

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 | 10724 Gemsbuck Lodge, San Antonio, TX 78245 | Order ID | 7710288 | Property ID | 31513758 |
| Inspection Date | 11/01/2021 | Date of Report | 11/02/2021 | | |
| Loan Number | 46783 | APN | 043623280100 | | |
| Borrower Name | Breckenridge Property Fund 2016 LLC | County | Bexar | | |

| Tracking IDs | | | | | |
|--------------------------|---------|----------------------|---------|--|--|
| Order Tracking ID | 1101BPO | Tracking ID 1 | 1101BPO | | |
| Tracking ID 2 | -- | Tracking ID 3 | -- | | |

General Conditions

| General Conditions | | Condition Comments |
|---------------------------------------|------------------------------------|--|
| Owner | RAMIRO B ZARAGOZA | Subject is typical in size and amenities. Has tree mold on siding. Window open upstairs make subject appear occupied but not able to confirm |
| R. E. Taxes | \$4,701 | |
| Assessed Value | \$220,680 | |
| Zoning Classification | Residential | |
| Property Type | SFR | |
| Occupancy | Occupied | |
| Ownership Type | Fee Simple | |
| Property Condition | Average | |
| Estimated Exterior Repair Cost | \$500 | |
| Estimated Interior Repair Cost | \$0 | |
| Total Estimated Repair | \$500 | |
| HOA | Trophy Ridge 2108297202 | |
| Association Fees | \$125 / Quarter (Pool,Other: park) | |
| Visible From Street | Visible | |
| Road Type | Public | |

Neighborhood & Market Data

| Neighborhood & Market Data | | Neighborhood Comments |
|--|-------------------------------------|--|
| Location Type | Suburban | 527 homes in the neighborhood with an average size of 2202 and average age of 14 |
| Local Economy | Improving | |
| Sales Prices in this Neighborhood | Low: \$224,000 High: \$320,000 | |
| Market for this type of property | Increased 2 % in the past 6 months. | |
| Normal Marketing Days | <90 | |

Current Listings

| | Subject | Listing 1 | Listing 2 * | Listing 3 |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 10724 Gemsbuck Lodge | 10419 Ashbury Crk | 10615 Medio Crk | 10523 Branch Post |
| City, State | San Antonio, TX | San Antonio, TX | San Antonio, TX | San Antonio, TX |
| Zip Code | 78245 | 78245 | 78245 | 78245 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.33 ¹ | 0.25 ¹ | 0.18 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$250,000 | \$289,950 | \$295,000 |
| List Price \$ | -- | \$250,000 | \$289,950 | \$295,000 |
| Original List Date | | 09/23/2021 | 10/07/2021 | 10/11/2021 |
| DOM · Cumulative DOM | -- · -- | 14 · 40 | 5 · 26 | 4 · 22 |
| Age (# of years) | 11 | 7 | 16 | 10 |
| 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 conv | 1 Story ranch | 2 Stories conv | 1 Story ranch |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 2,240 | 1,733 | 2,384 | 1,989 |
| Bdrm · Bths · ½ Bths | 3 · 2 · 1 | 3 · 2 · 1 | 4 · 2 · 1 | 3 · 2 |
| Total Room # | 6 | 6 | 7 | 6 |
| 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 | 0.12 acres | 0.2 acres | 0.18 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 One Living Area, Washer Connection, Dryer Connection, Ceramic Tile, Wood, Vinyl floors, Fresh paint and new carpet.

Listing 2 Two Living Areas, Liv/Din Combo, Two Eating Areas, Walk-In Pantry, Game Room, Utility Room Inside, All Bedrooms Upstairs, Cable TV Available, High Speed Internet, Walk in Closets, Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Microwave Oven, Stove/Range, Refrigerator, Dishwasher, Security System (Owned), Electric Water Heater, City Garbage service, fully updated kitchen, bathrooms, flooring, paint, and additional popular accessories, fully updated and modern bathrooms.

Listing 3 Two Living Areas, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Ceiling Fans, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, granite countertops.

Recent Sales

| | Subject | Sold 1 * | Sold 2 | Sold 3 |
|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 10724 Gemsbuck Lodge | 10811 Sierra Ridge Dr | 10707 Axis Xing | 10630 Buck Park |
| City, State | San Antonio, TX | San Antonio, TX | San Antonio, TX | San Antonio, TX |
| Zip Code | 78245 | 78245 | 78245 | 78245 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.32 ¹ | 0.08 ¹ | 0.11 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$259,000 | \$250,000 | \$269,900 |
| List Price \$ | -- | \$259,000 | \$250,000 | \$269,900 |
| Sale Price \$ | -- | \$264,000 | \$265,500 | \$268,750 |
| Type of Financing | -- | Conventional | Va | Cash |
| Date of Sale | -- | 09/08/2021 | 09/10/2021 | 09/01/2021 |
| DOM · Cumulative DOM | -- · -- | 43 · 89 | 11 · 35 | 20 · 27 |
| Age (# of years) | 11 | 16 | 15 | 11 |
| 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 conv | 2 Stories conv | 2 Stories conv | 2 Stories conv |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 2,240 | 2,128 | 2,311 | 2,137 |
| 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) | 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 | 0.15 acres | 0.14 acres | 0.14 acres |
| Other | None | None | None | None |
| Net Adjustment | -- | +\$1,775 | -\$5,325 | +\$7,725 |
| Adjusted Price | -- | \$265,775 | \$260,175 | \$276,475 |

* 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** adj. -5625 concessions, -1000 lot size, 8400 sq. ft., One Living Area, Separate Dining Room, Eat-In Kitchen, Walk-In Pantry, Loft, Utility Room Inside, All Bedrooms Upstairs, Open Floor Plan, Chandelier, Washer Connection, Dryer Connection, Self-Cleaning Oven, Disposal, Dishwasher, Ice Maker Connection, New AC 2020.
- Sold 2** adj. -5325 sq. ft., Two Living Areas, Eat-In Kitchen, Breakfast Bar, Study/Office, Game Room, Loft, Utility Room Inside, All Bedrooms Upstairs, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, Laundry Main Level, Laundry Room, Walk in Closets, Attic - Pull Down Stairs, Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Stove/Range, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Vent Fan, Smoke Alarm, Electric Water Heater, Garage Door Opener, Smooth Cooktop, Private Garbage Service.
- Sold 3** adj. 7725 sq. ft., Two Living Areas, Eat-In Kitchen, Island Kitchen, Walk-In Pantry, Loft, Utility Room Inside, All Bedrooms Upstairs, High Ceilings, Open Floor Plan, Cable TV Available, High Speed Internet, Ceiling Fans, Washer Connection, Dryer Connection, Self-Cleaning Oven, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Pre-Wired for Security, Gas Water Heater, Garage Door Opener.

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|-------------------------|--|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | | Listing History Comments | | | |
| Listing Agency/Firm | | | | No prior listing or sales history located in MLS | | | |
| 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 | \$270,000 | \$271,000 |
| Sales Price | \$266,000 | \$267,000 |
| 30 Day Price | \$261,000 | -- |
| Comments Regarding Pricing Strategy | | |
| Used most similar comps in size, condition and amenities and within the same neighborhood. Very limited and decreasing comps in market area. Had to expand limits of size to find similar comps | | |

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



Other



Other

Listing Photos

L1 10419 Ashbury Crk
San Antonio, TX 78245



Front

L2 10615 Medio Crk
San Antonio, TX 78245



Front

L3 10523 Branch Post
San Antonio, TX 78245



Front

Sales Photos

S1 10811 Sierra Ridge Dr
San Antonio, TX 78245



Front

S2 10707 Axis Xing
San Antonio, TX 78245



Front

S3 10630 Buck Park
San Antonio, TX 78245



Front

ClearMaps Addendum

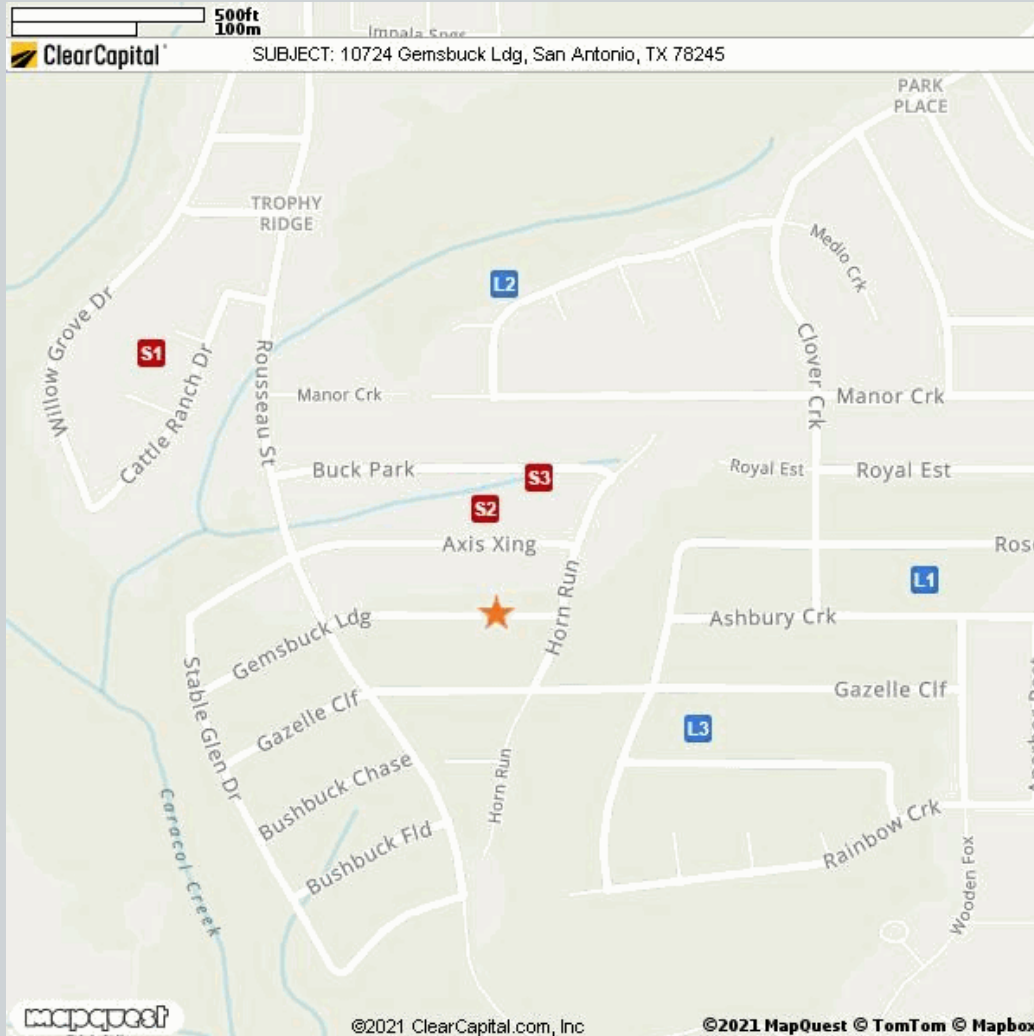
Address ★ 10724 Gemsbuck Lodge, San Antonio, TX 78245

Loan Number 46783

Suggested List \$270,000

Suggested Repaired \$271,000

Sale \$266,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|--|-------------------------|------------------|
| ★ Subject | 10724 Gemsbuck Lodge, San Antonio, TX 78245 | -- | Parcel Match |
| L1 Listing 1 | 10419 Ashbury Crk, San Antonio, TX 78245 | 0.33 Miles ¹ | Parcel Match |
| L2 Listing 2 | 10615 Medio Crk, San Antonio, TX 78245 | 0.25 Miles ¹ | Parcel Match |
| L3 Listing 3 | 10523 Branch Post, San Antonio, TX 78245 | 0.18 Miles ¹ | Parcel Match |
| S1 Sold 1 | 10811 Sierra Ridge Dr, San Antonio, TX 78245 | 0.32 Miles ¹ | Parcel Match |
| S2 Sold 2 | 10707 Axis Xing, San Antonio, TX 78245 | 0.08 Miles ¹ | Parcel Match |
| S3 Sold 3 | 10630 Buck Park, San Antonio, TX 78245 | 0.11 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 | Karen Wesler | Company/Brokerage | Sterling Real Estate Services |
| License No | 0515538 | Address | 7417 Peaceful Mdws San Antonio TX 78250 |
| License Expiration | 10/31/2022 | License State | TX |
| Phone | 2102157740 | Email | karenwesler@gmail.com |
| Broker Distance to Subject | 6.20 miles | Date Signed | 11/02/2021 |

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.