

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	4201 Larchmont Drive, El Paso, TX 79902	Order ID	7595018	Property ID	31110723
Inspection Date	09/18/2021	Date of Report	09/18/2021		
Loan Number	46211	APN	P78399901005600		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	El Paso		

Tracking IDs					
Order Tracking ID	0917BPO	Tracking ID 1	0917BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	DE LA TORRE ALBERT R & IRENE Y	Condition Comments	
R. E. Taxes	\$538,086	SUBJECT IS A SINGLE FAMILY RESIDENTIAL WITH BRICK VENEER EXTERIOR, COMPOSITION SHINGLE ROOFING, EVAPORATIVE COOLING, DOUBLE CAR PORT, CARPET AND TILE FLOORING. SUBJECT APPEARS TO BE IN AVERAGE CONDITION WITH NO REPAIRS NOTICED. PER MLS COMMENTS- LOCATION LOCATION and with VIEWS you can see forever. Piedmont Hills classic brick ranch in the center of it all. Big corner lot (.22 acre), 2 living areas, 3 baths, and 3 bedrooms. Enormous covered patio with pull down shades. Wonderful workshop in the back with electricity. Circular driveway and side double carport. Close to Mission Hills Park, UTEP, Kern, shopping and entertainment.	
Assessed Value	\$172,339		
Zoning Classification	RESIDENTIAL R3		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(PER MLS SUBJECT WAS VACANT ON LOCKBOX.)			
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

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	SUBJECT IS LOCATED IN WEST EL PASO IN THE PIEDMONT HILLS SUBDIVISION. SUBJECT IS LOCATED IN AN ESTABLISHED NEIGHBORHOOD SURROUNDED BY HOMES OF SIMILAR AGE, DESIGN AND CONSTRUCTION. SUBJECT IS NEAR SCHOOLS, PARKS AND SHOPPING CENTERS.	
Sales Prices in this Neighborhood	Low: \$200,000 High: \$650,000		
Market for this type of property	Increased 1 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	4201 Larchmont Drive	609 Alethea Park Drive	3411 N Stanton Street	501 E Robinson Ave
City, State	El Paso, TX	El Paso, TX	El Paso, TX	El Paso, TX
Zip Code	79902	79902	79902	79902
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.62 ¹	0.68 ¹	1.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$321,000	\$359,000	\$610,000
List Price \$	--	\$279,900	\$359,000	\$595,000
Original List Date		05/28/2021	08/10/2021	07/14/2021
DOM · Cumulative DOM	-- · --	107 · 113	39 · 39	56 · 66
Age (# of years)	65	67	71	92
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	1 Story RANCH	1 Story RANCH	1 Story RANCH
# Units	1	1	1	1
Living Sq. Feet	2,375	2,527	2,223	2,328
Bdrm · Bths · ½ Bths	3 · 2 · 1	5 · 3	3 · 3	4 · 4
Total Room #	7	9	7	9
Garage (Style/Stalls)	Carport 2 Car(s)	None	Detached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.22 acres	0.28 acres	0.15 acres	0.22 acres
Other	PORCH,PATIO	PORCH,PATIO	PORCH,PATIO	PORCH,PATIO

* 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 LISTING 1 COMP IS A SINGLE FAMILY RESIDENTIAL WITH BRICK EXTERIOR, COMPOSITION SHINGLE ROOFING, REFRIGERATED COOLING, CAR PAD AND TILE FLOORING. SIMILAR TO SUBJECT.

Listing 2 LISTING 2 COMP IS A SINGLE FAMILY RESIDENTIAL WITH FRAME STUCCO EXTERIOR, PITCHED TILE ROOFING, REFRIGERATED COOLING, SINGLE DETACHED GARAGE, HARDWOOD AND TILE FLOORING. SIMILAR TO SUBJECT.

Listing 3 LISTING 3 COMP IS A SINGLE FAMILY RESIDENTIAL WITH STUCCO EXTERIOR, FLAT TILE ROOFING, REFRIGERATED COOLING, CAR PAD, HARDWOOD AND TILE FLOORING. SIMILAR TO SUBJECT. SUPERIOR IN TERMS OF UPDATES.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	4201 Larchmont Drive	708 Winter Drive	4249 Park Hill Drive	4201 Wallington Drive
City, State	El Paso, TX	El Paso, TX	El Paso, TX	El Paso, TX
Zip Code	79902	79902	79902	79902
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.69 ¹	0.38 ¹	0.08 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$292,000	\$285,000	\$219,950
List Price \$	--	\$298,000	\$285,000	\$219,950
Sale Price \$	--	\$300,000	\$290,000	\$240,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	05/17/2021	03/31/2021	06/16/2021
DOM · Cumulative DOM	-- · --	205 · 328	7 · 37	6 · 40
Age (# of years)	65	44	55	65
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	1 Story RANCH	1 Story RANCH	1 Story RANCH
# Units	1	1	1	1
Living Sq. Feet	2,375	2,329	2,576	2,061
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	5 · 3	3 · 3
Total Room #	7	6	9	7
Garage (Style/Stalls)	Carport 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.22 acres	0.32 acres	0.26 acres	0.25 acres
Other	PORCH,PATIO	PORCH,PATIO	PORCH,PATIO	PORCH,PATIO
Net Adjustment	--	-\$290	-\$3,860	+\$2,940
Adjusted Price	--	\$299,710	\$286,140	\$242,940

* 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** SOLD 1 COMP IS A SINGLE FAMILY RESIDENTIAL WITH BRICK VENEER EXTERIOR, COMPOSITION ROOFING, REFRIGERATED COOLING, DOUBLE ATTACHED GARAGE AND TILE FLOORING. SIMILAR TO SUBJECT. ADJUSTMENTS MADE FOR GLA, LOT SIZE AND BATHROOM COUNT.
- Sold 2** SOLD 2 COMP IS A SINGLE FAMILY RESIDENTIAL WITH BRICK EXTERIOR, SHINGLE ROOFING, EVAPORATIVE COOLING, SINGLE ATTACHED GARAGE, CARPET AND TILE FLOORING. SIMILAR TO SUBJECT. ADJUSTMENTS MADE FOR GLA, BEDROOM COUNT, BATHROOM COUNT, GARAGE AND LOT SIZE.
- Sold 3** SOLD 3 COMP IS A SINGLE FAMILY RESIDENTIAL WITH BRICK EXTERIOR, FLAT SHINGLE ROOFING, REFRIGERATED COOLING, DOUBLE CAR PORT, CARPET AND TILE FLOORING. SIMILAR TO SUBJECT. SAME SUBDIVISION AS SUBJECT. ADJUSTMENTS MADE FOR GLA, BATHROOM COUNT AND LOT SIZE.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				PER MLS SUBJECT WAS LISTED ON 08/25/2021 WITH ORIGINAL LIST PRICE OF \$190,000 AND SOLD DATE OF 09/17/2021 WITH SOLD PRICE OF \$210,000.			
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
08/25/2021	\$190,000	--	--	Sold	09/17/2021	\$210,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$250,000	\$250,000
Sales Price	\$248,000	\$248,000
30 Day Price	\$245,000	--
Comments Regarding Pricing Strategy		
RECOMMEND SELL AS IS CONDITION. SUBJECT APPEARS TO BE IN AVERAGE CONDITION WITH NO REPAIRS NOTICED. COMPS USED ARE FROM THE GREATER EL PASO ASSOCIATION OF REALTORS MLS DATABASE. COMPS LIMITED IN SUBDIVISION HAD TO EXPAND SEARCH AND RADIUS PARAMETERS.		

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



Side



Side

Subject Photos



Side



Street



Street



Street



Street



Other

Listing Photos

L1 609 ALETHEA PARK DRIVE
El Paso, TX 79902



Front

L2 3411 N STANTON STREET
El Paso, TX 79902



Front

L3 501 E ROBINSON AVE
El Paso, TX 79902



Front

Sales Photos

S1 708 WINTER DRIVE
El Paso, TX 79902



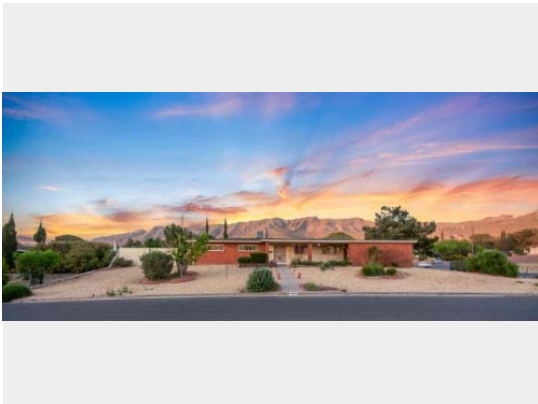
Front

S2 4249 PARK HILL DRIVE
El Paso, TX 79902



Front

S3 4201 WALLINGTON DRIVE
El Paso, TX 79902



Front

ClearMaps Addendum

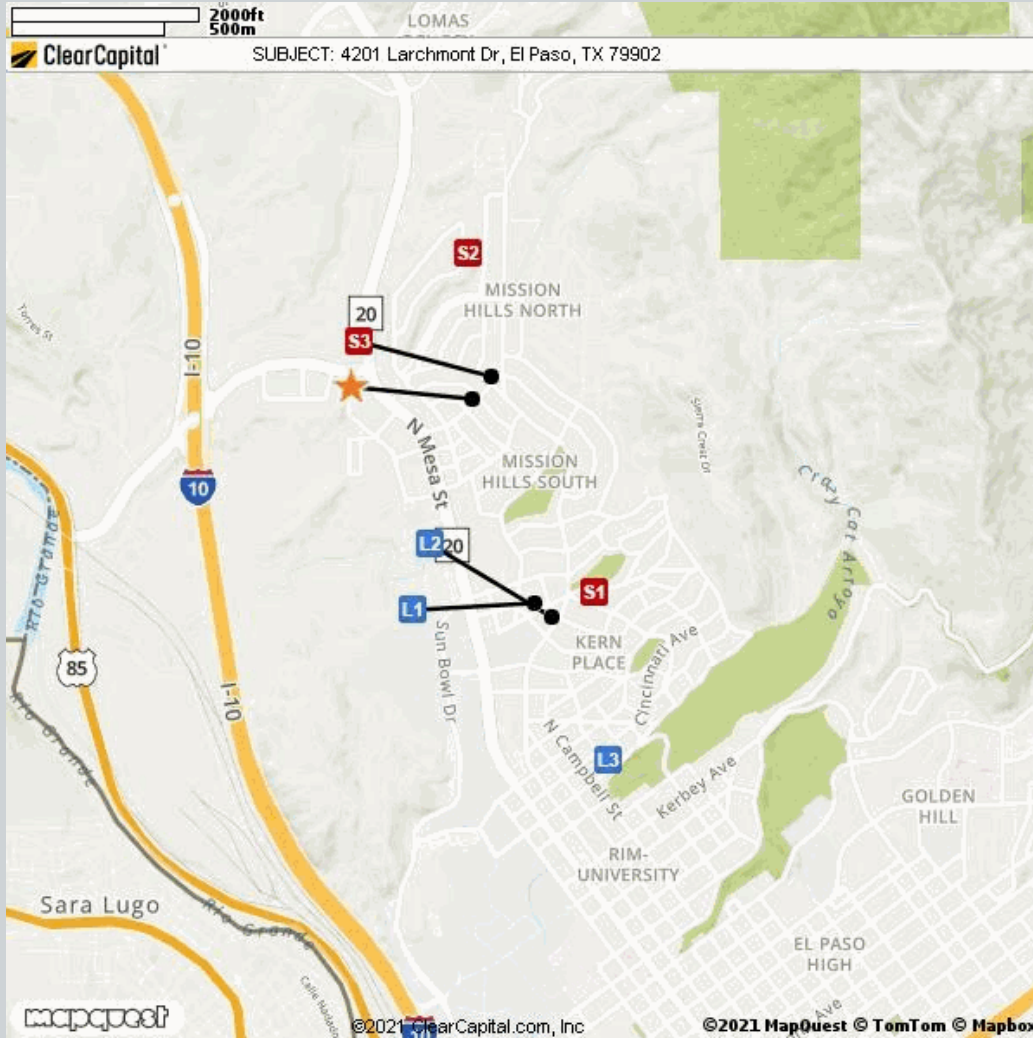
Address ★ 4201 Larchmont Drive, El Paso, TX 79902

Loan Number 46211

Suggested List \$250,000

Suggested Repaired \$250,000

Sale \$248,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4201 Larchmont Drive, El Paso, TX 79902	--	Parcel Match
L1 Listing 1	609 Alethea Park Drive, El Paso, TX 79902	0.62 Miles ¹	Parcel Match
L2 Listing 2	3411 N Stanton Street, El Paso, TX 79902	0.68 Miles ¹	Parcel Match
L3 Listing 3	501 E Robinson Ave, El Paso, TX 79902	1.15 Miles ¹	Parcel Match
S1 Sold 1	708 Winter Drive, El Paso, TX 79902	0.69 Miles ¹	Parcel Match
S2 Sold 2	4249 Park Hill Drive, El Paso, TX 79902	0.38 Miles ¹	Parcel Match
S3 Sold 3	4201 Wallington Drive, El Paso, TX 79902	0.08 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	Alejandro Guerrero	Company/Brokerage	GUERRERO & ASSOCIATES
License No	386565	Address	3428 BROOKROCK ST EL PASO TX 79935
License Expiration	09/30/2022	License State	TX
Phone	9154790539	Email	bpo@bank4closure.com
Broker Distance to Subject	10.32 miles	Date Signed	09/18/2021

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.