

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	503 Redbird Song, San Antonio, TX 78253	Order ID	8130912	Property ID	32559808
Inspection Date	04/15/2022	Date of Report	04/17/2022		
Loan Number	49127	APN	043531130560		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Bexar		

Tracking IDs					
Order Tracking ID	04.15.22 BPO	Tracking ID 1	04.15.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	MILLER DIANA J	Condition Comments No repairs were found during inspection. Condition is typical of the neighborhood.
R. E. Taxes	\$6,871	
Assessed Value	\$287,690	
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 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.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$350,000 High: \$415,000	
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	503 Redbird Song	622 Sage Thrasher	15447 Gallant Bloom	715 Gallorette Bluff
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78253	78253	78245	78245
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.61 ¹	0.72 ¹	0.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$345,000	\$389,000	\$465,000
List Price \$	--	\$345,000	\$389,000	\$465,000
Original List Date		04/08/2022	03/31/2022	04/15/2022
DOM · Cumulative DOM	-- · --	7 · 9	15 · 17	0 · 2
Age (# of years)	12	6	9	7
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 ; Power Lines
Style/Design	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	3,006	2,704	2,574	2,704
Bdrm · Bths · ½ Bths	4 · 4	4 · 3	4 · 2 · 1	4 · 3 · 1
Total Room #	10	9	8	9
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	0.17 acres	0.15 acres	0.15 acres	0.16 acres
Other	None	Patio, Fence	Patio, Deck, Fence	Patio, Fence

* 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** BEAUTIFUL 4 BEDROOM 3 BATH HOME IN DESIRABLE REDBIRD RANCH. CEILING FANS THROUGHOUT, MASTER DOWNSTAIRS, OPEN PLAN WHICH INCLUDES A STUDY AS YOU ENTER, LARGE FAMILY ROOM, THAT OPENS TO DINING AREA, LARGE ISLAND IN KITCHEN INCLUDES GRANITE AND STAINLESS STEEL APPLIANCES WITH GAS COOKING, LARGE MASTER SUITE INCLUDES SEP/TUB SHOWER, DOUBLE VANITY AND LARGE WALKIN CLOSET, 2 ADD'L OVERSIZED BEDROOMS DOWNSTAIRS, AND UPSTAIRS OVERSIZED 4TH BEDROOM WITH ITS OWN BATHROOM AND LARGE FAMILY ROOM TO ENJOY, COVERED PATIO FOR FAMILY BBQ'S AND A LARGE BACK YARD TO ENJOY.
- Listing 2** Gorgeous 4 bedroom, 2.5 bath two story in the beautiful gated neighborhood of Potranco Run. With an open concept, owner's suite downstairs, water softener, gas cooking, sprinkler system and second living space upstairs, this home has it all! 2754 sq ft. of living space with soaring ceilings in the living room and a fantastic floor plan. Front room can be used as formal dining or office space. The community has so much to offer with the great pool, playground, BBQ area and clubhouse! New backyard recently put in for you to enjoy with your covered back patio. Won't last long!
- Listing 3** Gated Community. Northside ISD. Beautiful 2 story, 4 bedrooms, 3.5 baths. Open floor plan, high ceilings, formal dining, granite counter tops, stainless steel appliances, ceramic tile, master bath with separate tub/shower, double vanity, sprinkler system, water softener, covered patio, fence, and great backyard for entertaining. Enjoy the upstairs game room for family time. Close to shopping, SeaWorld, Lackland AFB. Come visit and see for yourself!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	503 Redbird Song	15346 Nesting Way	15430 Gallant Bloom	15007 Redbird Pass
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78253	78253	78245	78253
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.67 ¹	0.67 ¹	0.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$355,000	\$400,000	\$445,000
List Price \$	--	\$355,000	\$400,000	\$445,000
Sale Price \$	--	\$365,000	\$400,000	\$400,112
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	10/29/2021	12/30/2021	01/13/2022
DOM · Cumulative DOM	-- · --	30 · --	33 · 50	33 · 64
Age (# of years)	12	13	9	14
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 Colonial	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	3,006	3,007	3,222	3,007
Bdrm · Bths · ½ Bths	4 · 4	4 · 3 · 1	4 · 3 · 1	4 · 3 · 1
Total Room #	10	9	9	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.17 acres	0.15 acres	0.44 acres
Other	None	Patio	Deck, Fence	Deck, Fence, Fireplace
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$365,000	\$400,000	\$400,112

* 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** Check out this spacious 4 bedroom and 3.5 bath home in Redbird Ranch. You walk into soaring ceilings with a tall staircase. Two living areas on the first floor with tile throughout. The kitchen has an island with granite counters, stainless steel appliances, and tons of cabinet space. Stone gas fireplace in the living room with views of the mature trees in the backyard. Master bedroom on the first floor with bay window. The Master bathroom has a shower, garden tub, and walk-in closet. The three other bedrooms are on the second floor with a jack n jill bathroom and a huge enclosed media room. Large covered back patio with room for entertaining and mature trees.
- Sold 2** Move right in to this spacious and beautiful 2 story home with 4 bedroom and 3.5 baths in desirable gated neighborhood of Potranco Run. Large island kitchen with granite countertops and stainless steel appliances opens up to living area. Master bedroom with en suite bathroom and large walk-in closet is located downstairs. Formal dining area and study are also located on the first floor. Beautiful staircase leads to the second floor where you'll find 3 additional bedrooms along with a media room and loft. Backyard features a deck, great for relaxing or entertaining! This home has it all!
- Sold 3** This Beautiful and Spacious 4bd/3.5 ba home in Redbird Ranch neighborhood. This property is nesting in a cul-de-sac greenbelt lot that's .44 of an acre. Great backyard with mature trees. Upstairs bonus room can be used as a game room or a study.

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	\$403,000	\$403,000
Sales Price	\$388,000	\$388,000
30 Day Price	\$373,000	--
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



Address Verification



Side



Side



Street



Street

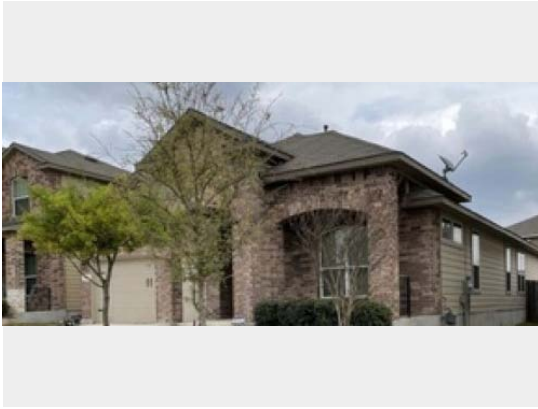
Subject Photos



Other

Listing Photos

L1 622 Sage Thrasher
San Antonio, TX 78253



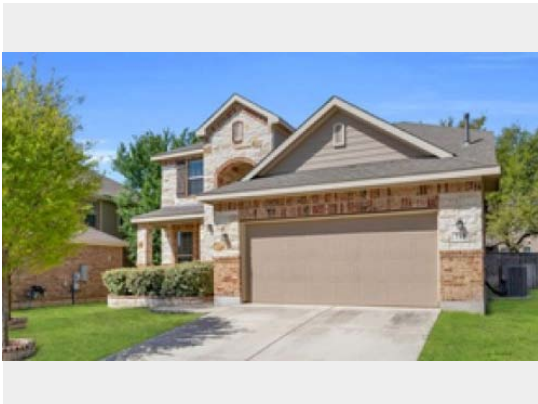
Front

L2 15447 Gallant Bloom
San Antonio, TX 78245



Front

L3 715 Gallorette Bluff
San Antonio, TX 78245



Front

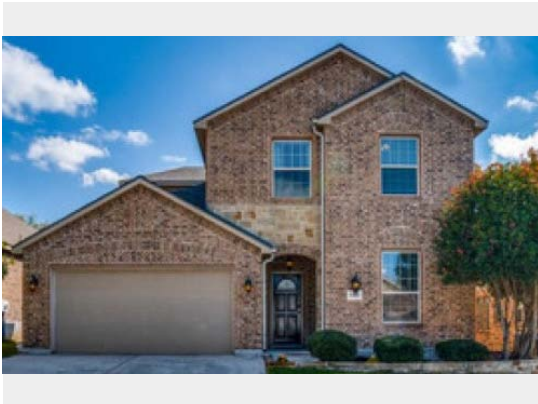
Sales Photos

S1 15346 Nesting Way
San Antonio, TX 78253



Front

S2 15430 Gallant Bloom
San Antonio, TX 78245



Front

S3 15007 Redbird Pass
San Antonio, TX 78253



Front

ClearMaps Addendum

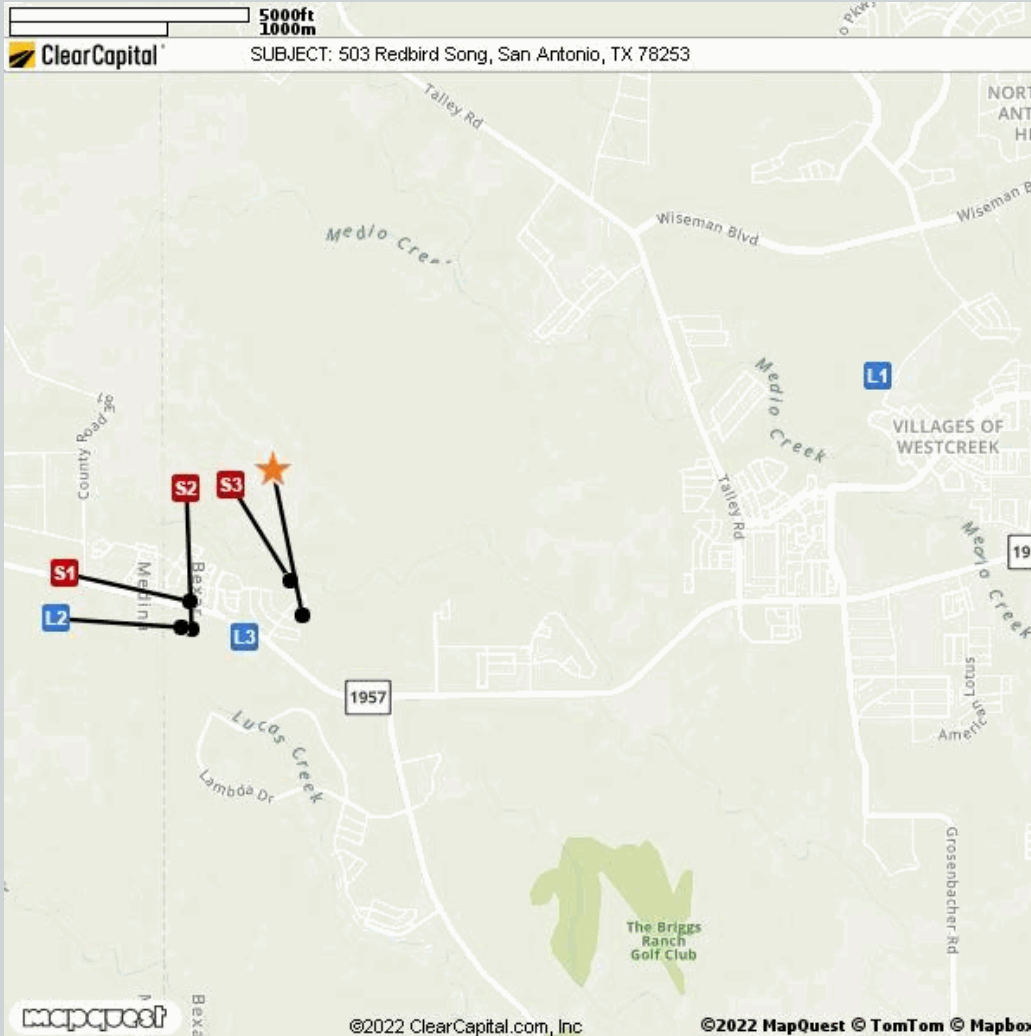
Address ★ 503 Redbird Song, San Antonio, TX 78253

Loan Number 49127

Suggested List \$403,000

Suggested Repaired \$403,000

Sale \$388,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	503 Redbird Song, San Antonio, TX 78253	--	Parcel Match
L1 Listing 1	622 Sage Thrasher, San Antonio, TX 78253	3.61 Miles ¹	Street Centerline Match
L2 Listing 2	15447 Gallant Bloom, San Antonio, TX 78245	0.72 Miles ¹	Parcel Match
L3 Listing 3	715 Gallorette Bluff, San Antonio, TX 78245	0.48 Miles ¹	Parcel Match
S1 Sold 1	15346 Nesting Way, San Antonio, TX 78253	0.67 Miles ¹	Parcel Match
S2 Sold 2	15430 Gallant Bloom, San Antonio, TX 78245	0.67 Miles ¹	Parcel Match
S3 Sold 3	15007 Redbird Pass, San Antonio, TX 78253	0.21 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	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	11.42 miles	Date Signed	04/17/2022

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.