

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	472 Castile Avenue, El Paso, TX 79912	Order ID	7613971	Property ID	31270203
Inspection Date	09/25/2021	Date of Report	09/26/2021		
Loan Number	46338	APN	C81899903500500		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	El Paso		

Tracking IDs

Order Tracking ID	0924BPO	Tracking ID 1	0924BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	ALFREDO BALDERAS	Condition Comments	
R. E. Taxes	\$2,533	The subject appears to be in average condition as per exterior inspection. No adverse conditions have been noted.	
Assessed Value	\$145,996		
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	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Home and landscaping seem to have been maintained well as noted from doing an exterior drive by inspection. Subject has good functional utility and conforms well within the neighborhood. The comps selected are from the subject properties direct market area and best represent the subjects current size, style, location, and marketability.	
Sales Prices in this Neighborhood	Low: \$190,000 High: \$265,000		
Market for this type of property	Increased 8 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	472 Castile Avenue	5752 Beaumont Place	615 De Leon Dr	5909 Parkmont Pl
City, State	El Paso, TX	El Paso, TX	El Paso, TX	El Paso, TX
Zip Code	79912	79912	79912	79912
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.09 ¹	0.34 ¹	0.85 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$220,000	\$240,000	\$245,000
List Price \$	--	\$220,000	\$240,000	\$245,000
Original List Date		09/07/2021	05/20/2021	08/18/2021
DOM · Cumulative DOM	-- · --	1 · 19	128 · 129	38 · 39
Age (# of years)	62	58	55	63
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 1 Story	1 Story 1 Story	1 Story 1 Story	1 Story 1 Story
# Units	1	1	1	1
Living Sq. Feet	2,293	1,900	2,558	2,059
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 1 · 2	3 · 2	3 · 2
Total Room #	9	9	7	7
Garage (Style/Stalls)	None	Carport 1 Car	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	0.18 acres	2 acres	0.50 acres	0.39 acres
Other	None	None	None	None

* 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.

Current Listings - Cont.

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

Listing 1 This is a 1900 square foot, 2.5 bathroom, single family home. This home is located at 5752 Beaumont Pl, El Paso, TX 79912.

Listing 2 Spacious traditional home with three bedrooms, large master bedroom with cedar closet, 2 baths, formal dining and living room with fireplace. Open floor plan with skylights, converted garage can be utilized as a game room or den. Interior and exterior freshly painted, new 5 Ton, 14 SEER refrigerated air unit plus a 2 Ton Mini Split system in the conversion. Separate utility room and office. New gutters, new double pane windows and new 2 inch FAUX wood mini-blind installed.

Listing 3 Check out this amazing opportunity to own this charming home located in a highly desirable area in West El Paso, on a cul-de-sac lot with beautiful views, this move in ready refrigerated air home features Granite countertops, stainless steel appliances, baths remodeled, roof re shingle in 2016, RV parking, large family room with wine cooler and a study with built in shelves, and for those family gatherings a great backyard to see the beautiful sunsets of El Paso. Make this your home today!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	472 Castile Avenue	224 Viking Dr	6029 Isabella Dr	784 De Leon Drive
City, State	El Paso, TX	El Paso, TX	El Paso, TX	El Paso, TX
Zip Code	79912	79912	79912	79912
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.59 ¹	0.48 ¹	0.72 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$205,000	\$219,000	\$219,000
List Price \$	--	\$205,000	\$219,000	\$219,000
Sale Price \$	--	\$207,000	\$220,000	\$220,000
Type of Financing	--	Cash	Fha	Fha
Date of Sale	--	09/17/2021	08/31/2021	08/31/2021
DOM · Cumulative DOM	-- · --	29 · 29	39 · 39	5 · 39
Age (# of years)	62	60	65	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 1 Story	1 Story 1 Story	1 Story 1 Story	1 Story 1 Story
# Units	1	1	1	1
Living Sq. Feet	2,293	2,064	2,243	2,208
Bdrm · Bths · ½ Bths	4 · 2 · 1	5 · 2	3 · 2	4 · 1 · 1
Total Room #	9	9	7	8
Garage (Style/Stalls)	None	None	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.18 acres	0.24 acres	0.17 acres	0.05 acres
Other	None	None	None	None
Net Adjustment	--	+\$1,790	-\$1,000	-\$4,000
Adjusted Price	--	\$208,790	\$219,000	\$216,000

* 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** Similar in GLA to subject. Adjusted : 2290 for GLA, -1000 for bed, 500 for bath. The perfect home in the perfect neighborhood! Come see this rare gem for yourself in the beautiful well established Coronado Country Club Foothills. This 5 Bedroom 2 bathroom was owned by the same family since 1961, the garage was converted to that 5th room. Perfect big back yard with fruit trees.
- Sold 2** Equal in GLA to subject. Adjusted : 1000 for bed count, 500 for bath, -2500 for garage. WOW! This could be yours! Great family home with lots of room! ICE Cold 5-Ton TRANE Refrigerated Air installed in 2019! Ceiling Fans Throughout; Ceramic Tile Flooring; Light, Bright Kitchen/Breakfast Room w/Oak Cabinetry; Formal Dining & Living Rooms, And a Hearth Room! Beautiful Bonus Sunroom that opens to Easy Care Synthetic Grass Back Yard. Open Air Front Tiled Patio with mountain view! 2,243 Sq Ft of living, Plus 1 Car Garage! Gotta see this Now!
- Sold 3** Equal in GLA to subject. Adjusted : 1000 for bath, -5000 for garage. Welcome to a great traditional home with a little over 2200 sq. ft.! Walking in, a spacious formal living room and formal dining room await you! An inviting den welcomes you, and allows you to relax in front of the gas burning brick fireplace. The bright kitchen includes a separate breakfast area too! Four large bedrooms, including the principal room, will easily accommodate a king or queen bedroom set. Walk down the roomy hallway and find an extra full bathroom for guests or family members. The roomy principal bathroom is completely updated with new cabinets, light fixtures, and tile. In the garage, you have ample space to park two cars, and even have room for a small workshop. Walk outside into the extensive backyard and find a covered patio, too! Located in an established area only a block away from an extremely sizable park, an ever expanding shopping center, and easy access to I-10 in West El Paso, this home would be a perfect forever home!

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Colonial Real Estate	Subject is listed for 239,950 on 08/23/2021. Under contract 9/4/2021					
Listing Agent Name	Jorge Nieves						
Listing Agent Phone	915-373-7950						
# 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
08/23/2021	\$240,000	--	--	Pending/Contract	09/04/2021	\$239,950	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$218,000	\$218,000
Sales Price	\$215,000	\$215,000
30 Day Price	\$210,000	--
Comments Regarding Pricing Strategy		
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 it was necessary to 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 5752 Beaumont Place
El Paso, TX 79912



Front

L2 615 De Leon Dr
El Paso, TX 79912



Front

L3 5909 Parkmont Pl
El Paso, TX 79912



Front

Sales Photos

S1 224 Viking Dr
El Paso, TX 79912



Front

S2 6029 Isabella Dr
El Paso, TX 79912



Front

S3 784 De Leon Drive
El Paso, TX 79912



Front

ClearMaps Addendum

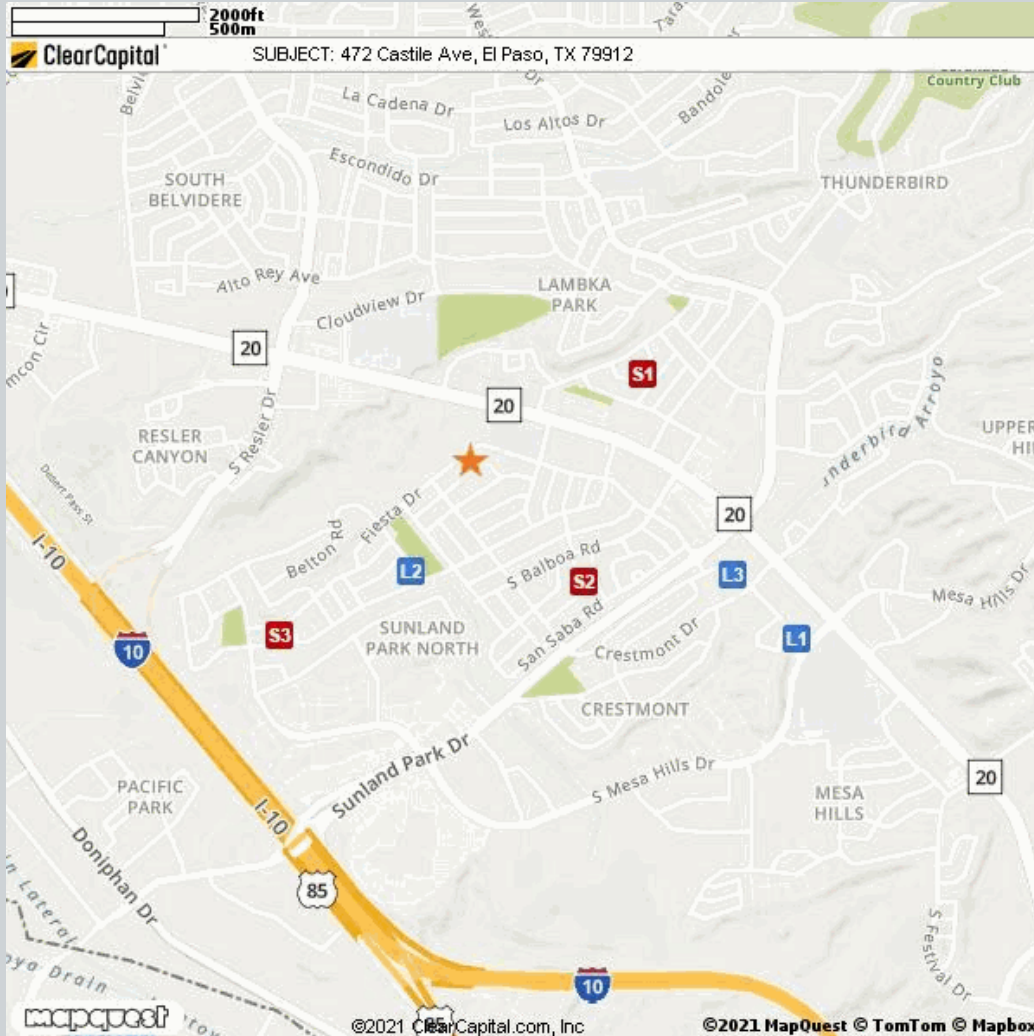
Address ★ 472 Castile Avenue, El Paso, TX 79912

Loan Number 46338

Suggested List \$218,000

Suggested Repaired \$218,000

Sale \$215,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	472 Castile Avenue, El Paso, TX 79912	--	Parcel Match
L1 Listing 1	5752 Beaumont Place, El Paso, TX 79912	1.09 Miles ¹	Parcel Match
L2 Listing 2	615 De Leon Dr, El Paso, TX 79912	0.34 Miles ¹	Parcel Match
L3 Listing 3	5909 Parkmont Pl, El Paso, TX 79912	0.85 Miles ¹	Parcel Match
S1 Sold 1	224 Viking Dr, El Paso, TX 79912	0.59 Miles ¹	Parcel Match
S2 Sold 2	6029 Isabella Dr, El Paso, TX 79912	0.48 Miles ¹	Parcel Match
S3 Sold 3	784 De Leon Drive, El Paso, TX 79912	0.72 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	Heather Clegg-Chavez	Company/Brokerage	RECON Real Estate Consultants Inc
License No	615446	Address	700 N Stanton El Paso TX 79902
License Expiration	09/30/2022	License State	TX
Phone	9155397626	Email	heathercleggchavez@gmail.com
Broker Distance to Subject	5.53 miles	Date Signed	09/26/2021

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.