

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	6010 Old Corral, San Antonio, TX 78250	Order ID	7833875	Property ID	31841851
Inspection Date	12/21/2021	Date of Report	12/22/2021		
Loan Number	47067	APN	187410420160		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Bexar		

Tracking IDs					
Order Tracking ID	12.20.21_BPOs	Tracking ID 1	12.20.21_BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	SKYLAR J SWANK	Condition Comments	
R. E. Taxes	\$6,767	Subject is one of larger in size for neighborhood, needs more work than most in this market. Needs new roof, exterior paint and trim repairs.	
Assessed Value	\$261,380		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Fair		
Estimated Exterior Repair Cost	\$13,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$13,000		
HOA	Great Northwest 2106812983		
Association Fees	\$283 / Month (Pool,Tennis,Other: Security)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	1546 homes in the neighborhood with an average size of 1308 and average age of 38	
Sales Prices in this Neighborhood	Low: \$171,000 High: \$325,000		
Market for this type of property	Increased 6 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	6010 Old Corral	6438 Forest Vlg	6103 Ridge Oak	9207 Ridge Wilde St
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78250	78250	78250	78250
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.35 ¹	0.52 ¹	0.47 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$265,000	\$245,000	\$270,880
List Price \$	--	\$265,000	\$240,000	\$270,880
Original List Date		10/11/2021	08/16/2021	11/23/2021
DOM · Cumulative DOM	-- · --	72 · 72	95 · 128	13 · 29
Age (# of years)	16	38	39	41
Condition	Fair	Good	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Busy Road
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	2,430	1,847	1,742	2,018
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2	3 · 2	3 · 2
Total Room #	7	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	0.13 acres	0.15 acres	0.15 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.

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

Listing 1 Security System (Owned), one central ac unit, ceramic tile, laminate wood and carpeting, All appliances convey

Listing 2 Security System (Owned), one central ac unit, carpeting and laminate wood flooring, Stainless steel appliances

Listing 3 One Living Area, Stove/Range, Dishwasher, one central ac unit, ceramic tile and hardwood flooring

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	6010 Old Corral	6322 Forest Vlg	9514 Deer Spgs	6015 Old Corral
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78250	78250	78250	78250
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.25 ¹	0.31 ¹	0.04 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$249,888	\$239,000	\$259,999
List Price \$	--	\$239,888	\$241,000	\$259,999
Sale Price \$	--	\$225,000	\$233,000	\$280,000
Type of Financing	--	1st Seller	Va	Va
Date of Sale	--	11/12/2021	06/29/2021	09/24/2021
DOM · Cumulative DOM	-- · --	30 · 42	1 · 35	31 · 34
Age (# of years)	16	38	38	18
Condition	Fair	Good	Average	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 conv	1 Story ranch	1 Story ranch	2 Stories conv
# Units	1	1	1	1
Living Sq. Feet	2,430	1,966	2,288	2,650
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2	5 · 2	4 · 2 · 1
Total Room #	7	6	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	None	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	0.13 acres	0.14 acres	0.29 acres	0.18 acres
Other	None	None	None	None
Net Adjustment	--	-\$7,800	-\$20,400	-\$58,000
Adjusted Price	--	\$217,200	\$212,600	\$222,000

* 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** One Living Area, Separate Dining Room, Breakfast Bar, Game Room, Utility Room Inside, Converted Garage Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Stove/Range, Dishwasher, Electric Water Heater, adj. -1000 lot size, -40000 condition, 23200 sq. ft., +10000 garage
- Sold 2** One Living Area, Separate Dining Room, Breakfast Bar, Utility Room Inside, High Ceilings, Open Floor Plan Ceiling Fans, Chandelier, Washer Connection, Dryer Connection, Dryer, Microwave Oven, Stove/Range, Gas Cooking, Disposal, Dishwasher, Ice Maker Connection, Patio Slab, Privacy Fence, Storage Building/Shed, Mature Trees, adj. -1500 concessions, -16000 lot size, -20000 condition, +7100 sq. ft., +10000 garage
- Sold 3** Two Living Areas, Liv/Din Combo, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Island Kitchen, Walk-In Pantry, Loft, Utility Room Inside, All Bedrooms Upstairs, Open Floor Plan, Cable TV Available, Walk in Closets Washer Connection, Dryer Connection, Stove/Range, Refrigerator, Disposal, Dishwasher, Ice Maker Connection, Water Softener (owned), Smoke Alarm, Security System (Owned), City Garbage service, adj. -2000 concessions, -5000 lot size, -40000 condition, -11000 sq. ft.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Prior sale 06/26/2008 for 142000			
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	\$220,000	\$246,000
Sales Price	\$217,000	\$243,000
30 Day Price	\$210,000	--
Comments Regarding Pricing Strategy		
<p>Limited active comps with decreasing number of active comps and steady demand. Subject is atypical in size for the immediate market area. Had to expand normal size and location to find similar comps. Lack of comps in similar condition, homes are generally maintained to well maintained.</p>		

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



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 6438 Forest Vlg
San Antonio, TX 78250



Front

L2 6103 Ridge Oak
San Antonio, TX 78250



Front

L3 9207 Ridge Wilde St
San Antonio, TX 78250



Front

Sales Photos

S1 6322 Forest Vlg
San Antonio, TX 78250



Front

S2 9514 Deer Spgs
San Antonio, TX 78250



Front

S3 6015 Old Corral
San Antonio, TX 78250



Front

ClearMaps Addendum

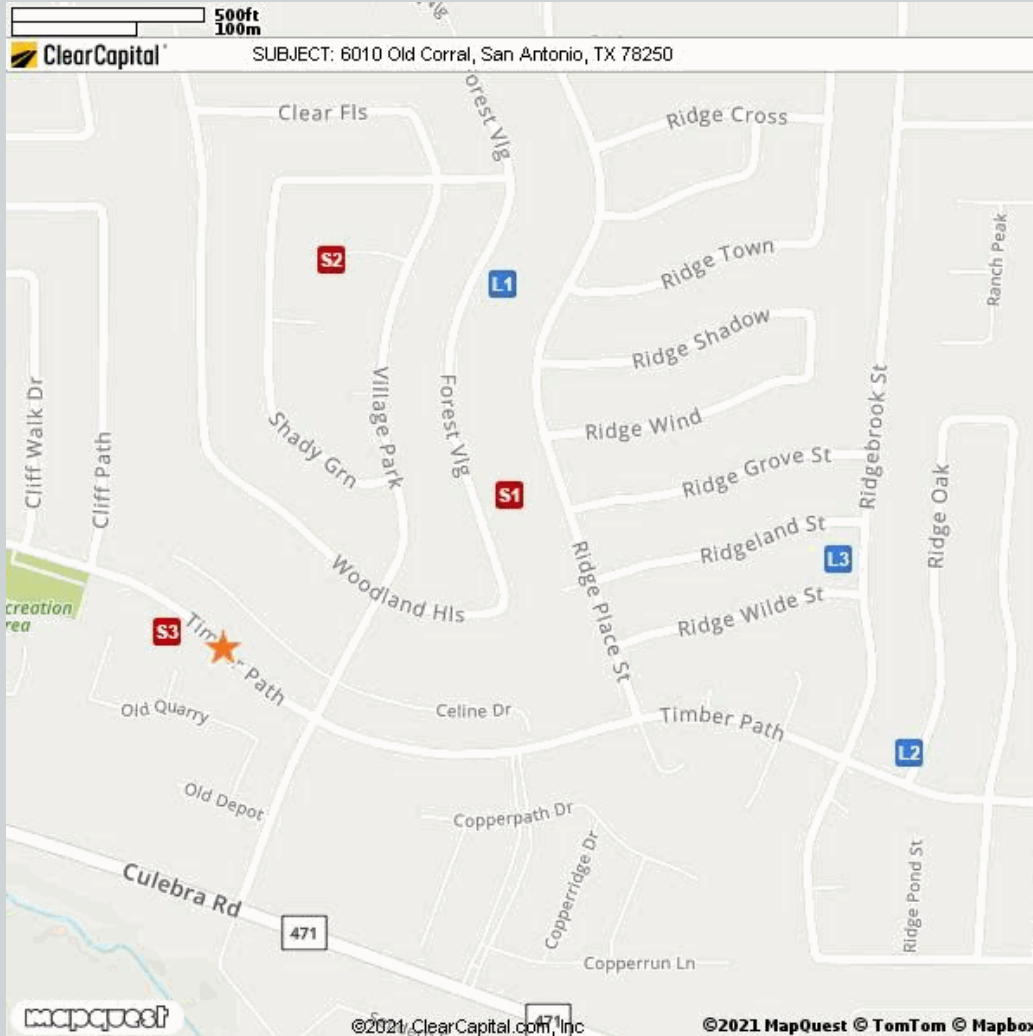
Address ★ 6010 Old Corral, San Antonio, TX 78250

Loan Number 47067

Suggested List \$220,000

Suggested Repaired \$246,000

Sale \$217,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6010 Old Corral, San Antonio, TX 78250	--	Parcel Match
L1 Listing 1	6438 Forest Vlg, San Antonio, TX 78250	0.35 Miles ¹	Parcel Match
L2 Listing 2	6103 Ridge Oak, San Antonio, TX 78250	0.52 Miles ¹	Parcel Match
L3 Listing 3	9207 Ridge Wilde St, San Antonio, TX 78250	0.47 Miles ¹	Parcel Match
S1 Sold 1	6322 Forest Vlg, San Antonio, TX 78250	0.25 Miles ¹	Parcel Match
S2 Sold 2	9514 Deer Spgs, San Antonio, TX 78250	0.31 Miles ¹	Parcel Match
S3 Sold 3	6015 Old Corral, San Antonio, TX 78250	0.04 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	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	1.46 miles	Date Signed	12/22/2021

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.