

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	11526 Lands Pond, San Antonio, TX 78253	Order ID	8412941	Property ID	33262074
Inspection Date	09/02/2022	Date of Report	09/03/2022		
Loan Number	50790	APN	04361-110-0170		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Bexar		

Tracking IDs					
Order Tracking ID	09.02.22_BPO	Tracking ID 1	09.02.22_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Cintron Alexis Omar	Condition Comments	
R. E. Taxes	\$4,395	Subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection.	
Assessed Value	\$209,080		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
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 subject is located in a suburban location that has close proximity to parks, shops and major highways. Market conditions are stable and supply and demand are balanced. REO and short sale activity remains low in the area. Average marketing time of correctly priced properties is under 120 days.	
Sales Prices in this Neighborhood	Low: \$275,000 High: \$360,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	11526 Lands Pond	739 Caravel St	727 Chamomile	11831 Wheathill
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78253	78253	78245	78253
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.51 ¹	0.90 ¹	0.38 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$325,000	\$335,000	\$325,000
List Price \$	--	\$308,000	\$320,000	\$325,000
Original List Date		06/28/2022	06/24/2022	08/30/2022
DOM · Cumulative DOM	-- · --	63 · 67	70 · 71	3 · 4
Age (# of years)	19	19	16	23
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	2,570	2,614	2,704	2,459
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	8	9	9	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	0.12 acres	0.09 acres	0.13 acres	0.16 acres
Other	None	None	None	None

* 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** The home has 4 bedrooms, 2.5 baths, 2 living areas, 2 dining areas and a game room. The inside welcomes you with a wide open floor plan, large kitchen with lots of cabinet space and counter tops, and a huge game room, all for entertaining. As if that was not enough the neighborhood amenities.
- Listing 2** Home has access to 1604, wal mart, costco, ross, tj maxx, petsmartsea world near , alamo ranch shopping areas hospitals, medical facilities nearby VA clinic/offices on highway 151northside independent school district Walk to pool and playground home offers open floorplan, high ceilings, cozy area in front porch and shaded covered back patio.
- Listing 3** 4 bed/2.5bath located in the desirable Westcreek Subdivision. this 2 story home with flooring and contemporary bathrooms comes nestled in a super and feeling cul-de-sac. Formal dining area with arched entry way, high ceilings and an open flowing kitchen with bar top pouring into the living room. The owners bedroom is located downstairs with bathroom.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	11526 Lands Pond	11427 Bronze Sand	414 Territory Oak	1214 Earlston Dr
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78253	78253	78253	78253
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.16 ¹	0.31 ¹	0.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$299,999	\$299,900	\$320,000
List Price \$	--	\$299,999	\$299,900	\$320,000
Sale Price \$	--	\$291,000	\$300,000	\$320,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/27/2022	08/17/2022	08/18/2022
DOM · Cumulative DOM	-- · --	55 · 54	38 · 47	40 · 48
Age (# of years)	19	20	23	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	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	2,570	2,145	2,195	2,530
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
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	0.12 acres	0.15 acres	0.14 acres	0.14 acres
Other	None	None	None	None
Net Adjustment	--	+\$6,325	+\$5,925	+\$1,200
Adjusted Price	--	\$297,325	\$305,925	\$321,200

* 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 2145 s.f. home has been maintained and boasts 3 bedrooms, 2.5 baths and 2 living areas. kitchen w/ granite counters, abundance of cabinets & attached sized laundry/pantry adding to available storage space. Kitchen & breakfast nook opens to spacious living area with French doors leading to backyard. Ceramic tile & wood style. 6375/gla, -150/lot, 100/age.
- Sold 2** 3RD 12-4, super clean and move-in ready. Located in desirable Caracol Creek just off Potranco & Loop 1604. This well maintained home and boasts 3 bedrooms, 2.5 baths and 2 living areas. kitchen cabinets painted grey w/ granite counters, tons of cabinets, stainless steel appliances and an sized laundry/pantry adding to additional storage space. Kitchen & breakfast nook open to spacious living area with French. 5625/gla, -100/lot, 400/age.
- Sold 3** two-story home located in the and desirable neighborhood of Westcreek. This 3 bedroom, 2 1/2 bath home features a gorgeous custom kitchen island and a custom built-in buffet, crown molding in the living and dining rooms, a wood-burning fireplace in the dining room, ceiling fans throughout, a 10X10 storage shed, a water softener and a reverse osmosis system. The main floor has ceramic tile and laminate flooring with carpet in the upstairs loft and bedrooms. 600/gla, -100/lot, 700/age.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Option One Real Estate	Subject is currently Active.					
Listing Agent Name	N/A						
Listing Agent Phone	000-000-0000						
# 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
07/22/2022	\$305,000	08/28/2022	\$300,000	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$315,000	\$315,000
Sales Price	\$300,000	\$300,000
30 Day Price	\$285,000	--
Comments Regarding Pricing Strategy		
<p>The subject should be sold in as-is condition. The market conditions is currently Stable. Due to suburban density and the lack of more suitable comparisons, it was necessary to exceed over 1 mile from the subject, over 6 months from inspection date, guidelines for gla, lot size, age and some recommended guidelines when choosing comparable properties. Proximity to the highway would not affect subject's marketability and both sides of the highway are similar market areas. Commercial presence for the subject would not affect the subject's condition or marketability. Subject appears to be currently occupied verified from the tax record.Sold Comp 2 gives more weight to my estimated value due to GLA, age, bedrooms, lot size and similar market area</p>		

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.

Subject Photos



Front



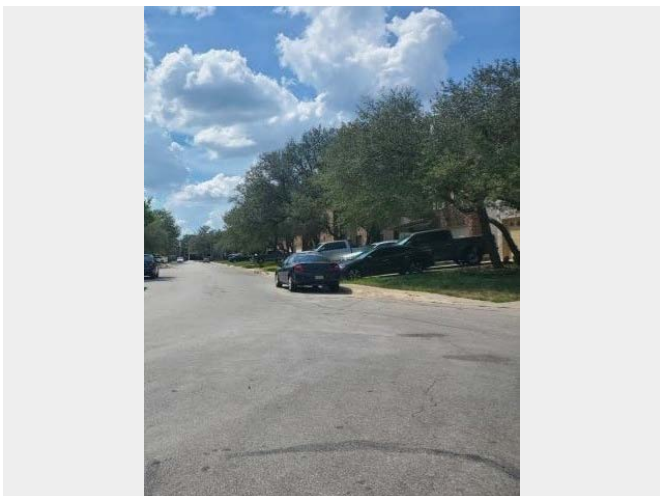
Address Verification



Side



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 739 Caravel St
San Antonio, TX 78253



Front

L2 727 Chamomile
San Antonio, TX 78245



Front

L3 11831 Wheathill
San Antonio, TX 78253



Front

Sales Photos

S1 11427 Bronze Sand
San Antonio, TX 78253



Front

S2 414 Territory Oak
San Antonio, TX 78253



Front

S3 1214 Earlston Dr
San Antonio, TX 78253



Front

ClearMaps Addendum

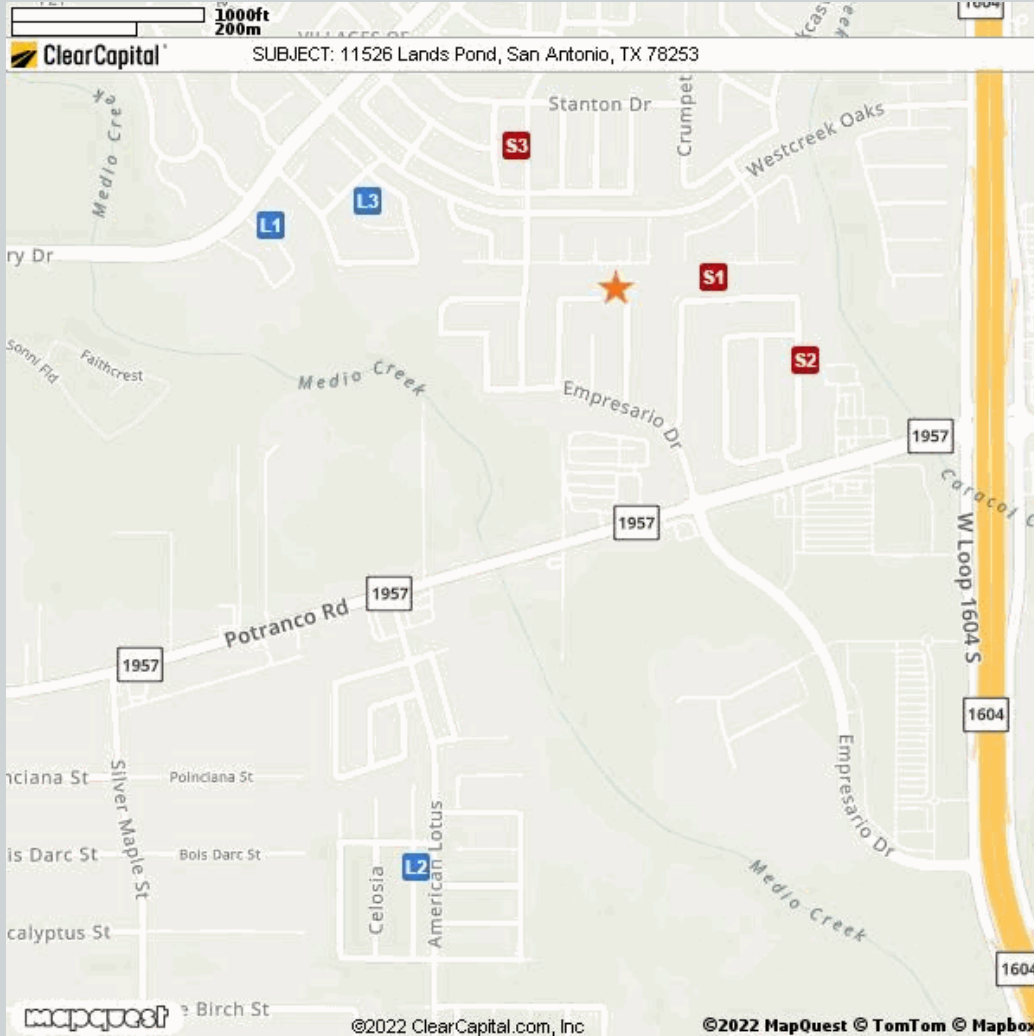
Address ★ 11526 Lands Pond, San Antonio, TX 78253

Loan Number 50790

Suggested List \$315,000

Suggested Repaired \$315,000

Sale \$300,000



Comparable

Address

Miles to Subject

Mapping Accuracy

★	Subject	11526 Lands Pond, San Antonio, TX 78253	--	Parcel Match
L1	Listing 1	739 Caravel St, San Antonio, TX 78253	0.51 Miles ¹	Parcel Match
L2	Listing 2	727 Chamomile, San Antonio, TX 78245	0.90 Miles ¹	Parcel Match
L3	Listing 3	11831 Wheathill, San Antonio, TX 78253	0.38 Miles ¹	Parcel Match
S1	Sold 1	11427 Bronze Sand, San Antonio, TX 78253	0.16 Miles ¹	Parcel Match
S2	Sold 2	414 Territory Oak, San Antonio, TX 78253	0.31 Miles ¹	Parcel Match
S3	Sold 3	1214 Earlston Dr, San Antonio, TX 78253	0.26 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	Loren Baxter	Company/Brokerage	BANG REALTY - Texas Inc
License No	238915	Address	309 W Dewey Pl #222 San Antonio TX 78212
License Expiration	09/30/2023	License State	TX
Phone	2107560894	Email	lbaxterbpo@gmail.com
Broker Distance to Subject	13.53 miles	Date Signed	09/03/2022

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.