

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	3406 Ridge Ranch, San Antonio, TEXAS 78247	Order ID	8488268	Property ID	33488878
Inspection Date	10/24/2022	Date of Report	10/25/2022		
Loan Number	51553	APN	17567-017-0021		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Bexar		

Tracking IDs					
Order Tracking ID	10.24.22 BPO	Tracking ID 1	10.24.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

		Condition Comments
Owner	Phillips Mark E	Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.
R. E. Taxes	\$6,817	
Assessed Value	\$266,850	
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	Stone Ridge HOA (703) 327-5179	
Association Fees	\$200 / Quarter (Other: Park/Playground, Sports Court, Basketball Court)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

		Neighborhood Comments
Location Type	Suburban	The subject is located in a suburban neighborhood with stable property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$188,000 High: \$318,000	
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	3406 Ridge Ranch	4022 Briar Hollow St	13811 Wondering Oak	13547 Hickory Legend
City, State	San Antonio, TEXAS	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78247	78247	78247	78247
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.71 ¹	0.55 ¹	0.38 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$260,000	\$270,000	\$270,000
List Price \$	--	\$250,000	\$260,000	\$270,000
Original List Date		09/29/2022	08/21/2022	10/13/2022
DOM · Cumulative DOM	-- · --	24 · 26	63 · 65	10 · 12
Age (# of years)	20	45	24	23
Condition	Average	Average	Average	Good
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	1 Story Ranch	2 Stories Colonial	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,714	1,522	1,698	1,710
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2 · 1	3 · 2 · 1
Total Room #	6	6	6	6
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	--	Pool - Yes	--	--
Lot Size	0.140 acres	0.17 acres	0.16 acres	0.21 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.

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

Listing 1 Adjustments:;Bed:0,Bath:0,HBath:0,GLA:\$3840,Age:\$625,Pool:\$-7000>Total Adjustment:\$-2535,Net Adjustment Value:\$247465 Property is similar to the subject in full bath count and inferior in GLA.

Listing 2 Adjustments:;Bed:0,Bath:0,HBath:-1000>Total Adjustment:\$-1000,Net Adjustment Value:\$259000 Property is similar to the subject in bed count, view, condition and type. Residential view property.

Listing 3 Adjustments:Condition:\$-3750,Bed:0,Bath:0,HBath:-1000,Lot:\$-140>Total Adjustment:\$-4890,Net Adjustment Value:\$265110 FMV property is similar to the subject in style, features view, type and location.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3406 Ridge Ranch	2839 Burning Log St	12023 Stoney Bridge	3214 Tree Grove Dr
City, State	San Antonio, TEXAS	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78247	78247	78247	78247
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.77 ¹	0.30 ¹	0.85 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$297,000	\$249,900	\$247,000
List Price \$	--	\$259,000	\$249,900	\$247,000
Sale Price \$	--	\$235,000	\$255,000	\$265,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	09/19/2022	08/03/2022	11/29/2021
DOM · Cumulative DOM	-- · --	119 · 119	41 · 41	39 · 39
Age (# of years)	20	40	38	35
Condition	Average	Average	Average	Good
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	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,714	1,556	1,516	1,827
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	6	6	7	6
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	0.140 acres	0.18 acres	0.1 acres	0.16 acres
Other	None	None	None	None
Net Adjustment	--	+\$3,660	+\$410	-\$5,635
Adjusted Price	--	\$238,660	\$255,410	\$259,365

* 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** Adjustments:;Bed:0,Bath:0,HBath:0,GLA:\$3160,Age:\$500,Total Adjustment:3660,Net Adjustment Value:\$238660 Property is similar to the subject in bed count and view. It has 3 bed and 2 bath.
- Sold 2** Adjustments:;Bed:-4000,Bath:0,HBath:0,GLA:\$3960,Age:\$450,Total Adjustment:410,Net Adjustment Value:\$255410 FMV property is similar to the subject in view features type and location.Similar in condition.
- Sold 3** Adjustments:Condition:\$-3750,Bed:0,Bath:0,HBath:0,GLA:\$-2260,Age:\$375,Total Adjustment:-5635,Net Adjustment Value:\$259365 Owner occupied. Standard type sale.Property is inferior in year built and similar in lot size to the subject.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Vortex Realty	Subject is in pending status.					
Listing Agent Name	Marco Rodriguez						
Listing Agent Phone	(210) 647-6557						
# 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
10/20/2022	\$245,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$255,000	\$255,000
Sales Price	\$245,000	\$245,000
30 Day Price	\$235,000	--
Comments Regarding Pricing Strategy		
<p>Subject is SFR Ranch style home. I have searched within 1 mile, +/- 20% GLA, +/- 10 years and 6 months. There are very limited comparables available within criteria so I have exceeded the proximity up to 1.58 miles. Comparables exceed closed date (S1), style, condition and lot size. Necessary adjustments are provided for the variance. I was unable to bracket GLA for active comparables, since there were limited comparables available with the criteria. Subject is located near to park, commercial and major road. However, which will not affect the subject market value and marketability. Comparables s2 and s3 received multiple offers and sold for higher value than the list price. CS2 and CL2 are the best comparables in size and condition. Subject details are taken from the Tax Record.</p>		

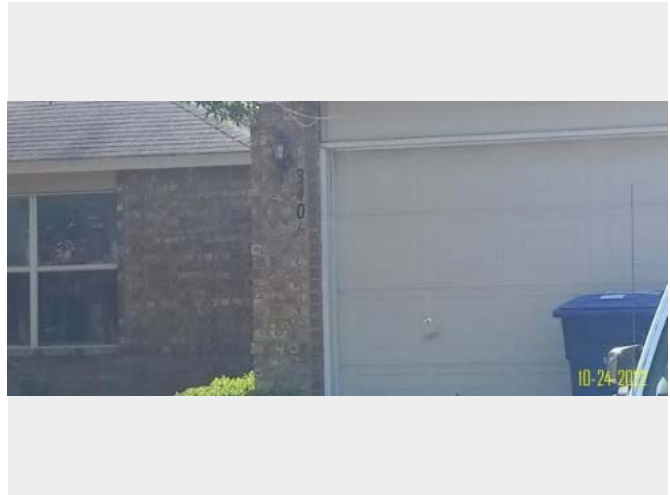
Clear Capital Quality Assurance Comments Addendum

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



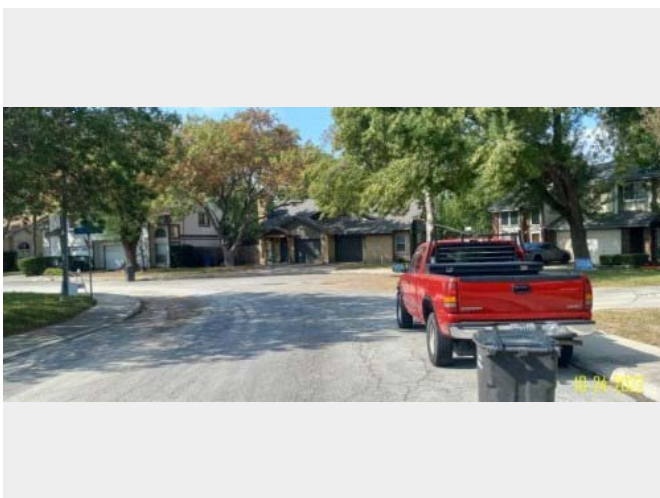
Address Verification



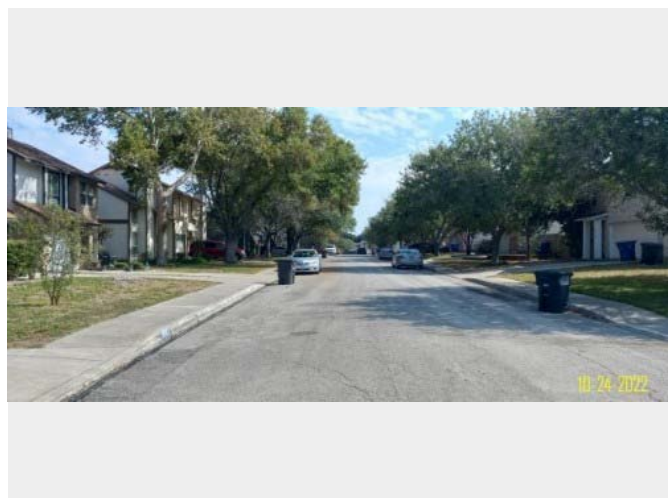
Side



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 4022 Briar Hollow St
San Antonio, TX 78247



Front

L2 13811 Wondering Oak
San Antonio, TX 78247



Front

L3 13547 Hickory Legend
San Antonio, TX 78247



Front

Sales Photos

S1 2839 Burning Log St
San Antonio, TX 78247



Front

S2 12023 Stoney Bridge
San Antonio, TX 78247



Front

S3 3214 Tree Grove Dr
San Antonio, TX 78247



Front

ClearMaps Addendum

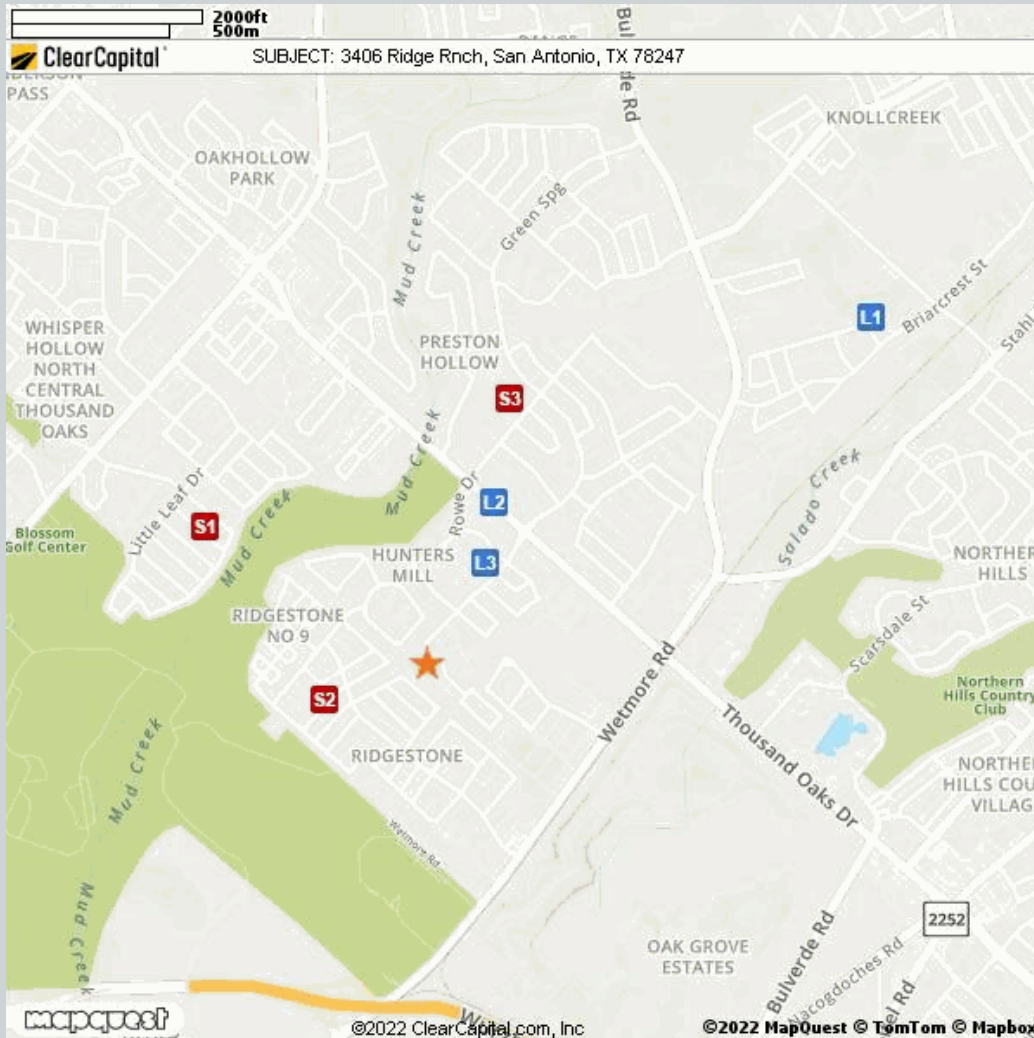
Address ★ 3406 Ridge Ranch, San Antonio, TEXAS 78247

Loan Number 51553

Suggested List \$255,000

Suggested Repaired \$255,000

Sale \$245,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3406 Ridge Ranch, San Antonio, Texas 78247	--	Parcel Match
L1 Listing 1	4022 Briar Hollow St, San Antonio, TX 78247	1.71 Miles ¹	Parcel Match
L2 Listing 2	13811 Wondering Oak, San Antonio, TX 78247	0.55 Miles ¹	Parcel Match
L3 Listing 3	13547 Hickory Legend, San Antonio, TX 78247	0.38 Miles ¹	Parcel Match
S1 Sold 1	2839 Burning Log St, San Antonio, TX 78247	0.77 Miles ¹	Parcel Match
S2 Sold 2	12023 Stoney Bridge, San Antonio, TX 78247	0.30 Miles ¹	Parcel Match
S3 Sold 3	3214 Tree Grove Dr, San Antonio, TX 78247	0.85 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	Elizabeth Ann Lentz De La Rosa	Company/Brokerage	BSL Real Estate LLC
License No	645757	Address	2186 Jackson Keller Rd Ste 1082, San Antonio TX 78213
License Expiration	04/30/2023	License State	TX
Phone	8306314469	Email	delaroselizzy@gmail.com
Broker Distance to Subject	6.38 miles	Date Signed	10/25/2022

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.