

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	1805 Gus Grissom Way, El Paso, TX 79936	Order ID	7691872	Property ID	31472986
Inspection Date	10/25/2021	Date of Report	10/26/2021		
Loan Number	46693	APN	189470		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	El Paso		

Tracking IDs

Order Tracking ID	1025BPO	Tracking ID 1	1025BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	BALDONI ESTELA & SALAS ALFRED	Condition Comments The subject appears to be in average condition as per exterior inspection. No adverse conditions have been noted.
R. E. Taxes	\$451,049	
Assessed Value	\$148,087	
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 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.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$175,000 High: \$250,000	
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	1805 Gus Grissom Way	11412 Randy Petri Lane	1654 Daniels Lane	11701 Bunky Henry Lane
City, State	El Paso, TX	El Paso, TX	El Paso, TX	El Paso, TX
Zip Code	79936	79936	79936	79936
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.88 ¹	0.49 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$184,000	\$218,000	\$236,760
List Price \$	--	\$195,000	\$218,000	\$236,760
Original List Date		08/23/2021	10/15/2021	07/23/2021
DOM · Cumulative DOM	-- · --	10 · 64	10 · 11	62 · 95
Age (# of years)	34	42	36	34
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 Ranch	1 Story Ranch	1 Story Ranch	2 Stories Ranch
# Units	1	1	1	1
Living Sq. Feet	1,995	2,007	1,891	1,973
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 2	3 · 2 · 1
Total Room #	7	8	8	8
Garage (Style/Stalls)	None	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	0.19 acres	0.18 acres	0.18 acres	0.13 acres
Other	None	Fireplace,Patio	Fireplace,Patio	Fireplace

* 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** Inferior in Bath count to the Subject. 16 X 20 sq ft Living Room with original brick fireplace, wood floors and wet bar. refrigerated ac/wood shutters/walk in closets and 4 hugebedrooms . open Kitchen to kitchen nook and formal dining room . lots of cabinets and counter space with separate pantry. Well manicured front and backlandscaping with grass mature trees and sprinkler system. You'll enjoy family cookouts under the shade of the back covered patio.
- Listing 2** Similar in GLA to the Subject. Single Level Ranch Style Home Looking for a Loving Family - Great East Side Location in a Great Neighborhood! Comeswith 4 Spacious Bedrooms, 2 Full Baths, Living Room, Dining Room, Den, Utility Room, Spacious Kitchen with Lots of Counter Space, Bay Window in BreakfastArea, Large Den, with Wood Beams, High Ceilings, French Doors in Den Leading to Covered Back Patio and 3 Closets in the Master! This Home Offers a VeryNice and Airy Floor Plan with Small RV Parking on the Side. Great Size Yard & Covered Patio for You and Your Family to Enjoy.
- Listing 3** Similar in GLA to the Subject. Home is located in great quiet neighborhood. Refrigerated air for the hot summers. No carpet, tile and wood floors through out the home. Allrooms with fans including loft. Home has a large family room down stairs. Low maintenance front yard with drip system if you decide to plant trees and shrubs.Backyard also equipped with sprinkler system. Home has great security with gated entrance and alarm panel and prewire. Terracotta Tiled roof with long life span!Extra paved driveway for three car space parking.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1805 Gus Grissom Way	1837 Polly Harris Drive	1816 Marlys Larson Street	1678 Daniels Lane
City, State	El Paso, TX	El Paso, TX	El Paso, TX	El Paso, TX
Zip Code	79936	79936	79936	79936
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.30 ¹	0.34 ¹	0.44 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$192,900	\$197,000	\$225,000
List Price \$	--	\$192,900	\$197,000	\$225,000
Sale Price \$	--	\$195,000	\$205,000	\$225,000
Type of Financing	--	Cash	Conventional	Va
Date of Sale	--	10/04/2021	07/26/2021	10/14/2021
DOM · Cumulative DOM	-- · --	8 · 21	7 · 51	5 · 58
Age (# of years)	34	30	34	34
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 Ranch	2 Stories Ranch	2 Stories Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,995	1,754	1,761	1,935
Bdrm · Bths · ½ Bths	3 · 2	4 · 2 · 1	3 · 2 · 1	4 · 1 · 1
Total Room #	7	9	8	8
Garage (Style/Stalls)	None	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	0.19 acres	0.15 acres	0.13 acres	0.16 acres
Other	None	Patio	Patio,Fireplace	Fireplace
Net Adjustment	--	-\$4,090	-\$3,190	-\$5,500
Adjusted Price	--	\$190,910	\$201,810	\$219,500

* 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 in Year Built to the Subject. Adjusted \$2,410 for GLA,\$-1000 for Bed,\$-500 for Half Bath, -\$5000 for garage Beautiful 4 bedroom spacious home. This home features an office and 2 full baths plus 1/2 bathroom. Freshly painted inside and out and roof was just replaced on August 30th, 2021. Great location! This property has a large yard with mature trees, covered patio and RV parking.
- Sold 2** Similar in Bed count to the Subject. Adjusted \$2,310 for GLA,\$-500 for Half Bath, -\$5000 for garage Gorgeous Move In Ready W/Refrigerated Air! This beautiful home features split level, 3 bedroom 3 bathroom, 2 living areas, updated kitchen with stainless steel appliances and dining area. Huge master bedroom with balcony access. Master bath offers his and hers vanity, walk in shower. Low maintenance back yard has covered patio. Home is conveniently located near schools, highways, and shopping too.
- Sold 3** Superior in Bed Count to the Subject. Adjusted \$-1000 for bed,\$1000 for Bath,\$-500 for Half Bath, -\$5000 for garage This 1987 Treasure features refrigerated air, newly installed windows, updated bathrooms and fresh exterior paint on the siding. Flooring consists of ceramic tile and wood laminate in the 3 guest bedrooms. No carpet. Yay! From updated fixtures, open kitchen with granite counter tops, brick fireplace, and a backyard that you will love. You'll appreciate the storage shed and raised deck for an extra seating area.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	April Merjil	The subject property is currently under contract.					
Listing Agent Name	Dream Work Realty						
Listing Agent Phone	915-241-4658						
# 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
10/04/2021	\$185,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$208,000	\$208,000
Sales Price	\$204,000	\$204,000
30 Day Price	\$199,000	--
Comments Regarding Pricing Strategy		
<p>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 GLA guidelines, look for comps over 5 age difference, used comps having lot size more than 20% and exceed bed/bath count. All comps are considered to be reliable. Address could not be seen on the home. Street sign has been added for address verification.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes 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 11412 RANDY PETRI Lane
El Paso, TX 79936



Front

L2 1654 DANIELS Lane
El Paso, TX 79936



Front

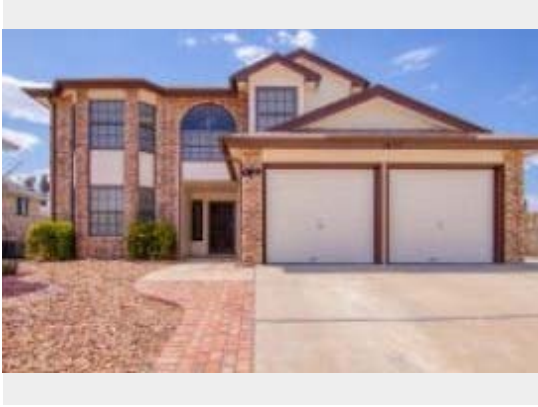
L3 11701 Bunky Henry Lane
El Paso, TX 79936



Front

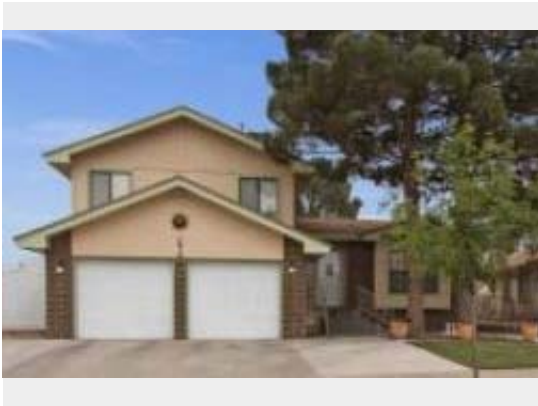
Sales Photos

S1 1837 POLLY HARRIS Drive
El Paso, TX 79936



Front

S2 1816 MARLYS LARSON Street
El Paso, TX 79936



Front

S3 1678 DANIELS Lane
El Paso, TX 79936



Front

ClearMaps Addendum

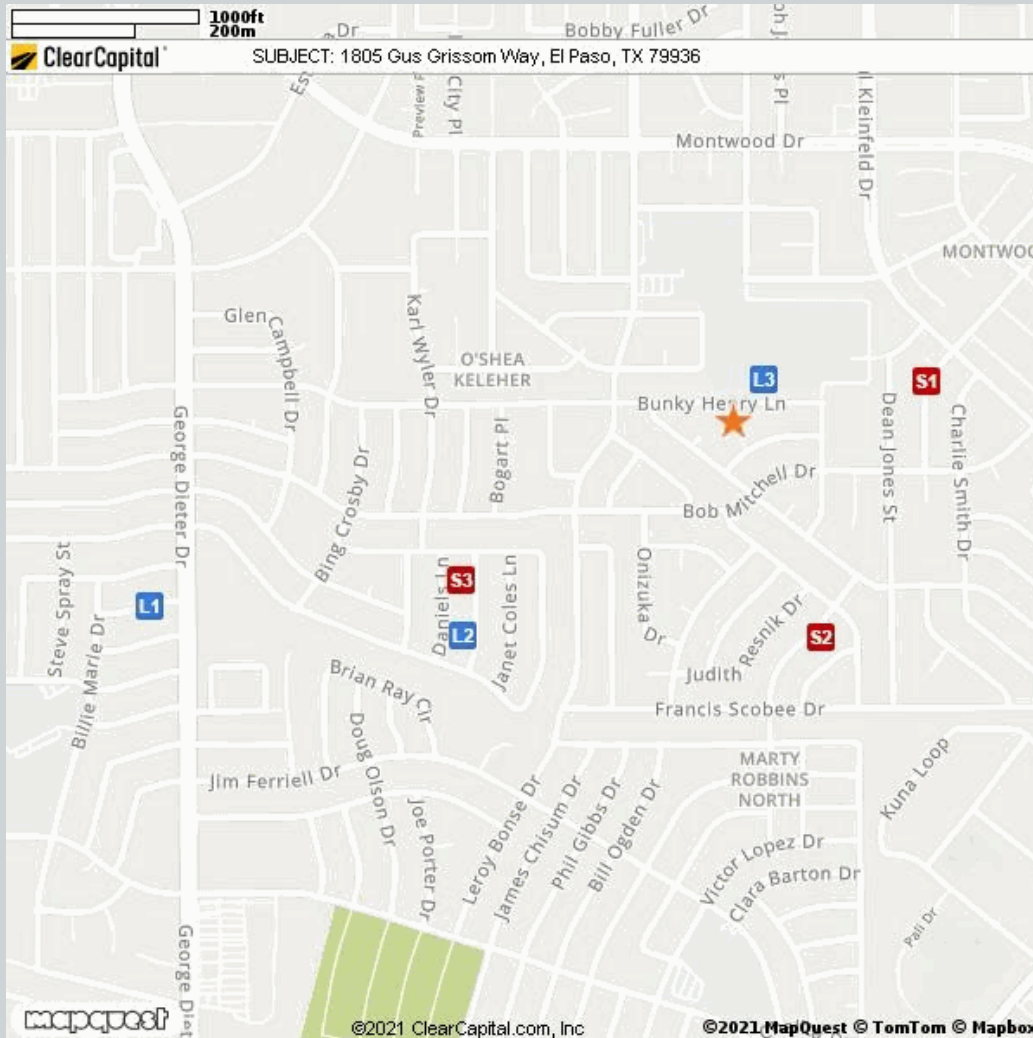
Address ★ 1805 Gus Grissom Way, El Paso, TX 79936

Loan Number 46693

Suggested List \$208,000

Suggested Repaired \$208,000

Sale \$204,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1805 Gus Grissom Way, El Paso, TX 79936	--	Parcel Match
L1 Listing 1	11412 Randy Petri Lane, El Paso, TX 79936	0.88 Miles ¹	Parcel Match
L2 Listing 2	1654 Daniels Lane, El Paso, TX 79936	0.49 Miles ¹	Parcel Match
L3 Listing 3	11701 Bunky Henry Lane, El Paso, TX 79936	0.09 Miles ¹	Parcel Match
S1 Sold 1	1837 Polly Harris Drive, El Paso, TX 79936	0.30 Miles ¹	Parcel Match
S2 Sold 2	1816 Marlys Larson Street, El Paso, TX 79936	0.34 Miles ¹	Parcel Match
S3 Sold 3	1678 Daniels Lane, El Paso, TX 79936	0.44 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	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	11.79 miles	Date Signed	10/26/2021

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.