

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	8407 Deer Hollow, San Antonio, TX 78230	Order ID	8006114	Property ID	32251736
Inspection Date	02/28/2022	Date of Report	03/01/2022		
Loan Number	48346	APN	136440020050		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Bexar		

Tracking IDs					
Order Tracking ID	02.28.22 BPO	Tracking ID 1	02.28.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

		Condition Comments
Owner	VIVIAN C LIST	Subject home is of the same size, age and features of neighboring homes. Home is occupied by owner.
R. E. Taxes	\$1,116	
Assessed Value	\$190,642	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$7,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$7,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

		Neighborhood Comments
Location Type	Suburban	All homes are occupied and in a desirable location, homes are of the same size, features and age.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$237000 High: \$418000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	8407 Deer Hollow	8215 Robin Hill Dr	3014 Shady Springs Dr	8323 White Oak
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78230	78230	78230	78230
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.44 ¹	0.53 ¹	0.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$230,000	\$235,000	\$239,900
List Price \$	--	\$230,000	\$235,000	\$225,000
Original List Date		02/07/2022	02/09/2022	07/01/2021
DOM · Cumulative DOM	-- · --	21 · 22	19 · 20	104 · 243
Age (# of years)	58	62	62	60
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story ranch	1 Story ranch	1 Story Ranch/Rambler	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,288	1,114	1,576	1,458
Bdrm · Bths · ½ Bths	2 · 2	3 · 2	3 · 2	4 · 2
Total Room #	7	8	8	8
Garage (Style/Stalls)	Carport 1 Car	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	0.33 acres	0.21 acres	0.17 acres	0.20 acres
Other	--	--	--	--

* Listing 1 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** Welcome to this beautifully renovated home. Enter the living room and immediately notice the rustic rock wall. Tile spans throughout the house with the exception of new carpet and high-end padding in the bedrooms. Fresh paint and recessed lighting give it a crisp and clean feel. The kitchen has new granite and a new farmhouse sink overlooking the expansive backyard, which has plenty of room for barbecues and get togethers. New upgrades include: Levolor blinds throughout, closet doors, windows, interior and exterior paint, breaker box with GFI, blown-in insulation. Roof replaced with architectural shingles in 2016. Water heater 4 years old. Smart siding installed 2017.
- Listing 2** Looking for more space and flexibility? Your new home awaits! With 3 bedrooms, 2 full bathrooms, dining room and living room at front of home room, PLUS two large additional rooms at the rear of the home that could be used for home office, den, nursery, game room, exercise room or additional bedrooms. New Laminate flooring throughout living and dining areas and new carpet in bedrooms. Kitchen has white cabinets and gas range. Stove, dishwasher and garbage disposal were all replaced within last year. Central air with gas heating and gas water heater. Great location in an established neighborhood with easy access to IH10, Loop 410, South Texas Medical Center, shopping and dining. New roof shingles installed 2016
- Listing 3** Imagine being minutes from EVERYTHING in this beautiful, centrally located home! Home has been lovingly restored! The original owners came by and fell in love with it all over again! The master bedroom is super spacious and has direct access to the oversized covered patio and deck! Imagine entertaining friends and family in this newly refreshed home with its massive yard! Large utility room off the kitchen makes laundry a breeze. Home comes with a large storage shed in the backyard. This charming home in Green Briar is calling your name!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	8407 Deer Hollow	8414 Deer Holw	3518 Fallen Leaf	7919 Pinebrook Dr
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78230	78230	78230	78230
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.05 ¹	0.35 ¹	0.49 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$224,900	\$245,000	\$239,000
List Price \$	--	\$224,900	\$245,000	\$239,000
Sale Price \$	--	\$224,900	\$261,900	\$245,000
Type of Financing	--	Conventional	Fha	Fha
Date of Sale	--	08/23/2021	08/03/2021	10/01/2021
DOM · Cumulative DOM	-- · --	47 · 47	67 · 67	100 · 100
Age (# of years)	58	57	57	60
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,288	1,041	1,428	1,383
Bdrm · Bths · ½ Bths	2 · 2	3 · 1	3 · 2	3 · 2
Total Room #	7	7	8	7
Garage (Style/Stalls)	Carport 1 Car	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	0.33 acres	0.20 acres	0.23 acres	0.22 acres
Other	--	--	--	--
Net Adjustment	--	\$0	-\$3,660	\$0
Adjusted Price	--	\$224,900	\$258,240	\$245,000

* 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 home boast of an updated kitchen and restrooms. New laminate throughout the home. A nice backyard with a patio.

Sold 2 Great mid-century remodel with an updated interior you need to see! Brand new kitchen and floorplan with sunken living room and gorgeous stone wall. Bathrooms have been completely updated as well. Latest trends in fixtures and finishes really fit well the original architecture of the home. The large utility room off of the garage allows for plenty of room for laundry and storage. Front yard has new grass and the large back yard has a slab patio off of the living room. Beautiful large Oaks in front and back of home. Location is central to Medical Center with quick access to I-10

Sold 3 Charming one story home well cared, LOCATION-LOCATION Easy access to Loop 410 and I-10, Medical Center, Sea World, Six Flags, La Cantera, Airport, Etc. Two car garage with an automated garage doors. Great backyard size to entertain, along with a good size storage shed.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				home has not been listed in the 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	\$235,000	\$242,000
Sales Price	\$235,000	\$242,000
30 Day Price	\$235,000	--
Comments Regarding Pricing Strategy		
subject home is in a desirable location. Home is of the same age, size and features as neighboring homes		

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



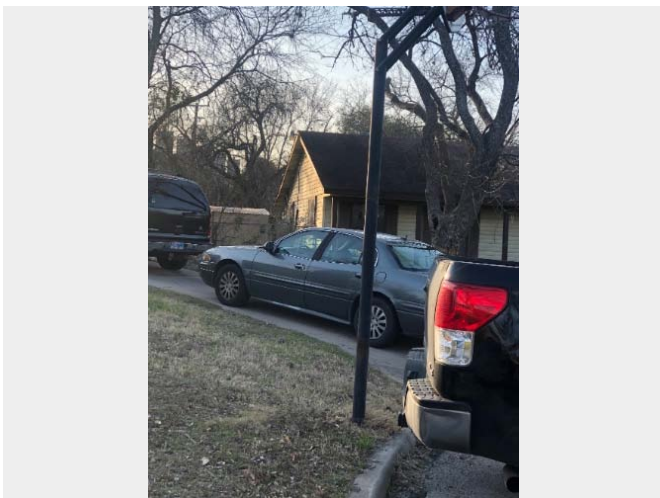
Front



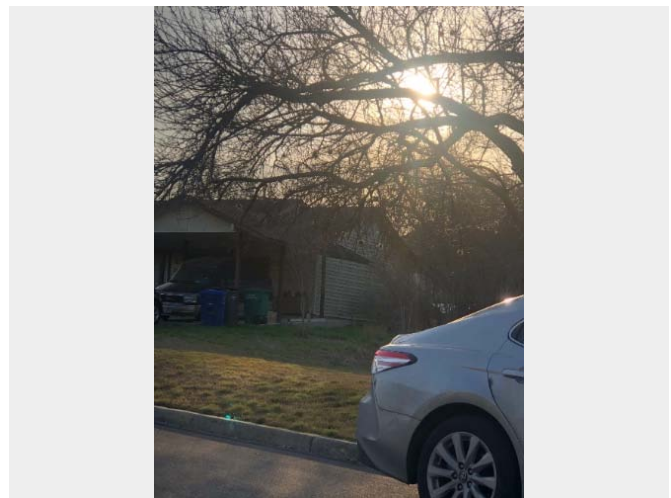
Front



Address Verification

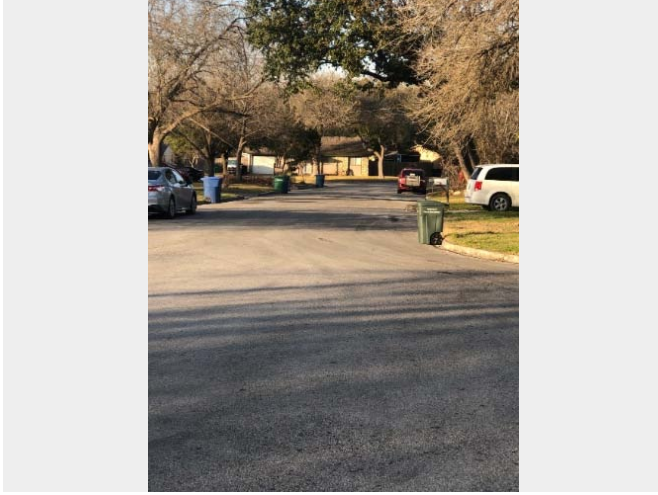


Side



Side

Subject Photos



Street



Street

Listing Photos

L1 8215 Robin Hill Dr
San Antonio, TX 78230



Front

L2 3014 Shady Springs Dr
San Antonio, TX 78230



Front

L3 8323 White Oak
San Antonio, TX 78230



Front

Sales Photos

S1 8414 Deer Holw
San Antonio, TX 78230



Front

S2 3518 Fallen Leaf
San Antonio, TX 78230



Front

S3 7919 Pinebrook Dr
San Antonio, TX 78230



Front

ClearMaps Addendum

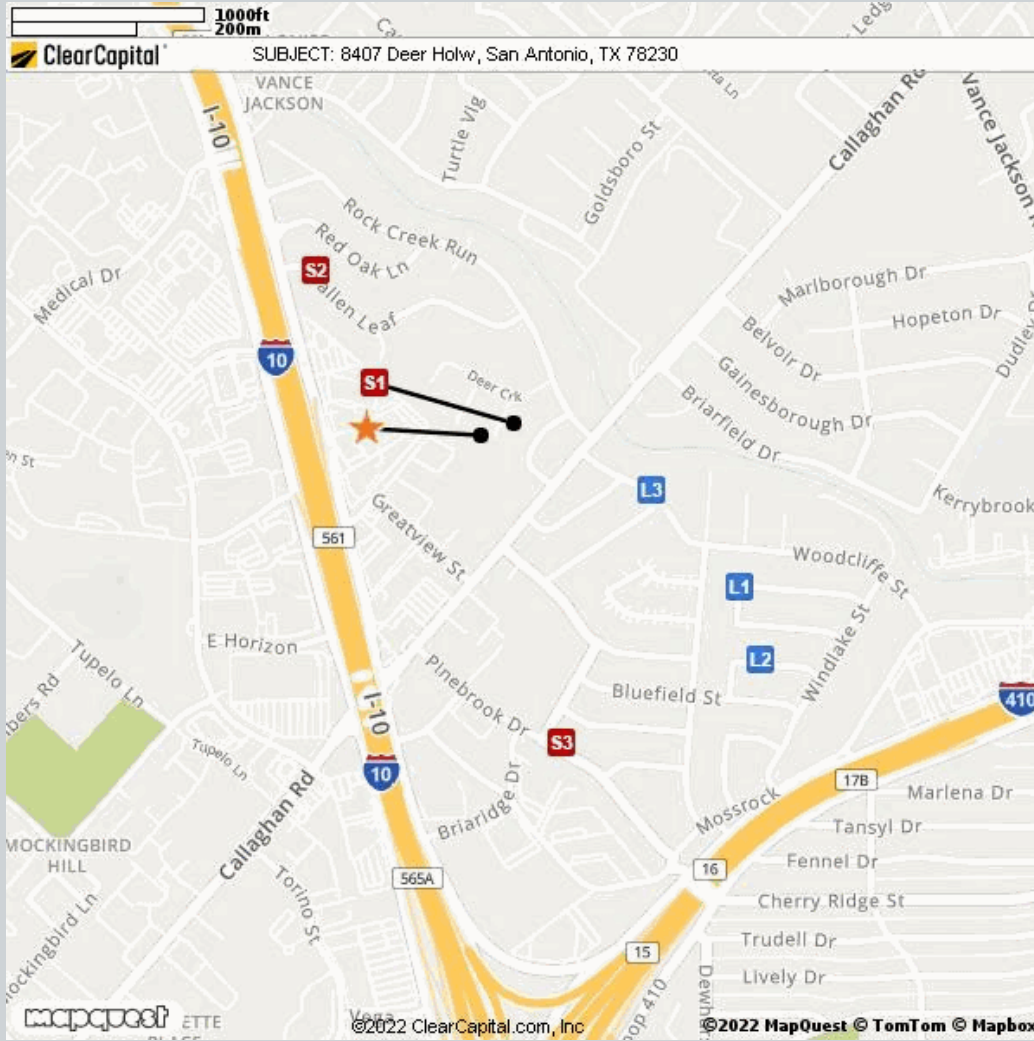
Address ★ 8407 Deer Hollow, San Antonio, TX 78230

Loan Number 48346

Suggested List \$235,000

Suggested Repaired \$242,000

Sale \$235,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8407 Deer Hollow, San Antonio, TX 78230	--	Parcel Match
L1 Listing 1	8215 Robin Hill Dr, San Antonio, TX 78230	0.44 Miles ¹	Parcel Match
L2 Listing 2	3014 Shady Springs Dr, San Antonio, TX 78230	0.53 Miles ¹	Parcel Match
L3 Listing 3	8323 White Oak, San Antonio, TX 78230	0.26 Miles ¹	Parcel Match
S1 Sold 1	8414 Deer Holw, San Antonio, TX 78230	0.05 Miles ¹	Parcel Match
S2 Sold 2	3518 Fallen Leaf, San Antonio, TX 78230	0.35 Miles ¹	Parcel Match
S3 Sold 3	7919 Pinebrook Dr, San Antonio, TX 78230	0.49 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.

Report Instructions - cont.

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.

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	SANDRA GREEN	Company/Brokerage	JPAR
License No	755252	Address	8603 N Loop 1604 W San Antonio TX 78249
License Expiration	02/28/2023	License State	TX
Phone	2108011923	Email	sgreenlucia@gmail.com
Broker Distance to Subject	7.34 miles	Date Signed	03/01/2022

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.