

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	7822 Rio Mist Drive, San Antonio, TX 78244	Order ID	7829966	Property ID	31827029
Inspection Date	12/20/2021	Date of Report	12/20/2021		
Loan Number	47361	APN	050809530250		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Bexar		

Tracking IDs					
Order Tracking ID	12.17.21_BPO	Tracking ID 1	12.17.21_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	LELAND A SHAMLIAN	Condition Comments
R. E. Taxes	\$2,543	Subject is in average condition based on drive by inspection, similar to other homes in this area, no adverse easements, economic/functional obsolescence, or repairs visible. Paint, roof, and landscaping also appear in average condition. No major repairs to note at this time, no issues are expected with the resale of this property
Assessed Value	\$119,980	
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	Brentfield Association, Inc 210-494-0659	
Association Fees	\$200 / Year (Other: area maintenance)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments
Local Economy	Stable	Subject conforms to neighborhood and is located near shopping, schools, restaurants, parks, public transportation, and IH10. Subject located in an increasing market, stable job market, there is some congestion in area during rush hour, no REO activity in area at the time of the evaluation
Sales Prices in this Neighborhood	Low: \$117,000 High: \$258,000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	7822 Rio Mist Drive	8231 Heights Valley	8103 Hikers Hollow	6806 Canary Meadow
City, State	San Antonio, TX	San Antonio, TX	Converse, TX	Converse, TX
Zip Code	78244	78244	78109	78109
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.69 ¹	0.52 ¹	0.86 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$213,000	\$184,500	\$185,000
List Price \$	--	\$207,000	\$184,500	\$185,000
Original List Date		08/30/2021	10/28/2021	09/01/2021
DOM · Cumulative DOM	-- · --	107 · 112	53 · 53	110 · 110
Age (# of years)	23	17	17	26
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 contemp	1 Story contemp	1 Story contemp	1 Story contemp
# Units	1	1	1	1
Living Sq. Feet	1,233	1,345	1,345	1,386
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.15 acres	.11 acres	.32 acres	.2 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.

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

Listing 1 located in same market as the subject property, similar GLA to the subject property, similar appeal and condition to the subject, no seller concessions noted in MLS

Listing 2 similar appeal and condition to the subject property, carpet flooring, ceramic tile floors, no seller concessions noted in MLS remarks

Listing 3 similar quality of build to the subject property, carpet flooring, typical updates and features for area, no seller concessions noted in MLS remarks

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	7822 Rio Mist Drive	8134 Heights Vly	6327 Encanto Point Dr	6811 Meadow Ash Dr
City, State	San Antonio, TX	Converse, TX	San Antonio, TX	Converse, TX
Zip Code	78244	78109	78244	78109
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.59 ¹	0.14 ¹	0.53 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$167,000	\$179,900	\$190,000
List Price \$	--	\$167,000	\$179,900	\$190,000
Sale Price \$	--	\$189,000	\$190,000	\$200,000
Type of Financing	--	Conv	Conv	Fha
Date of Sale	--	10/29/2021	10/14/2021	12/02/2021
DOM · Cumulative DOM	-- · --	1 · 46	21 · 37	13 · 35
Age (# of years)	23	17	22	18
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 contemp	1 Story contemp	1 Story contemp	1 Story contemp
# Units	1	1	1	1
Living Sq. Feet	1,233	1,336	1,267	1,390
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	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	.15 acres	.12 acres	.15 acres	.1 acres
Other	--	--	--	--
Net Adjustment	--	-\$2,060	\$0	-\$3,140
Adjusted Price	--	\$186,940	\$190,000	\$196,860

* 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** \$2060 negative adjustment made for superior GLA, similar appeal and condition to the subject property, vinyl floors, \$3565 seller paid closing costs noted in MLS remarks
- Sold 2** similar GLA, similar appeal and condition to the subject property, laminate floors, single living area, no seller paid closing costs noted in MLS
- Sold 3** \$3140 negative adjustment made for superior GLA, similar appeal and condition to the subject property, seller purchased home warranty noted in MLS

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no recent sales/listing data available for the subject property at the time of the inspection			
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	\$195,000	\$195,000
Sales Price	\$192,000	\$192,000
30 Day Price	\$185,000	--
Comments Regarding Pricing Strategy		
Subject value based on comparison of similarities and differences between subject and listed and sold comps. All sale comps have closed within the past 6 months and are located in the Brentfield market		

Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

Listing Photos

L1 8231 Heights Valley
San Antonio, TX 78244



Front

L2 8103 Hikers Hollow
Converse, TX 78109



Front

L3 6806 Canary Meadow
Converse, TX 78109



Front

Sales Photos

S1 8134 Heights Vly
Converse, TX 78109



Front

S2 6327 Encanto Point Dr
San Antonio, TX 78244



Front

S3 6811 Meadow Ash Dr
Converse, TX 78109



Front

ClearMaps Addendum

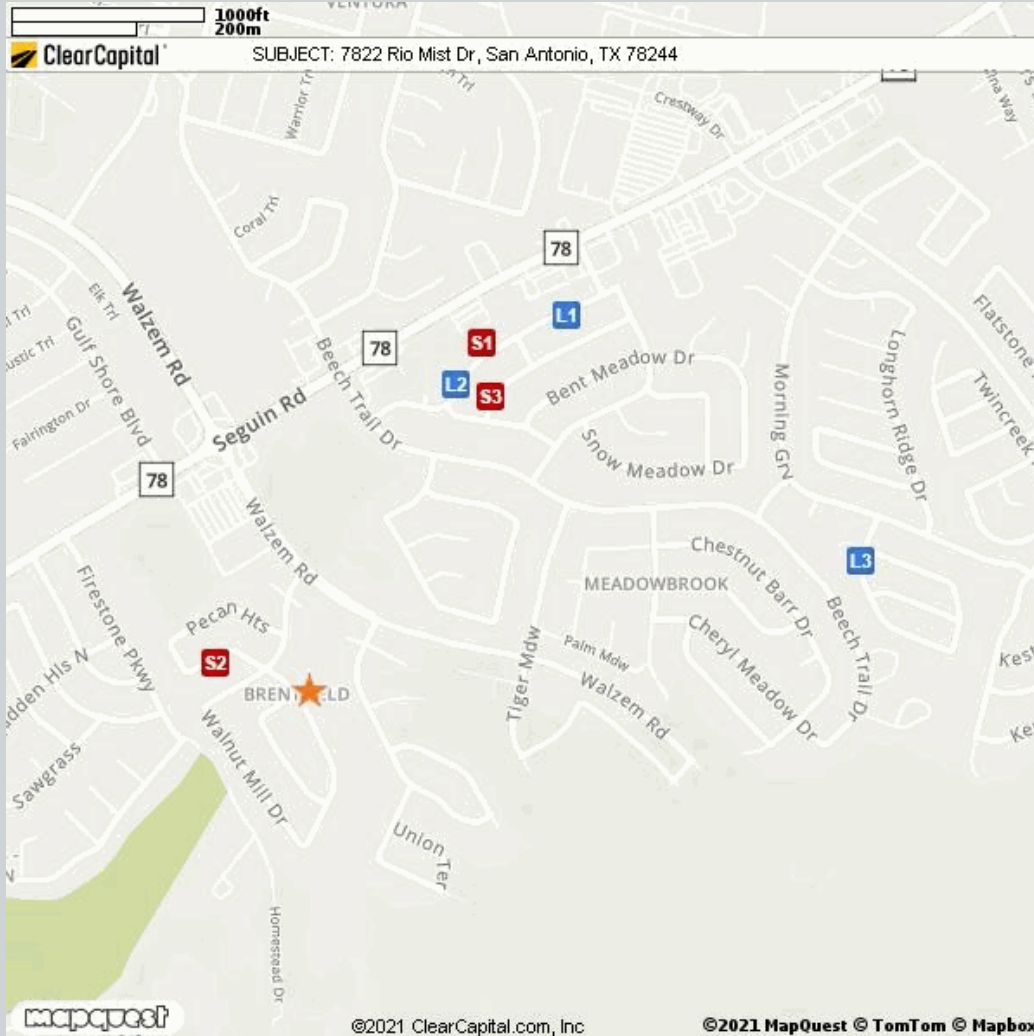
Address ★ 7822 Rio Mist Drive, San Antonio, TX 78244

Loan Number 47361

Suggested List \$195,000

Suggested Repaired \$195,000

Sale \$192,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7822 Rio Mist Drive, San Antonio, TX 78244	--	Parcel Match
L1 Listing 1	8231 Heights Valley, San Antonio, TX 78244	0.69 Miles ¹	Parcel Match
L2 Listing 2	8103 Hikers Hollow, Converse, TX 78109	0.52 Miles ¹	Parcel Match
L3 Listing 3	6806 Canary Meadow, Converse, TX 78109	0.86 Miles ¹	Parcel Match
S1 Sold 1	8134 Heights Vly, Converse, TX 78109	0.59 Miles ¹	Parcel Match
S2 Sold 2	6327 Encanto Point Dr, San Antonio, TX 78244	0.14 Miles ¹	Parcel Match
S3 Sold 3	6811 Meadow Ash Dr, Converse, TX 78109	0.53 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	Jordan Williams	Company/Brokerage	Compass Real Estate Group
License No	528928	Address	19919 Park Falls San Antonio TX 78259
License Expiration	04/30/2023	License State	TX
Phone	2104131006	Email	jordanprestonwilliams@gmail.com
Broker Distance to Subject	11.77 miles	Date Signed	12/20/2021

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.