

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	6719 Timberlake Run, San Antonio, TX 78244	Order ID	7629684	Property ID	31312166
Inspection Date	10/04/2021	Date of Report	10/05/2021		
Loan Number	46269	APN	050911570940		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Bexar		

Tracking IDs

Order Tracking ID	0930BPO	Tracking ID 1	0930BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	SAMUEL A RAMONES	Condition Comments The subject appeared to be in good condition, there are no recommendations for repairs at this time
R. E. Taxes	\$4,130	
Assessed Value	\$194,850	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
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 The area is near schools, medical, places of worship, commercial properties, major roads and highways.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$181200 High: \$289050	
Market for this type of property	Increased 8 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	6719 Timberlake Run	6731 Slaton Flds	3003 Candleside Dr	6642 Hartnet Flds
City, State	San Antonio, TX	Converse, TX	San Antonio, TX	Converse, TX
Zip Code	78244	78109	78244	78109
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.57 ¹	0.81 ¹	0.63 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$244,000	\$259,900	\$279,900
List Price \$	--	\$244,000	\$259,900	\$279,900
Original List Date		09/02/2021	08/12/2021	08/24/2021
DOM · Cumulative DOM	-- · --	33 · 33	54 · 54	42 · 42
Age (# of years)	17	6	12	15
Condition	Good	Good	Good	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 Contemporary	1 Story Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,527	1,807	2,042	2,153
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2 · 1	4 · 2 · 1	3 · 2 · 1
Total Room #	9	8	9	8
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	0.14 acres	0.14 acres	0.15 acres	0.10 acres
Other	--	--	--	--

* Listing 3 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** Welcome to this extremely well kept 3 bedroom 2 bath home just minutes from Randolph Air Force Base, Fort Sam Houston, BAMC and Downtown San Antonio. Just inside you'll see the open concept floor plan with a spacious kitchen and island overlooking the large living and dining room. The recessed lighting shines on all of this open space. The Large Master Bedroom has great space for an additional sitting area. Into the Master Bathroom is a separate tiled shower and garden tub to enjoy after a long day. Two more large bedrooms and full bathroom on the opposite side of the home that's great for a new family. The sliding glass door from the living room opens up to a covered patio and large yard for many years of enjoyment!
- Listing 2** Welcome to your new home! Completely UPGRADED! Located on a corner lot. This house has 4 bedrooms & 2.5 bathrooms at a spacious 2,042 Sqft. This home offers casual elegance & an entertainer's haven. Centrally located to schools, shopping centers, and the freeway. The spacious interior welcomes you to an open floor plan. NEW appliances, NEW countertops, NEW carpet, freshly painted, Redesigned landscaping, and SOLAR! This gorgeous home has a spacious living area that seamlessly connects to the open kitchen area. The master bedroom is located on the first floor with a master bathroom and a guest bathroom. There is a second living area upstairs and 3 bedrooms & 1 bathroom, and a large balcony that completes the home! There is also a covered patio in the backyard that can be enjoyed year-round. Let the memories begin, come fall in love! There will be an OPEN house on 8/22/21 from 10 AM-1 PM. Please reach out to schedule a showing to see your new home! 210.247.7680
- Listing 3** Sophisticated residence offers great style and dazzling appeal. Designed for an abundance of space, the interior features an open floor plan, high ceilings, new floors in the main living area, expansive windows for natural light, multiple living areas and game room, exceptional kitchen, granite, breakfast bar, pantry, inviting dining area and spacious master suite. The outdoor space is complete with a pergola and flagstone patio with fire pit, storage building, privacy fence, mature trees and easy care landscaping.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	6719 Timberlake Run	4311 Lakeway Dr	6806 Puente Flds	5110 Woodlake Pkwy
City, State	San Antonio, TX	San Antonio, TX	Converse, TX	San Antonio, TX
Zip Code	78244	78244	78109	78244
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.38 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$241,000	\$230,000	\$229,900
List Price \$	--	\$241,000	\$230,000	\$229,900
Sale Price \$	--	\$245,000	\$252,000	\$255,000
Type of Financing	--	Fha	Conventional	Conventional
Date of Sale	--	05/19/2021	05/13/2021	06/09/2021
DOM · Cumulative DOM	-- · --	57 · 57	29 · 29	36 · 36
Age (# of years)	17	15	10	27
Condition	Good	Good	Good	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 Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,527	2,675	2,420	2,400
Bdrm · Bths · ½ Bths	4 · 2 · 1	5 · 3 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	9	11	9	9
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	0.14 acres	0.17 acres	0.15 acres	0.31 acres
Other	--	--	--	--
Net Adjustment	--	-\$2,000	\$0	+\$1,500
Adjusted Price	--	\$243,000	\$252,000	\$256,500

* Sold 2 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** Flexible five bedrooms with three full baths plus powder bath. Dual master bedrooms with walk-in closets. Recently installed ceramic floors on the first level, all baths and laundry. New carpet installed on stair and second floor. Good access to supermarkets, shopping, restaurants and medical facilities. This is a versatile floor plan worth looking at before making a final decision.
- Sold 2** : Welcome to this Beautiful Home!!! The open floor plan perfectly flows from the entryway, into the dining area , and into the beautiful kitchen overlooking a spacious family room for gatherings and hostess opportunities. Unique, Master bedroom with patio to enjoy your morning coffee. Granite countertops, flooring. Washer and Dryer upstairs. Great Private green belt yard perfect for entertaining minutes away from I-10 West , Fort Sam Houston and Randolph Air force base. *Refrigerator included * It's a MUST SEE!!!! THIS HOME WILL NOT LAST!!!
- Sold 3** This is it; this is the home you've been waiting for, very well located with easy access to I-10 and loop 410. Home is a 4BR/2.5B and has been completely updated with new granite countertops, new kitchen backsplash, new LVT plank flooring, new carpet upstairs, and new light fixtures throughout the house. Also, the entire house has been freshly painted inside and outside. Extra-large master suite with separate vanities and walk-in closets. Enjoy summer with your family in the huge backyard with mature trees.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			The subject is not on the market				
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	\$257,000	\$257,000
Sales Price	\$252,000	\$252,000
30 Day Price	\$231,900	--
Comments Regarding Pricing Strategy		
The subjects market value is based on the available comps that sold in the subjects area in a fair market		

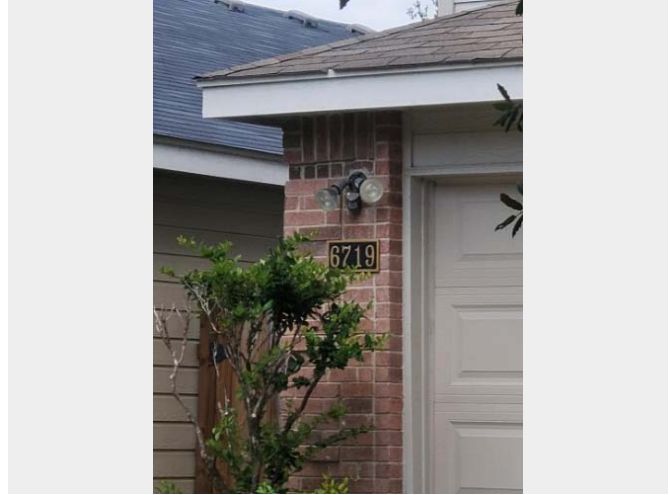
Clear Capital Quality Assurance Comments Addendum

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.
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Subject Photos



Front



Address Verification



Street



Street

Listing Photos

L1 6731 Slaton Flds
Converse, TX 78109



Front

L2 3003 Candleside Dr
San Antonio, TX 78244



Front

L3 6642 Hartnet Flds
Converse, TX 78109



Front

Sales Photos

S1 4311 Lakeway Dr
San Antonio, TX 78244



Front

S2 6806 Puente Flds
Converse, TX 78109



Front

S3 5110 Woodlake Pkwy
San Antonio, TX 78244



Front

ClearMaps Addendum

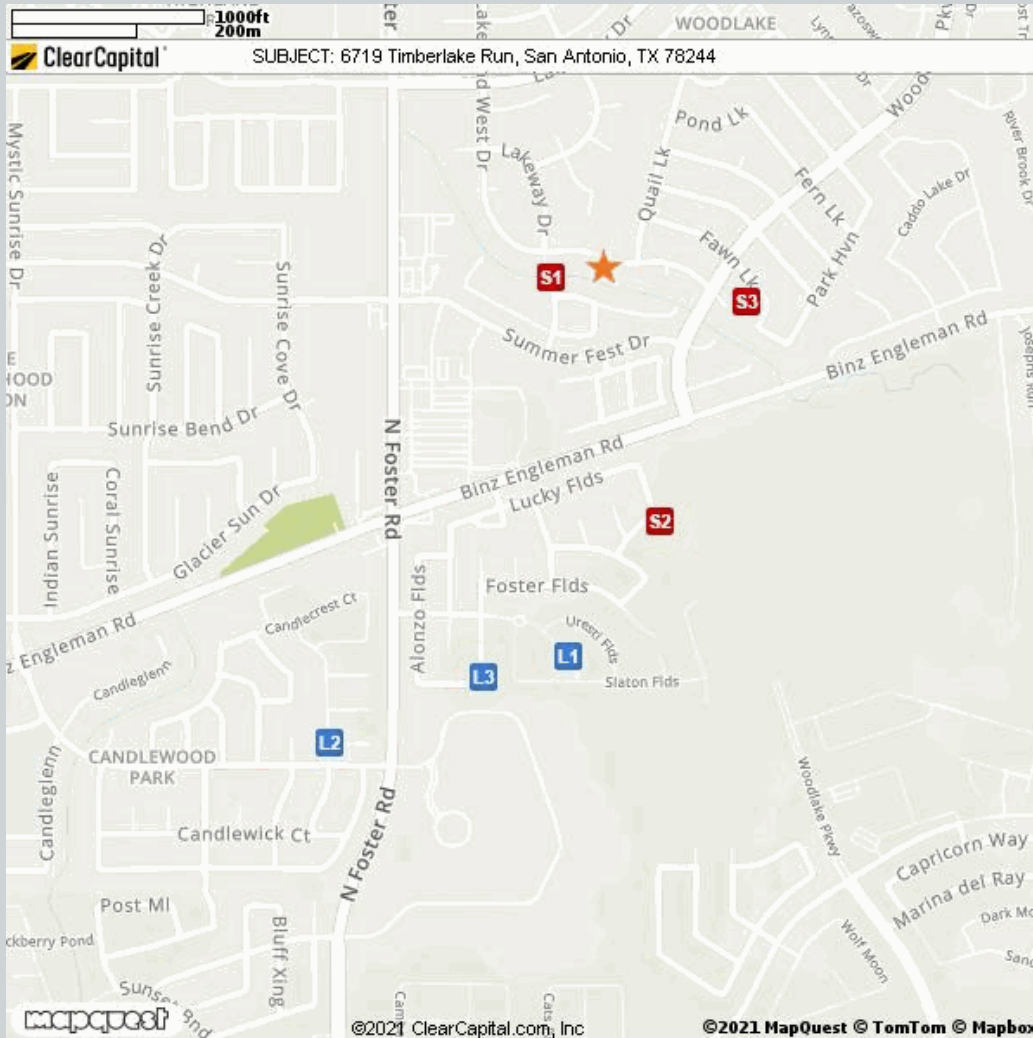
Address ★ 6719 Timberlake Run, San Antonio, TX 78244

Loan Number 46269

Suggested List \$257,000

Suggested Repaired \$257,000

Sale \$252,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6719 Timberlake Run, San Antonio, TX 78244	--	Parcel Match
L1 Listing 1	6731 Slaton Flds, Converse, TX 78109	0.57 Miles ¹	Parcel Match
L2 Listing 2	3003 Candleside Dr, San Antonio, TX 78244	0.81 Miles ¹	Parcel Match
L3 Listing 3	6642 Hartnet Flds, Converse, TX 78109	0.63 Miles ¹	Parcel Match
S1 Sold 1	4311 Lakeway Dr, San Antonio, TX 78244	0.07 Miles ¹	Parcel Match
S2 Sold 2	6806 Puente Flds, Converse, TX 78109	0.38 Miles ¹	Parcel Match
S3 Sold 3	5110 Woodlake Pkwy, San Antonio, TX 78244	0.23 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	Tomas Arredondo	Company/Brokerage	Phalanx Realty Group
License No	0548675	Address	5803 Lake Placid San Antonio TX 78222
License Expiration	01/29/2022	License State	TX
Phone	2103921109	Email	tomtomsa3@gmail.com
Broker Distance to Subject	5.10 miles	Date Signed	10/05/2021

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.