

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	7250 Turnbow, San Antonio, TX 78252	Order ID	7568471	Property ID	31002631
Inspection Date	09/09/2021	Date of Report	09/10/2021		
Loan Number	46256	APN	043191500420		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Bexar		

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

General Conditions		
Owner	EMMONS CALEN OWEN	Condition Comments The subject property appears to be maintained to community standards and is in average condition for the neighborhood. There were no visible repairs noted during the inspection.
R. E. Taxes	\$4,398	
Assessed Value	\$200,890	
Zoning Classification	SFR	
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	Not Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The subject is located in a semi-rural neighborhood. Distressed properties make up about 15-20 percent of the sales.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$194,749 High: \$254,100	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	7250 Turnbow	6614 Sabinal	6726 Rosenthal Pass	6627 Rosenthal Pass
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78252	78252	78252	78252
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.66 ¹	0.71 ¹	0.81 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$219,000	\$243,000	\$215,000
List Price \$	--	\$219,000	\$242,000	\$205,000
Original List Date		09/03/2021	08/13/2021	08/06/2021
DOM · Cumulative DOM	-- · --	5 · 7	26 · 28	28 · 35
Age (# of years)	5	3	4	3
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	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	1,381	1,455	1,455	1,290
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.33 acres	0.12 acres	0.11 acres	0.11 acres
Other	Fence	Fence	Patio, Fence	Fence

* 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.

Current Listings - Cont.

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

- Listing 1** Meticulously maintained 3 bed/ 2.5 bath perfectly situated in coveted Luckey Ranch. Relax in a spacious layout with all kitchen appliances included, Ring 2 Doorbell, premium security equipment, and a large fenced backyard. Enjoy the subdivision fishing lake, playgrounds, pavilions, dog parks, and trails! Why wait to build, welcome home today!
- Listing 2** This beautiful 3 BR 2.5 Bath home is located in Lucky Ranch off Hwy 90 and 1604! This home has plenty of space and a big back yard. Very well taken care of home ready for new owners. Minutes from 1604 Hwy 90 and Hwy 410. This home will not last long!! Seller will give carpet allowance of \$3,000 Please submit all offers to aaronleerealestategroup@gmail.com Please verify all school and room sizes.
- Listing 3** Move-In-Ready well maintained home in the beautiful Luckey Ranch subdivision! The home features all bedrooms upstairs with laundry rm, an open floor plan concept, and a functional floor plan with plenty of storage space throughout. Wood laminated flooring, granite counters, and a shed, etc. A must-see! The neighborhood amenities include a playground, splash pad, catch & release fishing pond, and sports field. Close to Lackland AFB and nearby shopping centers and walking distance from the elementary school.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	7250 Turnbow	11819 Viney Pass	7371 Turnbow	6739 Rosenthal Pass
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78252	78252	78252	78252
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.43 ¹	0.19 ¹	0.71 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$205,900	\$204,999	\$208,000
List Price \$	--	\$206,900	\$204,999	\$208,000
Sale Price \$	--	\$206,900	\$210,000	\$214,000
Type of Financing	--	Conv/\$3817	Va	Cash
Date of Sale	--	03/24/2021	06/30/2021	05/28/2021
DOM · Cumulative DOM	-- · --	36 · 202	37 · 45	24 · 29
Age (# of years)	5	1	5	4
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	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	1,381	1,246	1,209	1,417
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.33 acres	0.11 acres	0.16 acres	0.13 acres
Other	Fence	Fence	Fence	None
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$206,900	\$210,000	\$214,000

* 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** The Ash floor plan is a new 2-story home with 3 bedrooms, 2.5 bathrooms and boasts thousands of dollars in upgrades! Upgrades included are energyefficient appliances, beautiful wood cabinets, and an attached 2-car garage. In addition, Luckey Ranch offers a plethora of amenities including a fishing lake, a splash pad, sports fields, playgrounds, a recreation center and more!
- Sold 2** Soak up the incredible curb appeal of this 3-bedroom, 2-bathroom home nestled in sought- after Luckey Ranch in Southwest San Antonio, located off of US90, just outside of Loop 1604, this home is about 12 minutes to Lackland AFB. Elementary school is within the community, middle and high schools just a little farther out. This beautiful 2 story home features 3 bedrooms and 2.5 bathrooms. The kitchen features beautiful wood cabinets and energy efficient appliances. Refrigerator included! Additional features include raised six panel doors, brushed nickel hardware, a large master closet and utility room. The casual living area is spacious and bright, with plenty of wall space for arranging furniture and mounting a large TV. You're mere moments from the acclaimed Luckey Ranch Park, and you'll love the walking trails, covered picnic areas, pavilion, private fishing lake, sports courts, and splash pad. Welcome home!
- Sold 3** Beautiful two story 3 bedroom, 2.5 bath home. This home features all bedrooms on the second floor with 2 large full bath. First floor features an open floor plan concept with a large living area. And a separate dinning room. The refrigerator and alarm system will convey. Tv and mount in dining room will not convey. Seller will patch and paint upon removal.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				N/a			
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	\$214,000	\$214,000
Sales Price	\$211,000	\$211,000
30 Day Price	\$201,000	--
Comments Regarding Pricing Strategy		
It is recommended that the subject be priced competitively with the comparables in order to avoid long DOM. Due to the semi-rural location of the subject it was necessary to expand the search criteria in order to find the most similar comparables.		

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.
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Subject Photos



Front



Address Verification



Side



Side



Side



Street

Subject Photos



Other

Listing Photos

L1 6614 Sabinal
San Antonio, TX 78252



Front

L2 6726 Rosenthal Pass
San Antonio, TX 78252



Front

L3 6627 Rosenthal Pass
San Antonio, TX 78252



Front

Sales Photos

S1 11819 Viney Pass
San Antonio, TX 78252



Front

S2 7371 Turnbow
San Antonio, TX 78252



Front

S3 6739 Rosenthal Pass
San Antonio, TX 78252



Front

ClearMaps Addendum

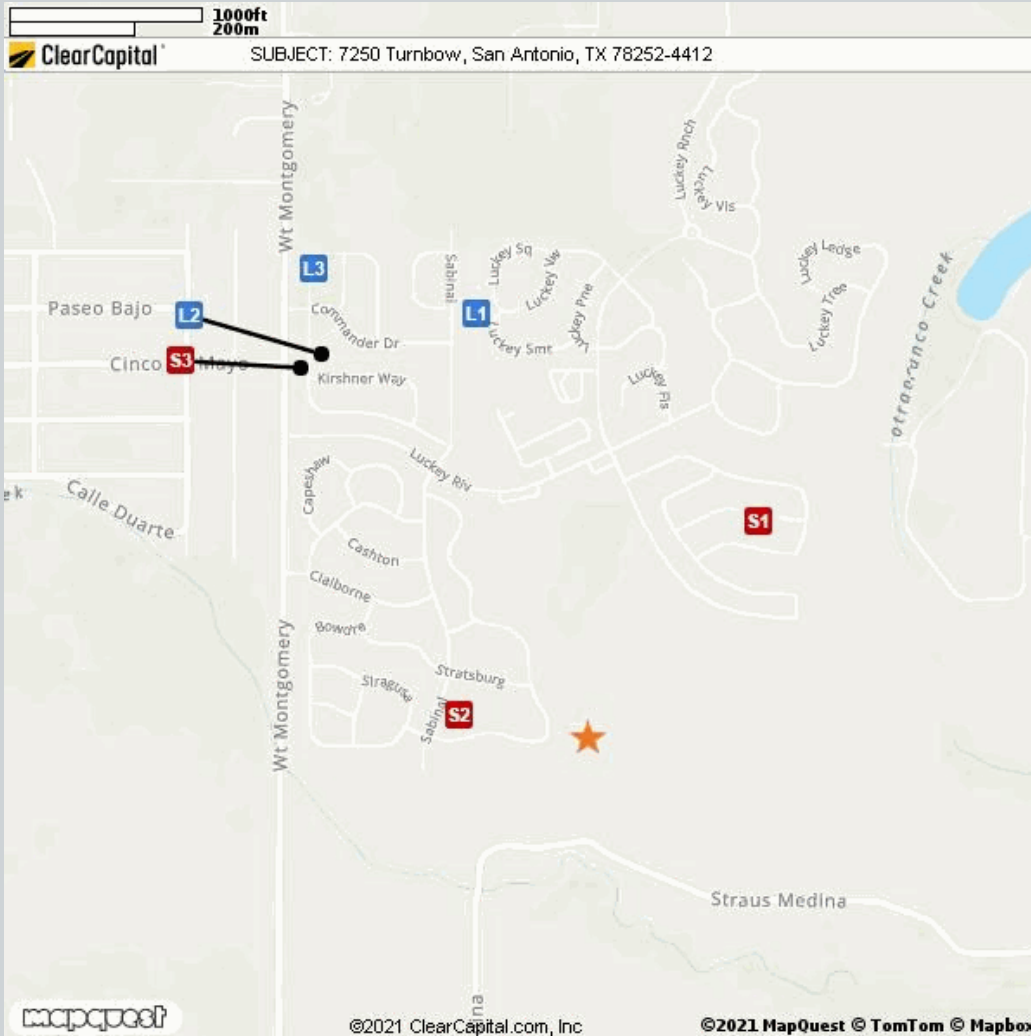
Address ★ 7250 Turnbow, San Antonio, TX 78252

Loan Number 46256

Suggested List \$214,000

Suggested Repaired \$214,000

Sale \$211,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7250 Turnbow, San Antonio, TX 78252	--	Parcel Match
L1 Listing 1	6614 Sabinal, San Antonio, TX 78252	0.66 Miles ¹	Parcel Match
L2 Listing 2	6726 Rosenthal Pass, San Antonio, TX 78252	0.71 Miles ¹	Parcel Match
L3 Listing 3	6627 Rosenthal Pass, San Antonio, TX 78252	0.81 Miles ¹	Parcel Match
S1 Sold 1	11819 Viney Pass, San Antonio, TX 78252	0.43 Miles ¹	Parcel Match
S2 Sold 2	7371 Turnbow, San Antonio, TX 78252	0.19 Miles ¹	Parcel Match
S3 Sold 3	6739 Rosenthal Pass, San Antonio, TX 78252	0.71 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	Robert Pouncy	Company/Brokerage	Alderwood Realty
License No	0567676	Address	7791 Woodchase San Antonio TX 78250
License Expiration	02/28/2022	License State	TX
Phone	2103825624	Email	Robertpouncy@yahoo.com
Broker Distance to Subject	12.43 miles	Date Signed	09/09/2021

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.