

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	10455 Alpine Village, San Antonio, TX 78245	Order ID	8107297	Property ID	32497101
Inspection Date	04/07/2022	Date of Report	04/07/2022		
Loan Number	49204	APN	159100710520		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Bexar		

Tracking IDs					
Order Tracking ID	04.06.22 BPO	Tracking ID 1	04.06.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	10455 ALPINE VLG LAND TRUST	Subject home is occupied and in a desirable location, homes is of the same size and features as neighboring homes
R. E. Taxes	\$4,622	
Assessed Value	\$163,170	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
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

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	homes are occupied and in good condition
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$228500 High: \$328750	
Market for this type of property	Decreased 5 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	10455 Alpine Village	1027 Gallatin Dr	831 Big Sky Dr	9826 Dugas Dr
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78245	78245	78245	78245
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.44 ¹	0.53 ¹	0.70 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$230,000	\$225,000	\$275,000
List Price \$	--	\$230,000	\$225,000	\$270,000
Original List Date		04/01/2022	03/30/2022	03/14/2022
DOM · Cumulative DOM	-- · --	5 · 6	7 · 8	23 · 24
Age (# of years)	31	40	39	38
Condition	Good	Good	Good	Good
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 traditional	1 Story Traditional	1 Story traditional	1 Story traditional
# Units	1	1	1	1
Living Sq. Feet	1,456	1,426	1,380	1,454
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	7	8	8
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	.14 acres	0.20 acres	0.17 acres	0.20 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** Don't miss this great opportunity to own on a quiet street in the desirable neighborhood of Heritage Farms! This spacious home features an open floor plan and high ceilings, with laminate and ceramic tile found throughout -- perfect for entertaining. The large living area joins an eat-in kitchen with bay windows overlooking your fenced and private back yard. You will find an oversized master bedroom set apart from the two secondary bedrooms and featuring a full bath and dual closets. No HOA, and the beautiful Heritage Duck Pond Park and walking paths are only a short distance away. Close to major highways, Lackland AFB, and shopping.
- Listing 2** VERY NICE PROPERTY, LOCATED IN HERITAGE FARM. JUST MINUTES TO SEA WORLD, LACKLAND A.F.B., 410, 151,1604. RECENT ROOF REPLACEMENT 30 YEAR SHINGLES, AS WELL RECENT WORK TO THE OUTSIDE. EASY ACCESS TO SCHOOL AND PARK!
- Listing 3** Home in a desirable location, close to shopping centers, restaurants, major city attractions, hospitals, schools and nearby major highways,

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	10455 Alpine Village	10439 Alpine Vlg	10414 Canyon Vlg	10463 Pine Glade
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78245	78245	78245	78245
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.17 ¹	0.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$230,000	\$215,000	\$236,000
List Price \$	--	\$230,000	\$225,000	\$236,000
Sale Price \$	--	\$240,000	\$225,000	\$227,000
Type of Financing	--	Fha	Conventional	Fha
Date of Sale	--	12/29/2021	12/06/2021	03/09/2022
DOM · Cumulative DOM	-- · --	39 · 39	38 · 38	195 · 195
Age (# of years)	31	32	29	29
Condition	Good	Good	Good	Good
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 traditional	1 Story traditional	1 Story Traditional	2 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	1,456	1,639	1,619	1,713
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	8	8	8
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	.14 acres	0.15 acres	0.14 acres	0.14 acres
Other	--	--	--	--
Net Adjustment	--	-\$6,059	-\$4,347	-\$10,362
Adjusted Price	--	\$233,941	\$220,653	\$216,638

* 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** This single story home that offers a great semi-open floor plan with two large living areas perfect for entertaining! The large primary bedroom is set opposite from the two secondary bedrooms. In the kitchen you will find modern white cabinets, granite counter tops with a porcelain like white sink. The kitchen opens up to the second living and dining area that leads to a large covered patio. Laminate flooring throughout the home. No homeowner's association. The home is located a few miles from Westover Market Place, restaurants, grocery stores, convenient to 151, 1604 and 410
- Sold 2** Location, location! This home has a spacious floor plan featuring 3 bedrooms, 2 full baths, a generous size living area, eat-in kitchen with a breakfast bar and window seat! Additionally, the garage is partially converted and connected to the secondary bedroom, adding a flex space. Large backyard has a covered patio, perfect for entertaining. Close to major highways, Lackland AFB, and shopping!
- Sold 3** Home in a desirable location, close to shopping centers, restaurants, major city attractions, hospitals, schools and nearby major highways,

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Subject home has not been previously listed on 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	\$220,000	\$220,000
Sales Price	\$220,000	\$220,000
30 Day Price	\$220,000	--
Comments Regarding Pricing Strategy		
Subject home is comparable to other homes in the area, in features and age.		

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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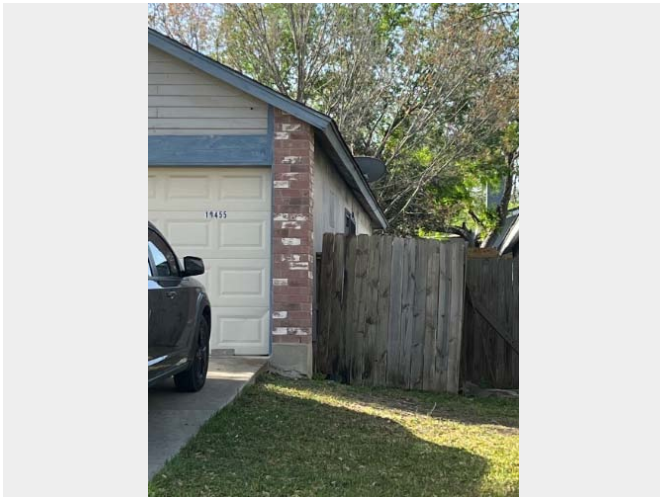
Subject Photos



Front



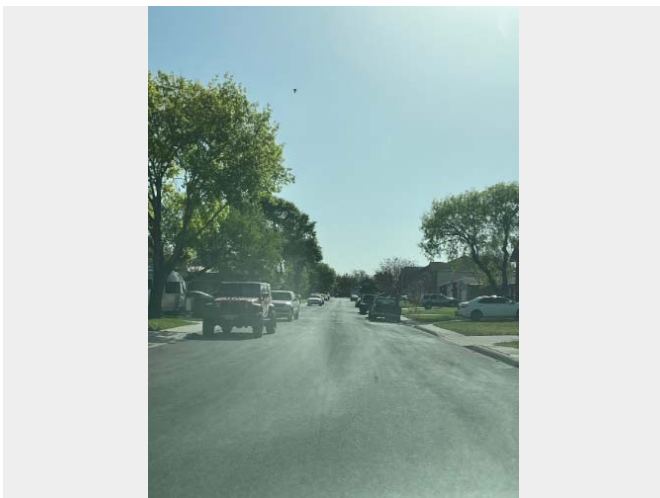
Address Verification



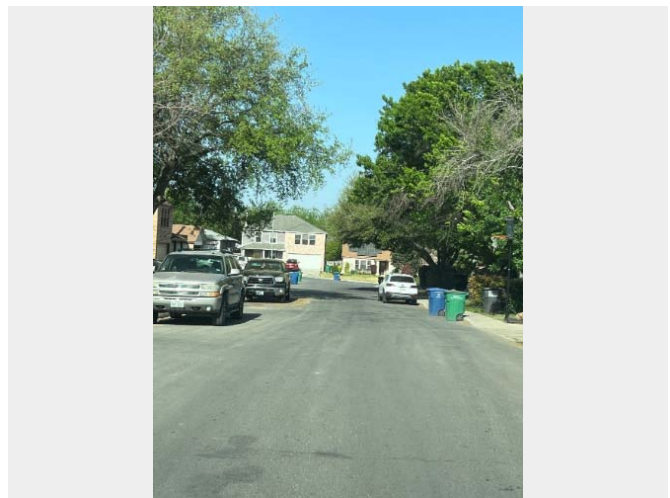
Side



Side



Street



Street

Listing Photos

L1 1027 Gallatin Dr
San Antonio, TX 78245



Front

L2 831 Big Sky Dr
San Antonio, TX 78245



Front

L3 9826 Dugas Dr
San Antonio, TX 78245



Front

Sales Photos

S1 10439 Alpine Vlg
San Antonio, TX 78245



Front

S2 10414 Canyon Vlg
San Antonio, TX 78245



Front

S3 10463 Pine Glade
San Antonio, TX 78245



Front

ClearMaps Addendum

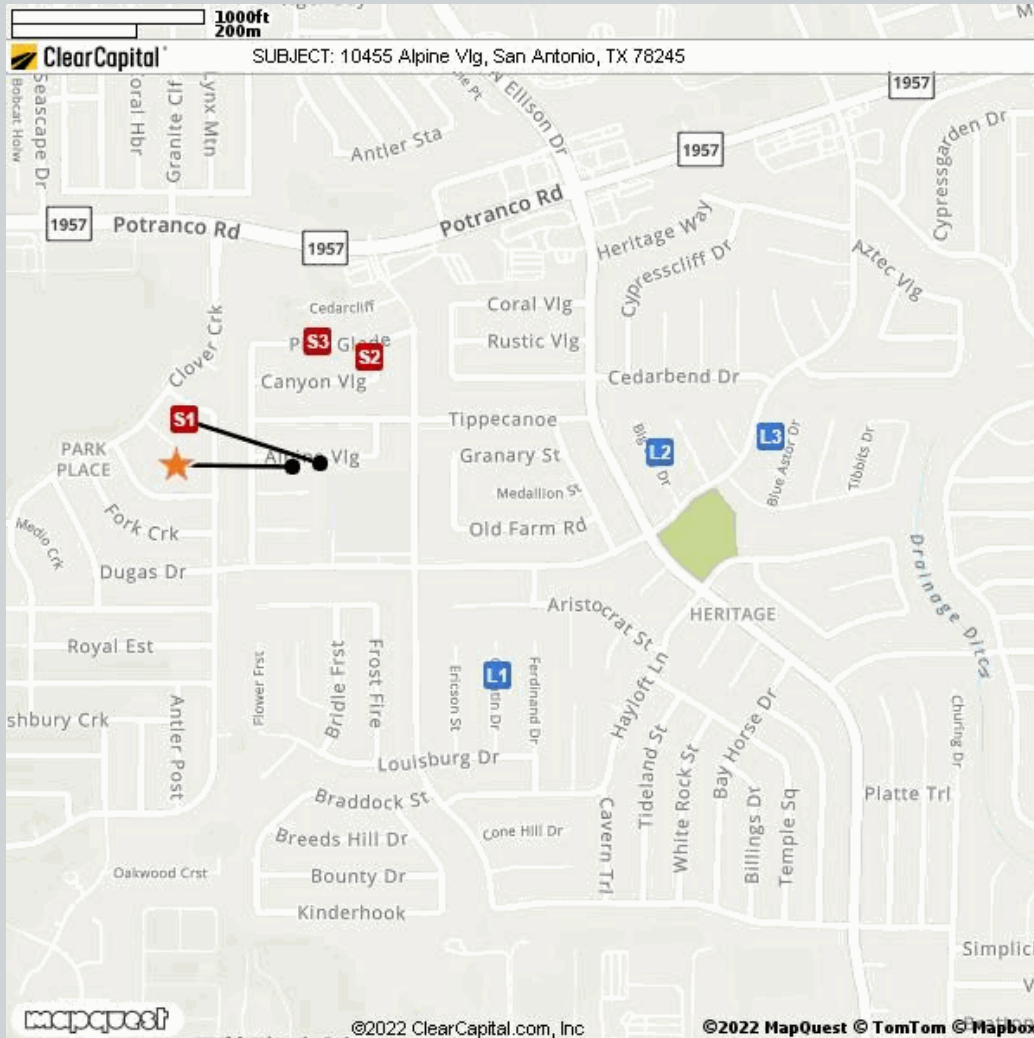
Address ★ 10455 Alpine Village, San Antonio, TX 78245

Loan Number 49204

Suggested List \$220,000

Suggested Repaired \$220,000

Sale \$220,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10455 Alpine Village, San Antonio, TX 78245	--	Parcel Match
L1 Listing 1	1027 Gallatin Dr, San Antonio, TX 78245	0.44 Miles ¹	Parcel Match
L2 Listing 2	831 Big Sky Dr, San Antonio, TX 78245	0.53 Miles ¹	Parcel Match
L3 Listing 3	9826 Dugas Dr, San Antonio, TX 78245	0.70 Miles ¹	Parcel Match
S1 Sold 1	10439 Alpine Vlg, San Antonio, TX 78245	0.04 Miles ¹	Parcel Match
S2 Sold 2	10414 Canyon Vlg, San Antonio, TX 78245	0.17 Miles ¹	Parcel Match
S3 Sold 3	10463 Pine Glade, San Antonio, TX 78245	0.17 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	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	9.26 miles	Date Signed	04/07/2022

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.