

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	9627 Boonsboro Drive, San Antonio, TX 78245	Order ID	8017254	Property ID	32276433
Inspection Date	03/04/2022	Date of Report	03/04/2022		
Loan Number	48596	APN	181590160070		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Bexar		

Tracking IDs					
Order Tracking ID	03.02.22 - 03.03.22 BPO	Tracking ID 1	03.02.22 - 03.03.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	GONZALEZ BLANCA MARGARITA	Condition Comments	
R. E. Taxes	\$5,140	The subject property conforms well to the neighborhood. It appeared maintained from the exterior with no visible repairs to the roof or exterior. Square ft was expanded due to limited properties similar in age, location and condition.	
Assessed Value	\$182,540		
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	
Local Economy	Stable	The neighborhood is located proximate to local amenities and appeared to be maintained. REO/Short Sales are not an influence on the market, they typically making up 10% of sales.	
Sales Prices in this Neighborhood	Low: \$150,000 High: \$286,000		
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	9627 Boonsboro Drive	1218 Klondike St	1339 Tideland St	2902 Dixon Plain Dr
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.	--	0.75 ¹	0.88 ¹	0.77 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$169,900	\$271,000	\$230,000
List Price \$	--	\$169,900	\$271,000	\$230,000
Original List Date		11/25/2021	01/20/2022	01/05/2022
DOM · Cumulative DOM	-- · --	12 · 99	43 · 43	23 · 58
Age (# of years)	49	49	45	29
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 Ranch	2 Stories Colonial	1 Story Ranch	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	1,982	1,988	1,706	1,812
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2	3 · 2 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	None	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.21 acres	0.06 acres	0.25 acres	0.18 acres
Other	None	Fireplace	None	None

* 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** This 3 bedroom, 2.5 bathroom home is uniquely designed and has been extensively updated. New owners will appreciate new texture & paint, flooring, granite surfaces, white cabinetry, hardware, light & plumbing fixtures & more. Two living areas with wood- like tile flooring, one with a fireplace that opens to the luxurious kitchen area with stainless steel appliances. Primary suite also features a wood burning fireplace along with an en-suite full bath and a generously sized closet. Additional features include a large 2 car garage with rear entry, backyard with patio, and storage shed. Easy access to 410, 1604 and Hwy 90. Call us for more information. Same day showings available.
- Listing 2** Come see this charming 3 bedroom, 2 bathroom home now on the market! You'll enjoy preparing meals in the gorgeous kitchen with sleek counters, tiled backsplash, and beautiful spacious cabinetry. Entertaining is a breeze with this great floor plan complete with cozy fireplace. Lighting, ceiling fans, and fixtures throughout. The main bedroom boasts a private ensuite with dual sinks. Other bedrooms offer plush carpet, ceiling fans, and sizable closets. Relax with your favorite drink in the fenced in backyard with a patio and great potential for adding personal touches.
- Listing 3** Cule-de-sac lot with amazing mature trees in the north west side of San Antonio. Perfect fit for a first time home buyer with tasteful upgrades such as interior and exterior paint, kitchen, HVAC and many more! This home has a great backyard for festivities and gathering. Plenty of space! This home is Conveniently located near 410, 151 and Highway 90. Great shopping centers as well as Northside school district.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	9627 Boonsboro Drive	2927 Beech Plain Dr	1326 Temple Sq	1302 Bay Horse Dr
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.	--	0.90 ¹	0.71 ¹	0.86 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$199,999	\$234,900	\$235,000
List Price \$	--	\$199,999	\$234,900	\$235,000
Sale Price \$	--	\$190,000	\$245,000	\$245,000
Type of Financing	--	Fha	Conventional	Conventional
Date of Sale	--	10/22/2021	11/02/2021	02/18/2022
DOM · Cumulative DOM	-- · --	44 · 55	19 · 85	17 · 49
Age (# of years)	49	29	49	48
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 Ranch	2 Stories Colonial	2 Stories Colonial	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,982	1,812	1,990	1,920
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	4 · 2 · 1	3 · 2
Total Room #	7	7	8	7
Garage (Style/Stalls)	None	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	0.21 acres	0.10 acres	0.19 acres	0.22 acres
Other	None	None	Fireplace	Fireplace
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$190,000	\$245,000	\$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** New 30 year dimensional shingle roof, new flooring, new vanity tops, bathroom faucets and matching hardware. brighter lighting for bathrooms. Craftsman style w/decorative glass fiberglass entry door. Attractively selected interior color and ultra bright white doors and trim to match. Home features a large kitchen adjacent to a spacious laundry/food pantry area. Has much storage space and closets available. All Bedrooms are upstairs. Master bedroom has plenty of room for extra furniture/desk, has walk in closet. Second bedroom is quite large and has three large windows, also features a walk in closet. Home is in a cul de sac. Nice area well maintained yards. Extra slab attached to drive way to accommodate two vehicles. Home also feature a metal patio cover.
- Sold 2** AGENTS, PLEASE SEE PRIVATE REMARKS REGARDING BOM STATUS. The ideal move-in ready home awaits. Updates include a full interior repaint, new carpet, new luxury vinyl plank floors, new granite counters and backsplash in the kitchen. Spacious rooms including 2 living areas. Master suite located comfortably on the main floor while secondary bedrooms on the upper level. Turn-Key and ready for the new owners to enjoy.
- Sold 3** Welcome home to this established subdivision and home featuring mature Oak and Pecan trees. This inviting single story home comes equipped a new roof (2021) with many upgrades and warm features. The kitchen features Granite countertops, marble back splash, travertine tile details and Seagrass inlaid cabinetry including a breakfast nook. Enjoy tile floors and new carpet throughout the home, vaulted wood beamed ceilings, and large windows highlighting the homes Marbled Tile Fireplace in the oversized Family room. The master bedroom is a true retreat with extensive Patio doors that look onto the covered patio, vaulted ceilings showcasing wooden beams and a large walk-in closet. This spacious floor plan offers an office/sitting room directly off the master bedroom adjoining a bonus storage room perfect for a small at home business or Seasonal Storage space. Retreat and entertain in this covered patio complete with 32' of Solar shades while enjoying the privately fenced in backyard (New Fence installed 2021). This home is conveniently located in walking distance to the neighborhood Duck Pond, a Community Skate Park and Community Pool within half a mile. Within 3 miles you can access numerous medical facilities including the upcoming VA Hospital and Christus Santa Rosa Hospital. Hurry in to make this home your own. Click the Virtual Tour link to view the 3D Tour.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None			
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	\$237,000	\$237,000
Sales Price	\$227,000	\$227,000
30 Day Price	\$217,000	--
Comments Regarding Pricing Strategy		
Price the subject aggressively. If there are no offers within 30 days a price reduction will be needed.		

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



Street



Street

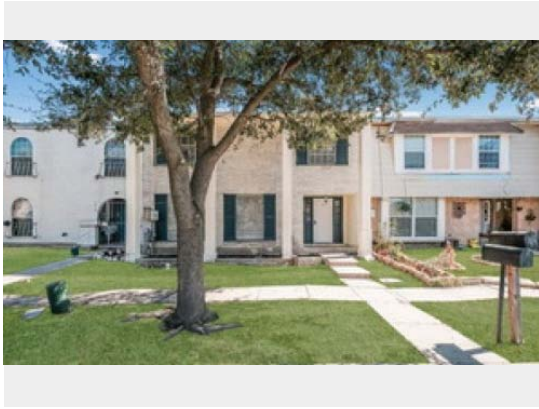
Subject Photos



Other

Listing Photos

L1 1218 Klondike St
San Antonio, TX 78245



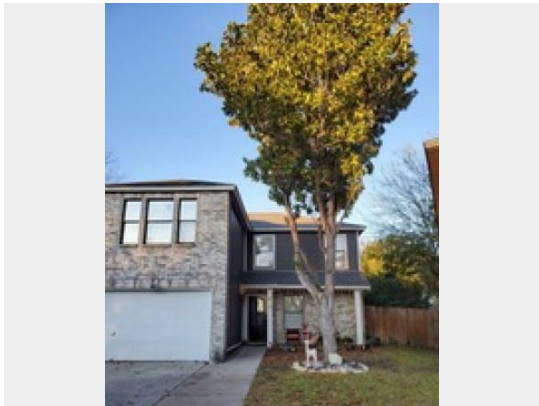
Front

L2 1339 Tideland St
San Antonio, TX 78245



Front

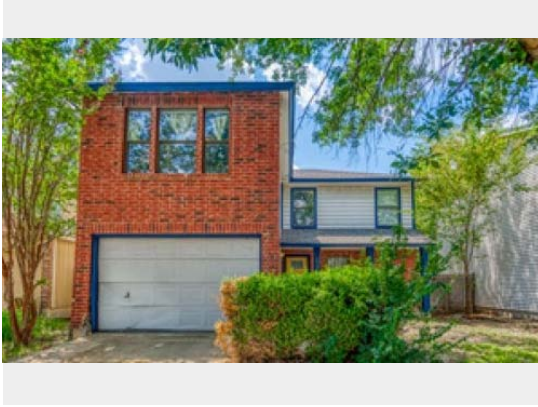
L3 2902 Dixon Plain Dr
San Antonio, TX 78245



Front

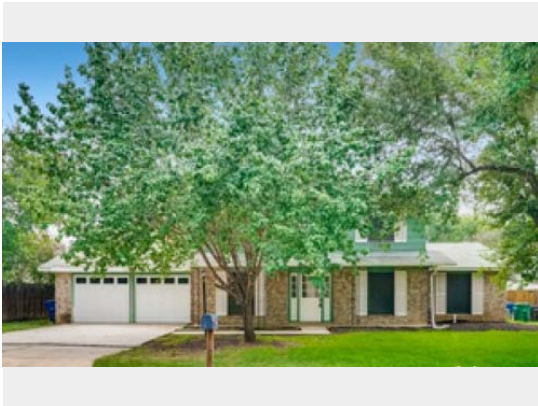
Sales Photos

S1 2927 Beech Plain Dr
San Antonio, TX 78245



Front

S2 1326 Temple Sq
San Antonio, TX 78245



Front

S3 1302 Bay Horse Dr
San Antonio, TX 78245



Front

ClearMaps Addendum

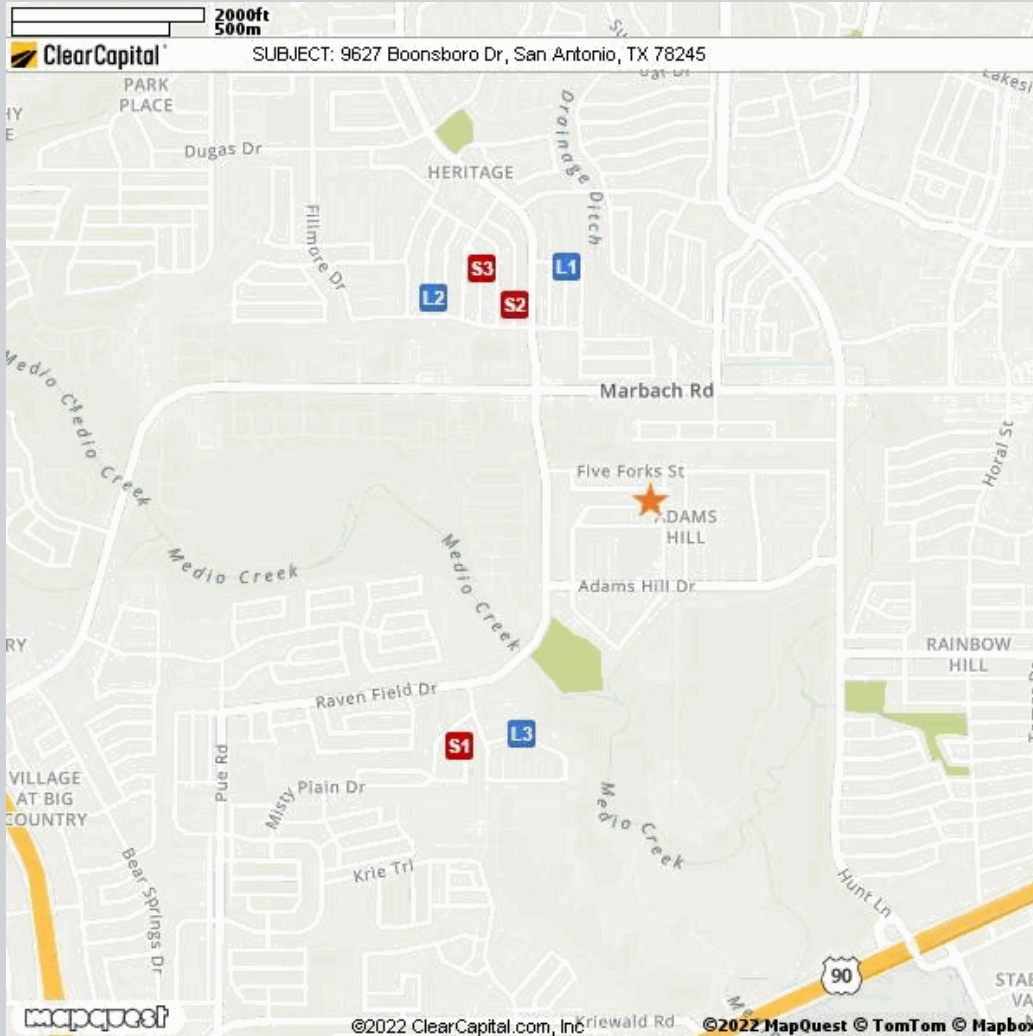
Address ★ 9627 Boonsboro Drive, San Antonio, TX 78245

Loan Number 48596

Suggested List \$237,000

Suggested Repaired \$237,000

Sale \$227,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	9627 Boonsboro Drive, San Antonio, TX 78245	--	Parcel Match
L1 Listing 1	1218 Klondike St, San Antonio, TX 78245	0.75 Miles ¹	Parcel Match
L2 Listing 2	1339 Tideland St, San Antonio, TX 78245	0.88 Miles ¹	Parcel Match
L3 Listing 3	2902 Dixon Plain Dr, San Antonio, TX 78245	0.77 Miles ¹	Parcel Match
S1 Sold 1	2927 Beech Plain Dr, San Antonio, TX 78245	0.90 Miles ¹	Parcel Match
S2 Sold 2	1326 Temple Sq, San Antonio, TX 78245	0.71 Miles ¹	Parcel Match
S3 Sold 3	1302 Bay Horse Dr, San Antonio, TX 78245	0.86 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	Robert Pouncy	Company/Brokerage	Alderwood Realty
License No	0567676	Address	7791 Woodchase San Antonio TX 78250
License Expiration	02/29/2024	License State	TX
Phone	2103825624	Email	Robertpouncy@yahoo.com
Broker Distance to Subject	7.39 miles	Date Signed	03/04/2022

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.