Distance to Subject</b>	9.24 miles	<b>Date Signed</b>	06/30/2021

*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:**

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