

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	112 Cirrus Cove, Cibolo, TX 78108	Order ID	8700743	Property ID	34109576
Inspection Date	04/17/2023	Date of Report	04/17/2023		
Loan Number	53057	APN	000000022096		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Guadalupe		

Tracking IDs

Order Tracking ID	04.17.23 BPO Request	Tracking ID 1	04.17.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	DEAN A FISCHER	Condition Comments Subject is in C3 condition based on drive by inspection, similar to other homes in this area, no adverse easements, economic/functional obsolescence, or repairs visible. Paint, roof, and landscaping also appear in C3 condition. No major repairs to note at this time, no issues are expected with the resale of this property
R. E. Taxes	\$5,624	
Assessed Value	\$310,700	
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	Falcon Ridge Homeowners Association, Inc 210-494-0659	
Association Fees	\$300 / Year (Other: Park)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Located in the Falcon Ridge subdivision in Cibolo. Subject conforms to neighborhood and is located near shopping, schools, restaurants, parks, public transportation, and IH35. Subject located in an increasing market, stable job market, there is some congestion in area during rush hour, no REO activity in area at the time of the evaluation
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$229,900 High: \$498,750	
Market for this type of property	Increased 1 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	112 Cirrus Cove	304 Eagle Flight	205 Cinnabar Trail	146 Glen Eagles Dr
City, State	Cibolo, TX	Cibolo, TX	Cibolo, TX	Cibolo, TX
Zip Code	78108	78108	78108	78108
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.41 ¹	0.68 ¹	0.71 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$324,900	\$365,000	\$383,000
List Price \$	--	\$324,900	\$350,000	\$365,000
Original List Date		03/23/2023	01/27/2023	10/30/2022
DOM · Cumulative DOM	-- · --	15 · 25	66 · 80	168 · 169
Age (# of years)	21	17	22	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	1 Story contemp	1 Story contemp	1 Story contemp	1 Story contemp
# Units	1	1	1	1
Living Sq. Feet	2,304	2,195	2,313	2,326
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	4 · 2
Total Room #	7	7	7	7
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	.2 acres	.17 acres	.23 acres	.19 acres
Other	--	--	--	--

* Listing 3 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 similar appeal and condition to the subject property, typical updates and features for area, carpet flooring, ceramic tile floors, no seller concessions noted in MLS remarks

Listing 2 typical updates and features for area, similar appeal and condition to the subject, located in same market as the subject, comparable subdivision, no seller concessions noted in MLS

Listing 3 similar quality of build to the subject property, located in same market as the subject in the Cibolo area, typical updates and features for area, no seller concessions noted in MLS

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	112 Cirrus Cove	305 Hilton Dr	136 Falcon Crossing	426 Eldridge Dr
City, State	Cibolo, TX	Cibolo, TX	Cibolo, TX	Cibolo, TX
Zip Code	78108	78108	78108	78108
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.85 ¹	6.68 ¹	3.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$380,000	\$365,000	\$350,000
List Price \$	--	\$370,000	\$349,900	\$350,000
Sale Price \$	--	\$335,000	\$340,000	\$342,500
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	12/29/2022	04/13/2023	03/06/2023
DOM · Cumulative DOM	-- · --	38 · 55	126 · 139	135 · 153
Age (# of years)	21	18	19	13
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	1 Story contemp	1 Story contemp	1 Story contemp	1 Story contemp
# Units	1	1	1	1
Living Sq. Feet	2,304	2,505	2,304	2,270
Bdrm · Bths · ½ Bths	4 · 2	4 · 3	4 · 2	4 · 2
Total Room #	7	8	7	7
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	.2 acres	.18 acres	.17 acres	.2 acres
Other	--	--	--	--
Net Adjustment	--	-\$4,020	\$0	\$0
Adjusted Price	--	\$330,980	\$340,000	\$342,500

* 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** \$4020 negative adjustment made for slightly superior GLA, located in same market in the Cibolo area, similar appeal and condition to the subject, no seller paid closing costs noted in MLS
- Sold 2** similar floor plan to the subject property, located in the same subdivision as the subject, most weighted comp due to location in Falcon Ridge and similar floor plan, \$5000 seller paid closing costs noted in MLS
- Sold 3** similar GLA, similar appeal and condition to the subject property, located in same market and comparable subdivision, seller purchased home warranty noted as seller concession

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no recent sales/listing data available for the subject property at the time of the inspection			
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	\$340,000	\$340,000
Sales Price	\$337,000	\$337,000
30 Day Price	\$328,000	--
Comments Regarding Pricing Strategy		
No negative external influences, environmental concerns, or zoning issues noted. In addition no atypical positive external influences, environmental concerns, or zoning attributes noted. This includes no major construction noted in area. Subject value based on comparison of similarities and differences between subject and listed and sold comps. All sale comps have closed within the past 6 months and are located in the Schertz/Cibolo market		

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

Listing Photos

L1 304 Eagle Flight
Cibolo, TX 78108



Front

L2 205 Cinnabar Trail
Cibolo, TX 78108



Front

L3 146 Glen Eagles Dr
Cibolo, TX 78108



Front

Sales Photos

S1 305 Hilton Dr
Cibolo, TX 78108



Front

S2 136 Falcon Crossing
Cibolo, TX 78108



Front

S3 426 Eldridge Dr
Cibolo, TX 78108



Front

ClearMaps Addendum

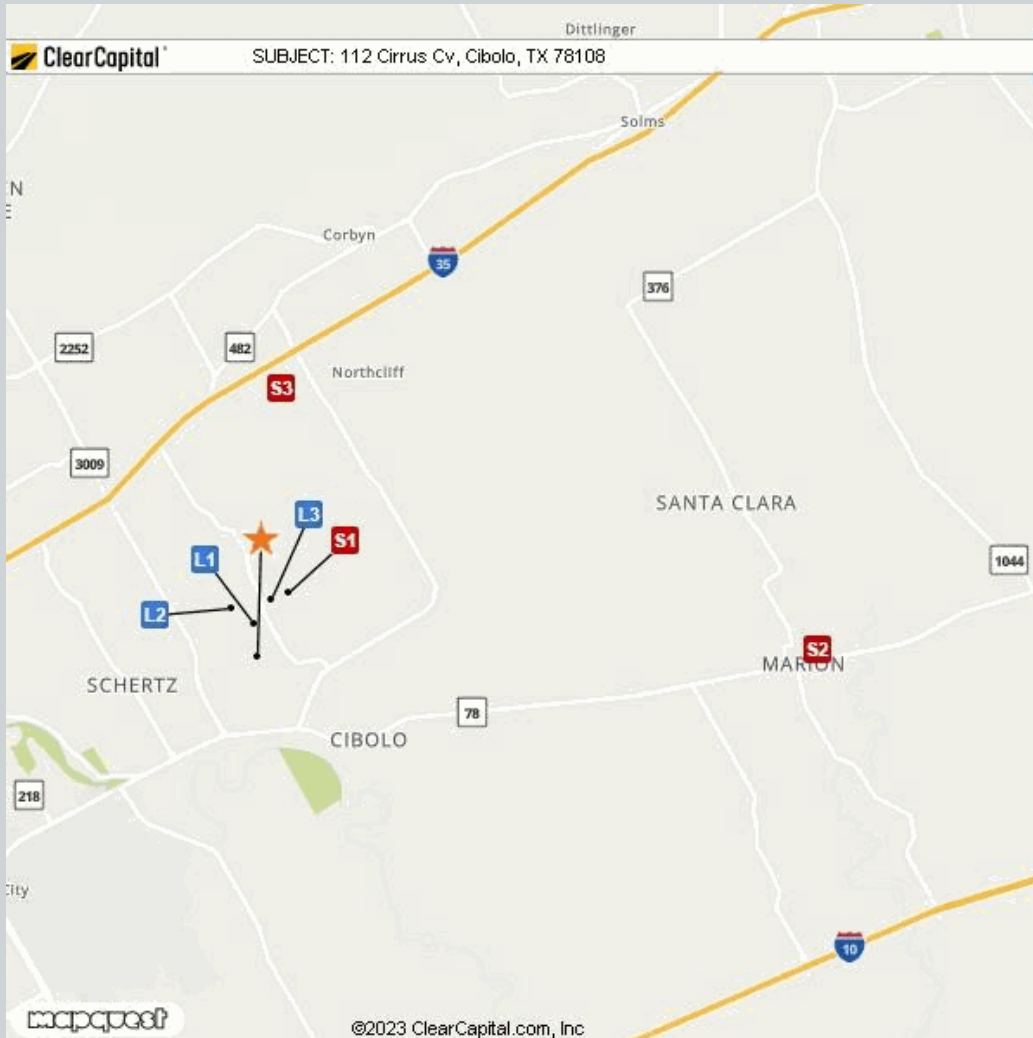
Address ★ 112 Cirrus Cove, Cibolo, TX 78108

Loan Number 53057

Suggested List \$340,000

Suggested Repaired \$340,000

Sale \$337,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	112 Cirrus Cove, Cibolo, TX 78108	--	Parcel Match
L1 Listing 1	304 Eagle Flight, Cibolo, TX 78108	0.41 Miles ¹	Parcel Match
L2 Listing 2	205 Cinnabar Trail, Cibolo, TX 78108	0.68 Miles ¹	Parcel Match
L3 Listing 3	146 Glen Eagles Dr, Cibolo, TX 78108	0.71 Miles ¹	Parcel Match
S1 Sold 1	305 Hilton Dr, Cibolo, TX 78108	0.85 Miles ¹	Parcel Match
S2 Sold 2	136 Falcon Crossing, Cibolo, TX 78108	6.68 Miles ¹	Parcel Match
S3 Sold 3	426 Eldridge Dr, Cibolo, TX 78108	3.22 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.

Report Instructions - cont.

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.

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	Jordan Williams	Company/Brokerage	Compass Real Estate Group
License No	528928	Address	19919 Park Falls San Antonio TX 78259
License Expiration	04/30/2025	License State	TX
Phone	2104131006	Email	jordanprestonwilliams@gmail.com
Broker Distance to Subject	12.32 miles	Date Signed	04/17/2023

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.