

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	32307 Cedar View, Bulverde, TX 78163	Order ID	7568471	Property ID	31002428
Inspection Date	09/08/2021	Date of Report	09/08/2021		
Loan Number	46146	APN	000000005761		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Comal		

Tracking IDs

Order Tracking ID	0908BPO	Tracking ID 1	0908BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	SHANE VERSTEGEN	Condition Comments Subject gated and difficult to see from main road. Based on limited visual 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
R. E. Taxes	\$5,851	
Assessed Value	\$369,170	
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

Location Type	Rural	Neighborhood Comments Subject is located in rural area near Bulverde TX. Property style, GLA, condition, and lot size vary in area due to rural location. Most property in area has been maintained similar to the subject property and is not in need of repairs. Increasing market in area over the previous 12 months. No REO activity noted
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$311,900 High: \$698,900	
Market for this type of property	Increased 4 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	32307 Cedar View	31156 Wildcat Dr	2626 Barton Hill Dr	251 Navigator Crossing
City, State	Bulverde, TX	Bulverde, TX	Bulverde, TX	Spring Branch, TX
Zip Code	78163	78163	78163	78070
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.25 ¹	0.62 ¹	2.67 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$470,000	\$495,000	\$500,000
List Price \$	--	\$470,000	\$495,000	\$500,000
Original List Date		08/31/2021	07/30/2021	08/25/2021
DOM · Cumulative DOM	-- · --	8 · 8	40 · 40	14 · 14
Age (# of years)	35	19	21	15
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 contemp	2 Stories contemp	1 Story contemp	1 Story contemp
# Units	1	1	1	1
Living Sq. Feet	2,577	2,505	2,320	2,670
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	3 · 2 · 1	4 · 3 · 1
Total Room #	7	7	7	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	2.08 acres	1.03 acres	1.97 acres	1.08 acres
Other	--	--	--	--

* 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.

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

Listing 1 similar appeal and condition to the subject property, carpet flooring, ceramic tile floors, typical updates and features for area, no seller concessions noted in MLS

Listing 2 similar appeal and condition, similar lot size to the subject property, carpet flooring, ceramic tile floors, single living area, island kitchen, no seller concessions noted in MLS remarks

Listing 3 located in the same market as the subject, typical updates and features for area, inferior lot size, lot size does not drive value in this market

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	32307 Cedar View	30668 Buck Ln	31477 Sunlight Dr	177 Navigator
City, State	Bulverde, TX	Bulverde, TX	Bulverde, TX	Spring Branch, TX
Zip Code	78163	78163	78163	78070
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.65 ¹	2.76 ¹	2.55 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$410,000	\$450,000	\$525,000
List Price \$	--	\$410,000	\$450,000	\$525,000
Sale Price \$	--	\$419,900	\$470,000	\$490,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	05/07/2021	08/06/2021	08/06/2021
DOM · Cumulative DOM	-- · --	7 · 35	23 · 60	25 · 32
Age (# of years)	35	58	35	18
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 contemp	1 Story contemp	1 Story contemp	1 Story contemp
# Units	1	1	1	1
Living Sq. Feet	2,577	2,537	2,040	2,284
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 3	3 · 2	3 · 2 · 1
Total Room #	7	8	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	--	--	Pool - Yes	--
Lot Size	2.08 acres	.84 acres	1.23 acres	1.11 acres
Other	--	--	--	--
Net Adjustment	--	\$0	+\$10,740	+\$5,860
Adjusted Price	--	\$419,900	\$480,740	\$495,860

* 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** similar GLA, similar quality of build to the subject, no adjustment made for inferior lot size as lot size does not drive value in this market, no seller paid closing costs noted in MLS
- Sold 2** \$10740 positive adjustment made for inferior GLA, similar quality of build to the subject property, carpet flooring, ceramic tile floors, no concessions noted in MLS
- Sold 3** \$5860 positive adjustment made for inferior GLA, typical updates and features for area, carpet flooring, ceramic tile floors, \$4000 seller concessions noted in MLS remarkas

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject recently sold. Within last 15 days. Recently sold below market. Priced for quick cash sale			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
08/10/2021	\$250,000	--	--	Sold	09/03/2021	\$345,560	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$455,000	\$455,000
Sales Price	\$450,000	\$450,000
30 Day Price	\$435,000	--
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 Bulverde market		

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

Listing Photos

L1 31156 Wildcat Dr
Bulverde, TX 78163



Front

L2 2626 Barton Hill Dr
Bulverde, TX 78163



Front

L3 251 Navigator Crossing
Spring Branch, TX 78070



Front

Sales Photos

S1 30668 Buck Ln
Bulverde, TX 78163



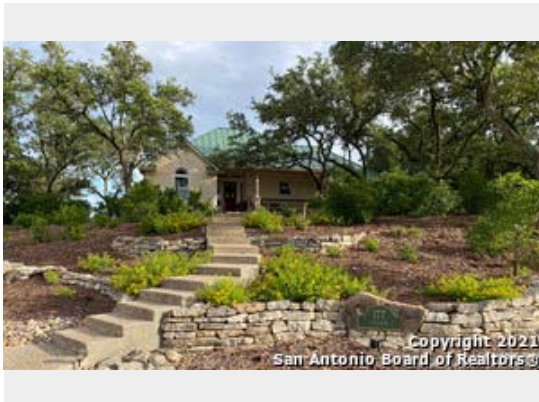
Front

S2 31477 Sunlight Dr
Bulverde, TX 78163



Front

S3 177 Navigator
Spring Branch, TX 78070



Front

ClearMaps Addendum

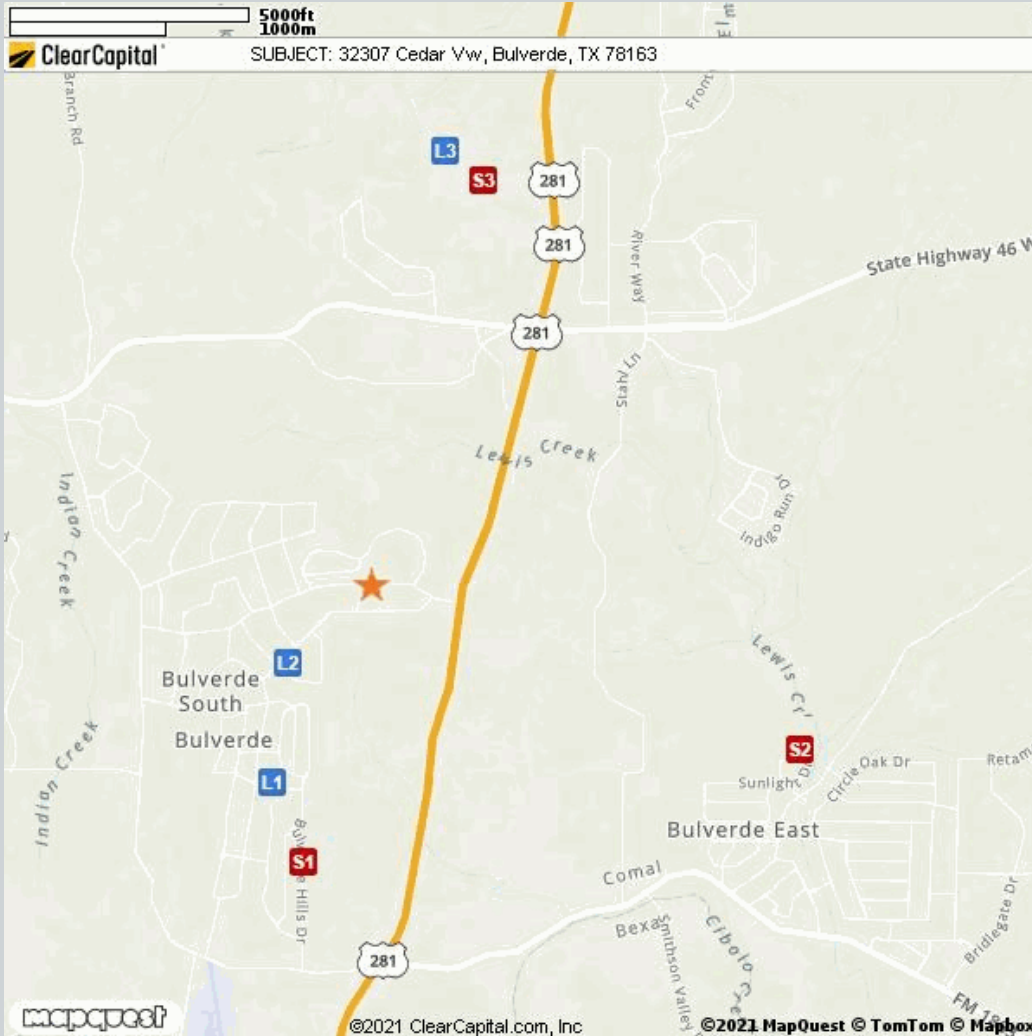
Address ★ 32307 Cedar View, Bulverde, TX 78163

Loan Number 46146

Suggested List \$455,000

Suggested Repaired \$455,000

Sale \$450,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	32307 Cedar View, Bulverde, TX 78163	--	Parcel Match
L1 Listing 1	31156 Wildcat Dr, Bulverde, TX 78163	1.25 Miles ¹	Parcel Match
L2 Listing 2	2626 Barton Hill Dr, Bulverde, TX 78163	0.62 Miles ¹	Parcel Match
L3 Listing 3	251 Navigator Crossing, Spring Branch, TX 78070	2.67 Miles ¹	Parcel Match
S1 Sold 1	30668 Buck Ln, Bulverde, TX 78163	1.65 Miles ¹	Parcel Match
S2 Sold 2	31477 Sunlight Dr, Bulverde, TX 78163	2.76 Miles ¹	Parcel Match
S3 Sold 3	177 Navigator, Spring Branch, TX 78070	2.55 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	Jordan Williams	Company/Brokerage	Compass Real Estate Group
License No	528928	Address	19919 Park Falls San Antonio TX 78259
License Expiration	04/30/2023	License State	TX
Phone	2104131006	Email	jordanprestonwilliams@gmail.com
Broker Distance to Subject	10.17 miles	Date Signed	09/08/2021

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.