

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.

<b>Address</b>	6831 Cypress Mist Drive, Converse, TX 78109	<b>Order ID</b>	8586555	<b>Property ID</b>	33828291
<b>Inspection Date</b>	01/19/2023	<b>Date of Report</b>	01/19/2023		
<b>Loan Number</b>	52224	<b>APN</b>	05080-701-0080		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Bexar		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	01.18.23 BPO	<b>Tracking ID 1</b>	01.18.23 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Van Alstine Brian K Gulbin	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,687	Subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection.	
<b>Assessed Value</b>	\$223,520		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	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.	
<b>Sales Prices in this Neighborhood</b>	Low: \$80,000 High: \$350,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<180		

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	6831 Cypress Mist Drive	8178 Bent Meadow Dr	8038 Chestnut Cape Dr	7559 Lincoln Village Dr
<b>City, State</b>	Converse, TX	Converse, TX	Converse, TX	San Antonio, TX
<b>Zip Code</b>	78109	78109	78109	78244
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.34 <sup>1</sup>	0.66 <sup>1</sup>	1.14 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$220,000	\$220,000	\$192,000
<b>List Price \$</b>	--	\$220,000	\$220,000	\$192,000
<b>Original List Date</b>		12/13/2022	01/17/2023	12/12/2022
<b>DOM · Cumulative DOM</b>	-- · --	36 · 37	1 · 2	37 · 38
<b>Age (# of years)</b>	31	31	27	42
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories colonial	1 Story ranch	2 Stories colonial	1 Story ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,951	2,165	2,300	1,972
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	3 · 2	4 · 2 · 1	3 · 2
<b>Total Room #</b>	8	7	8	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.09 acres	0.23 acres	0.14 acres	0.18 acres
<b>Other</b>	fireplace ,patio ,Porch	patio	none	fireplace

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Great One Story with over 2100 square feet. Two living areas. Large living room and Dining room combo. Open eat in kitchen with lots of counter space and cabinets. Huge family room. Master bedroom is split and has full bath and walk in closet. Back yard has an over sized patio slab and storage building. Jogging Trail and Club House.
- Listing 2** THE KITCHEN FEATURES STAINLESS STEEL APPLIANCES AND A BREAKFAST KNOOK AREA THAT LEADS TO THE BACKYARD THROUGH DOUBLE FRENCH DOORS. HALF BATH LOCATED DOWNSTAIRS FOR GUESTS. UPSTAIRS YOU HAVE A LANDING AT THE TOP OF THE STAIRS WITH A BOOK CASE. THE MASTER BEDROOM IS HUGE WITH A WALK IN CLOSET AND A FULL BATH.
- Listing 3** This 3 bedroom, 2 bath home has an open floor plan, fireplace in the living room and 2 car garage. The primary bedroom and bath is located on the first level and 2 bedrooms with an extra study or play space is on the second level. The backyard is spacious and perfect for entertaining loved ones.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	6831 Cypress Mist Drive	325 Renee Dr	7994 Wayside Trail	6928 Autumn View
City, State	Converse, TX	Converse, TX	San Antonio, TX	Converse, TX
Zip Code	78109	78109	78244	78109
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.95 <sup>1</sup>	1.00 <sup>1</sup>	1.36 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$225,000	\$197,500	\$250,000
List Price \$	--	\$225,000	\$197,500	\$250,000
Sale Price \$	--	\$220,000	\$163,500	\$219,500
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	10/20/2022	08/31/2022	08/29/2022
DOM · Cumulative DOM	-- · --	76 · 76	27 · 27	53 · 53
Age (# of years)	31	42	37	18
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	1 Story ranch	1 Story ranch	2 Stories colonial
# Units	1	1	1	1
Living Sq. Feet	1,951	1,411	1,664	2,430
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2	3 · 2	5 · 2 · 1
Total Room #	8	7	7	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	0.09 acres	0.14 acres	0.16 acres	0.14 acres
Other	fireplace ,patio ,Porch	fireplace ,patio	fireplace	none
Net Adjustment	--	+\$15,900	+\$11,240	-\$9,130
Adjusted Price	--	\$235,900	\$174,740	\$210,370

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Terrific 3 bedroom and 2 bath home with a 2 car garage. Enjoy preparing meals in this impressive kitchen equipped with ample cabinets and generous counter space. Flow into the living room featuring a cozy fireplace, perfect for entertaining. The main bedroom boasts a private ensuite. Other bedrooms offer plush carpet, ceiling fans, and sizable closets. Entertain on the covered back patio,. 2000/Bed, 1250/bath, 10800/gla, -250/lot, 1100/age, 1000/amenities.
- Sold 2** 2 Living 2 Dining ,Fireplace ,Large Master w separate garden tub & shower. Two Living Areas, Separate Dining Room, Eat-In Kitchen, Two Eating Areas, Walk-In Pantry, Utility Room Inside, High Ceilings, Open Floor Plan, Pull Down Storage, Cable TV Available, High Speed Internet, All Bedrooms Downstairs. 2000/Bed, 1250/bath, 5740/gla, -350/lot, 600/age,2000/amenities.
- Sold 3** This 5 bedroom 2.5 bath home boasts a huge master suite with a sweet bathroom, a great sized kitchen with ample granite countertops, a room addition on the main floor, a water softener and much more. -2000/Bed, 1000/bath, -9580/gla, -250/lot, -1300/age,3000/amenities.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				none			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	1						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
01/09/2023	\$200,000	--	--	Sold	01/13/2023	\$170,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$195,000	\$195,000
<b>Sales Price</b>	\$175,000	\$175,000
<b>30 Day Price</b>	\$166,000	--
<b>Comments Regarding Pricing Strategy</b>		
<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, guidelines for gla, lot size, age ,style 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. List 1 Comp were weighted the most and similar in gla, lot size and close proximity. Sold comparable 2 was weighted the heaviest due to gla, lot size and close proximity. Subject is smaller Lot size home comparing to it's neighborhood. So the comps used for this report are larger lot size to the subject. All the necessary adjustments are made.</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



## Listing Photos

**L1** 8178 Bent Meadow Dr  
Converse, TX 78109



Front

**L2** 8038 Chestnut Cape Dr  
Converse, TX 78109



Front

**L3** 7559 Lincoln Village Dr  
San Antonio, TX 78244



Front

## Sales Photos

**S1** 325 Renee Dr  
Converse, TX 78109



Front

**S2** 7994 Wayside Trail  
San Antonio, TX 78244



Front

**S3** 6928 Autumn View  
Converse, TX 78109



Front

## ClearMaps Addendum

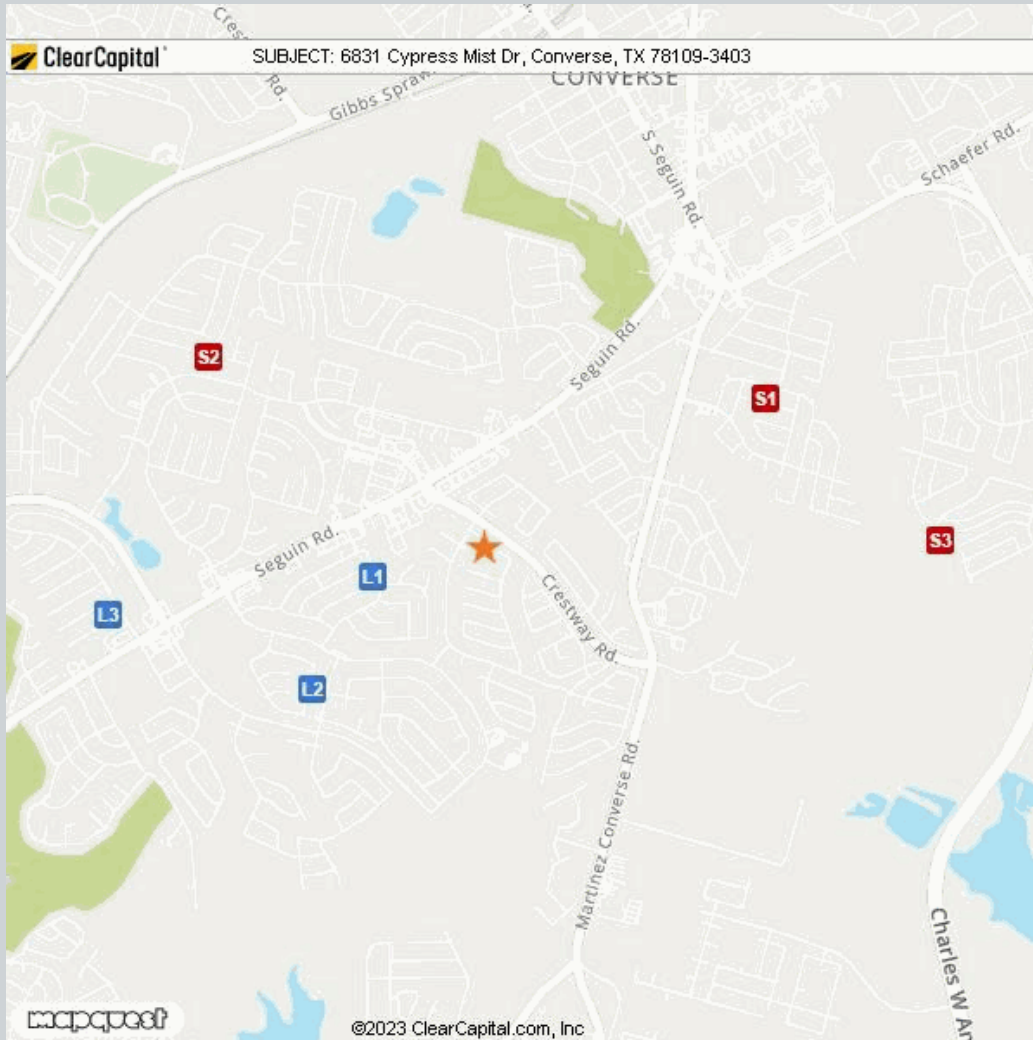
**Address** ★ 6831 Cypress Mist Drive, Converse, TX 78109

**Loan Number** 52224

**Suggested List** \$195,000

**Suggested Repaired** \$195,000

**Sale** \$175,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6831 Cypress Mist Drive, Converse, TX 78109	--	Parcel Match
L1 Listing 1	8178 Bent Meadow Dr, Converse, TX 78109	0.34 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	8038 Chestnut Cape Dr, Converse, TX 78109	0.66 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	7559 Lincoln Village Dr, San Antonio, TX 78244	1.14 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	325 Renee Dr, Converse, TX 78109	0.95 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	7994 Wayside Trail, San Antonio, TX 78244	1.00 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	6928 Autumn View, Converse, TX 78109	1.36 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Loren Baxter	<b>Company/Brokerage</b>	BANG REALTY - Texas Inc
<b>License No</b>	238915	<b>Address</b>	309 W Dewey Pl #222 San Antonio TX 78212
<b>License Expiration</b>	09/30/2023	<b>License State</b>	TX
<b>Phone</b>	2107560894	<b>Email</b>	lbaxterbpo@gmail.com
<b>Broker Distance to Subject</b>	11.21 miles	<b>Date Signed</b>	01/19/2023

*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.**