

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	4806 Aspen Vw, San Antonio, TX 78217	Order ID	8639979	Property ID	33956717
Inspection Date	03/03/2023	Date of Report	03/04/2023		
Loan Number	52654	APN	15698-008-0480		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Bexar		

Tracking IDs					
Order Tracking ID	03.02.23 BPO Request	Tracking ID 1	03.02.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Padua Partners Acquisitions LLC	Subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection.
R. E. Taxes	\$5,583	
Assessed Value	\$226,270	
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		Neighborhood Comments
Location Type	Suburban	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.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$100,000 High: \$450,000	
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	4806 Aspen Vw	5110 Casa Corte St	3814 Wetmore Knoll	11811 Alamo Blanco St
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78217	78233	78247	78233
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.14 ¹	1.23 ¹	0.80 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$194,700	\$199,990	\$238,000
List Price \$	--	\$194,700	\$199,990	\$238,000
Original List Date		11/02/2022	02/10/2023	12/24/2022
DOM · Cumulative DOM	-- · --	120 · 122	20 · 22	68 · 70
Age (# of years)	29	46	27	47
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	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,702	1,220	1,269	1,286
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	3 · 2 · 1	3 · 2
Total Room #	7	7	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.17 acres	0.13 acres	0.17 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** THIS ONE STORY 3 BEDS, 1 CAR GARAGE IN A QUIET CUL-DE-SAC WITH EASY ACCESS TO I-35, WURZBACH PKWY, & Thousand Oaks - MOVE IN READY! Open concept, high ceilings in living room area with skylights providing natural light, fixtures, Black Range and matching Black Refrigerator are included too! Near the Toyota Field to see our SA FC Soccer Team, Morgan's Wonderland, shopping, restaurants, entertainment, parks, schools, and more.
- Listing 2** 3 bedrooms, 2 and a half bathrooms, and a converted garage space, this is the perfect place to call home. A large yard with a screened in covered patio and no rear neighbor create a wonderful private area to enjoy. This home features an kitchen, and received a HVAC system in 2019. This home is priced to sell - come take a look today.
- Listing 3** This Beautiful home is move-in ready don't miss out on this Gorgeous home wood burning fireplace cozy for the winter and sparkling inground pool for those hot summer days and bbq entertainment with big back yard and lots of privacy backs up to partial greenbelt; new flooring throughout entire home; paint inside/outside; pool pump; storage shed and cabana for all those pool accessories; All window coverings will remain.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4806 Aspen Vw	5115 Sierra Vista	5115 Hacienda Dr,	14107 Smokey Way,
City, State	San Antonio, TX	San Antonio, TX	San Antonio, TX	San Antonio, TX
Zip Code	78217	78233	78233	78217
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.80 ¹	0.68 ¹	0.89 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$220,000	\$169,000	\$225,000
List Price \$	--	\$220,000	\$169,000	\$225,000
Sale Price \$	--	\$198,000	\$205,000	\$230,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	11/16/2022	01/06/2023	02/06/2023
DOM · Cumulative DOM	-- · --	21 · 21	22 · 22	60 · 60
Age (# of years)	29	45	46	45
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	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,702	1,914	1,797	1,320
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 2	3 · 2
Total Room #	7	8	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	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	0.11 acres	0.17 acres	0.13 acres	0.17 acres
Other	None	None	None	None
Net Adjustment	--	-\$1,880	-\$1,325	+\$7,030
Adjusted Price	--	\$196,120	\$203,675	\$237,030

* 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** With some flooring and your paint touches, a little TLC, you can make this a hidden gem in a real nice quiet neighborhood. 4 bedroom w/split master set up, high ceilings, 2 living and eating areas, Large dining room and cozy fireplace in living room. - 1500/Bed, -3180/gla, -300/lot, 1600/age, 1500/garage,
- Sold 2** This is single family home. The home style is ranch. 4 Bed rooms and 2 Full bath rooms. The home lot size is 0.13. The home living area sq.ft is 1797. -1500/Bed, -1425/gla, -100/lot, 1700/age
- Sold 3** 3 bedrooms, and 2 full bathrooms in 1,320 square feet. As you approach the home, you'll notice the arched entryway to the front patio. Once inside, you'll find vaulted ceilings in the living room making it feel open and spacious. Neutral paint, wood-look laminate and ceramic tile flooring throughout. 5730/gla, -300/lot, 1600/age

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Limited sales activity in neighborhood.				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
02/27/2023	\$209,000	--	--	Sold	03/01/2023	\$200,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$210,000	\$210,000
Sales Price	\$200,000	\$200,000
30 Day Price	\$190,000	--
Comments Regarding Pricing Strategy		
<p>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. The value as of today is \$200000. The Value best supported by sold comp 1 and list comp 2 is the most comparable to the subject. 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. There is lack of similar GLA comps available within a mile so the comps chosen were the best available and closest to the similar size as the subject. Comps used are different styles due to the lack of recent market activity, used most similar found. The hoem rent price= 1500</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



Street



Street



Street

Listing Photos

L1 5110 Casa Corte St
San Antonio, TX 78233



Front

L2 3814 Wetmore Knoll
San Antonio, TX 78247



Front

L3 11811 Alamo Blanco St
San Antonio, TX 78233



Front

Sales Photos

S1 5115 Sierra Vista
San Antonio, TX 78233



Front

S2 5115 Hacienda Dr,
San Antonio, TX 78233



Front

S3 14107 Smokey Way,
San Antonio, TX 78217



Front

ClearMaps Addendum

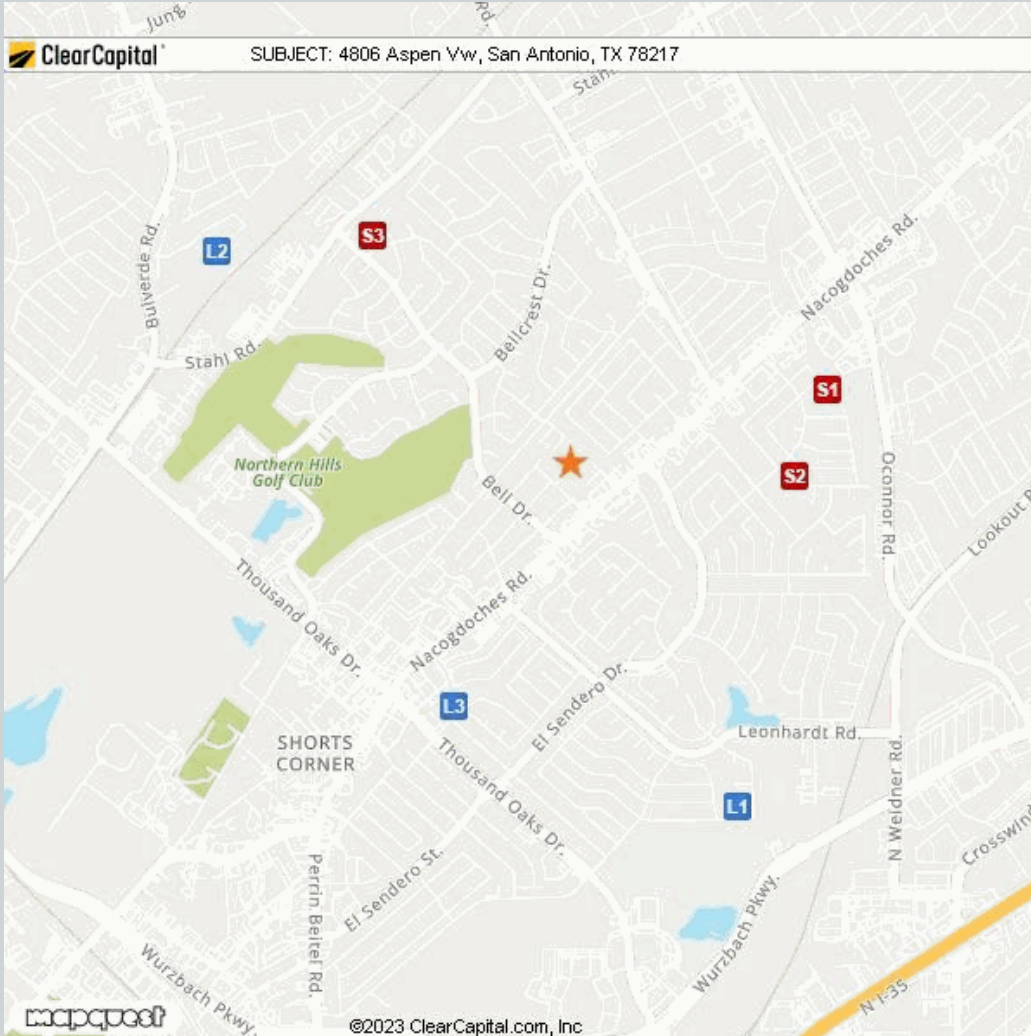
Address ★ 4806 Aspen Vw, San Antonio, TX 78217

Loan Number 52654

Suggested List \$210,000

Suggested Repaired \$210,000

Sale \$200,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4806 Aspen Vw, San Antonio, TX 78217	--	Parcel Match
L1 Listing 1	5110 Casa Corte St, San Antonio, TX 78233	1.14 Miles ¹	Parcel Match
L2 Listing 2	3814 Wetmore Knoll, San Antonio, TX 78247	1.23 Miles ¹	Parcel Match
L3 Listing 3	11811 Alamo Blanco St, San Antonio, TX 78233	0.80 Miles ¹	Parcel Match
S1 Sold 1	5115 Sierra Vista, San Antonio, TX 78233	0.80 Miles ¹	Parcel Match
S2 Sold 2	5115 Hacienda Dr., San Antonio, TX 78233	0.68 Miles ¹	Parcel Match
S3 Sold 3	14107 Smokey Way,, San Antonio, TX 78217	0.89 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	9.83 miles	Date Signed	03/04/2023

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.