

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	232 Maplewood S, Kyle, TX 78640	Order ID	8835303	Property ID	34396647
Inspection Date	07/19/2023	Date of Report	07/19/2023		
Loan Number	53355	APN	R107096		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Hays		

Tracking IDs

Order Tracking ID	07.18.23 BPO Request	Tracking ID 1	07.18.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	NTAG LLC	Condition Comments	
R. E. Taxes	\$9,367	The subject property is a 1 story home that appears to be in good exterior condition and has been maintained. No repairs are needed. It looks like people were moving out of the property.	
Assessed Value	\$384,890		
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	Amberwood HOA		
Association Fees	\$380 / Year (Pool,Landscaping)		
Visible From Street	Partially Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Neighborhood marketing trends are declining and there is a shortage of both active listings and sales for the area. There is very minimal REO Activity in immediate. Seller concessions on average are at an acceptable range. Surrounding properties are maintained throughout and lawns are satisfactory.	
Sales Prices in this Neighborhood	Low: \$245300 High: \$427250		
Market for this type of property	Decreased 7 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	232 Maplewood S	1561 Amberwood Loop	161 Amber Ash Dr	233 Pecanwood S
City, State	Kyle, TX	Kyle, TX	Kyle, TX	Kyle, TX
Zip Code	78640	78640	78640	78640
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.24 ¹	0.18 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$329,900	\$339,000	\$395,000
List Price \$	--	\$319,900	\$339,000	\$393,000
Original List Date		05/16/2023	06/30/2023	05/22/2023
DOM · Cumulative DOM	-- · --	64 · 64	19 · 19	58 · 58
Age (# of years)	18	20	19	19
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 Single story	1 Story single story	1 Story single story	1 Story single story
# Units	1	1	1	1
Living Sq. Feet	2,257	1,913	2,061	2,242
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	3 · 2	4 · 2
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	0.18 acres	0.22 acres	0.24 acres	0.19 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.

Current Listings - Cont.

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

- Listing 1** List 1 is one of the best comps available, within distance requirements, inferior in GLA and superior in lot sq ft. Daring One-story Red Brick Home With A Cozy Front Porch Is Ready For Its New Owners. Upon Entry, You Are Greeted By A Formal Living Or Dining Room To The Right Of Entry That Features A Sloped 10 Ft Ceiling At The Highest Point. This Ceiling Feature Continues Throughout Much Of The Home. Laminate Flooring Flows Seamlessly From Room To Room And Gives The Home A Clean Warm And Offers Easy Clean-up. The Eat-in Kitchen Boasts Gas Cooking, A Built-in Microwave, A Corner Pantry, And A Side-by-side Fridge. The Spacious Living Room Opens To The Kitchen And Has A Gas Fireplace, Lots Of Natural Light, And Give Outside Access To The Covered Patio. The Primary Bedroom Offers A Spacious Dual Vanity, Garden Soaking Tub, Separate Shower, And A Walk-in Closet. Two Of The Secondary Bedrooms Share A Jack And Jill Bathroom. The 4th Bedroom Could Serve As A Study If Needed. The Laundry Room Off The Hallway Is Very Convenient. Ceiling Fans Scattered Throughout Many Of The Rooms Help With Energy Efficiency. You Will Enjoy Mature Trees In The Front And Back Yards. There Is A Two-car Garage With A Garage Door Opener And Plumbing For Water Softener.
- Listing 2** List 2 is one of the best comps available, within distance requirements, inferior in GLA and superior in lot sq ft. Spacious Open Floor Plan Sports 3bdr & 2 Full Bath. Separate Office Could Be 4th Bdr Or Man Cave. Formal Dining Room Is Currently Utilized As A Second Family Room. Large Living Room With Lovely Stone Fireplace With Lots Of Sunlight And Pre-wired For Surround Sound. Large Owners Retreat With Separate Closets. Owners Bath Is Quite Large And Has Separate Shower, Garden Tub And His/her Closets. Seller Has Updated Interior Paint To Include All Walls, Doors, Baseboards, Ceilings, And Rear Exterior. Garage Is Side Entry With Large Driveway And Plenty Of Parking. Refreshed Landscape And Mature Trees. This One Story/one-owner Home Is 2061 Sq Ft And Was Built By Gehan Homes In 2004. Don't Miss This One! Perfect For The Commuter This Home Is Centrally Located Off Ih 35 In Kyle. Go Ih 35 North And You're 10 Minutes From South Austin. Go Ih 35 South And You're 10 Minutes To San Marcos. Hays Isd.
- Listing 3** List 3 is one of the best comps available, within distance requirements, slightly inferior in GLA and superior in lot sq ft. Well Maintained Four Bedroom Home In The Amberwood Community Could Be Yours This Summer! At A Little Over 2, 200 Sqft, This Home Boasts A Dedicated Office, Formal Dining Room And And A Kitchen That Overlooks The Living Area, Perfect For Entertaining! Natural Light Floods In Through The Tall Windows Facing The Backyard, And A Gas Fireplace Adds A Sense Of Coziness For Our Colder Months. This Home Has A Fresh Coat Of Paint Throughout The Interior, As Well As New Carpet In All Secondary Bedrooms. Enjoy The Hot Weather Swimming In The Community Pool And Relaxing Under The Shaded Pavilion. This Community Is Located Off Of I-35, Close To Shopping, Entertainment, And The Fast Growing Dry River District Where You'll Find Costco, Home Depot, Evo Entertainment, Z Tejas & More!

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	232 Maplewood S	149 Firwood N	125 Amberwood Cv	1641 Amberwood Loop
City, State	Kyle, TX	Kyle, TX	Kyle, TX	Kyle, TX
Zip Code	78640	78640	78640	78640
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.26 ¹	0.30 ¹	0.28 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$440,000	\$340,000	\$375,000
List Price \$	--	\$338,000	\$340,000	\$340,000
Sale Price \$	--	\$322,750	\$335,000	\$335,000
Type of Financing	--	Fha	Fha	Fha
Date of Sale	--	02/10/2023	05/01/2023	04/10/2023
DOM · Cumulative DOM	-- · --	259 · 259	39 · 39	179 · 179
Age (# of years)	18	15	19	20
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 Single story	1 Story single story	1 Story single story	1 Story single story
# Units	1	1	1	1
Living Sq. Feet	2,257	1,942	1,959	1,959
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2	4 · 2
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	0.18 acres	0.15 acres	0.30 acres	0.17 acres
Other	--	--	--	--
Net Adjustment	--	+\$15,000	+\$500	+\$12,300
Adjusted Price	--	\$337,750	\$335,500	\$347,300

* Sold 3 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** Sold 1 is one of the best comps available, within distance requirements, inferior in GLA and inferior in lot sq ft. Gorgeous Neighborhood! Terrific 4 Bedroom And 2 Bath Home With A 2 Car Garage. Enjoy Cooking In This Stylish Kitchen With Stainless Appliances And A Center Island, Great For Food Preparation. Entertaining Is A Breeze With This Great Floor Plan Complete With A Cozy Fireplace. The Main Bedroom Boasts A Private Ensuite. Other Bedrooms Offer Plush Carpet, Ceiling Fans, And Sizable Closets. Lush Green Landscape Surrounds This Beautiful House.
- Sold 2** Sold 2 is one of the best comps available, within distance requirements, inferior in GLA and superior in lot sq ft. Excellent Curb Appeal With Striking Brick Masonry, Clean Landscaping, A Freshly Painted Exterior, And A Two-car Garage. The Stunning Interior Features Soaring Vaulted Ceilings, Updated Hvac (2018), Wood-look Luxury Vinyl Plank Flooring (2021), A Large Formal Living Room, And A Welcoming Family Room With A Fireplace. The Bright & Spacious Kitchen Overlooks The Family Room And Offers A Large Dining Area. Featuring A Center Prep Island, Ss Appliances, A Pantry, And Beautifully Stained Cabinetry. Enjoy The Peace And Quiet Of A Secluded Owner's Suite With A Private Ensuite Bathroom & Walk-in Closet. Three Secondary Bedrooms Are Secluded Away In Their Own Hallway At The Back Of The Home And Share A Full Bath. You'll Love The Massive, Park-like Backyard And Breezy Covered Back Porch. Featuring A Recently Updated Privacy Fence, A Gorgeous Young Shade Tree, A Level Cement Patio That Would Be Perfect For A Fire Pit, And An Abundance Of Space For You To Make It Into Your Ideal Outdoor Oasis. Updated Interior Paint (2022), Updated Water Heater (2021), And A Centex Warranty For Life That Conveys. Amberwood Is A Lovely Community Established In 2002 With Sidewalks, Maturing Trees, A Community Pool, And Nature Trails. Great Proximity To I-35 And All Your Major Shopping Needs Are Just A Few Minutes Away. Located Halfway Between Buda And Kyle, Just 20 Miles South Of Downtown Austin And 13 Miles North Of San Marcos.
- Sold 3** Sold 3 is one of the best comps available, within distance requirements, inferior in GLA and slightly inferior in lot sq ft. Beautiful Neighborhood With Easy Access To Ih35. It Is A 4 Bedroom With A Front Study And 2 Full Baths That Has Been Very Well Maintained With The Following Updates: New Floors, New Garage Door, Water Filter Has Been Repaired, Side Window And Front Windows Replaced, Fence Repaired, Stove Replaced, A Gas Line Cut Off Added To The House, New Toilets, Less Than 15 Mins To Austin Or San Marcos, Near Shopping And Entertainment Such As Target, Heb, And Evo.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None			
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	\$345,000	\$345,000
Sales Price	\$340,000	\$340,000
30 Day Price	\$330,000	--
Comments Regarding Pricing Strategy		
The suggested pricing is based on the subject's condition and the value is consistent with the likeness of most similar comps in the record. All the comps are the best available, bracketed, and all within the requirements.		

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



Front



Front



Front



Front



Front

Subject Photos



Address Verification



Address Verification



Side



Side



Street



Street

Listing Photos

L1 1561 Amberwood Loop
Kyle, TX 78640



Front

L2 161 Amber Ash Dr
Kyle, TX 78640



Front

L3 233 Pecanwood S
Kyle, TX 78640



Front

Sales Photos

S1 149 Firwood N
Kyle, TX 78640



Front

S2 125 Amberwood Cv
Kyle, TX 78640



Front

S3 1641 Amberwood Loop
Kyle, TX 78640



Front

ClearMaps Addendum

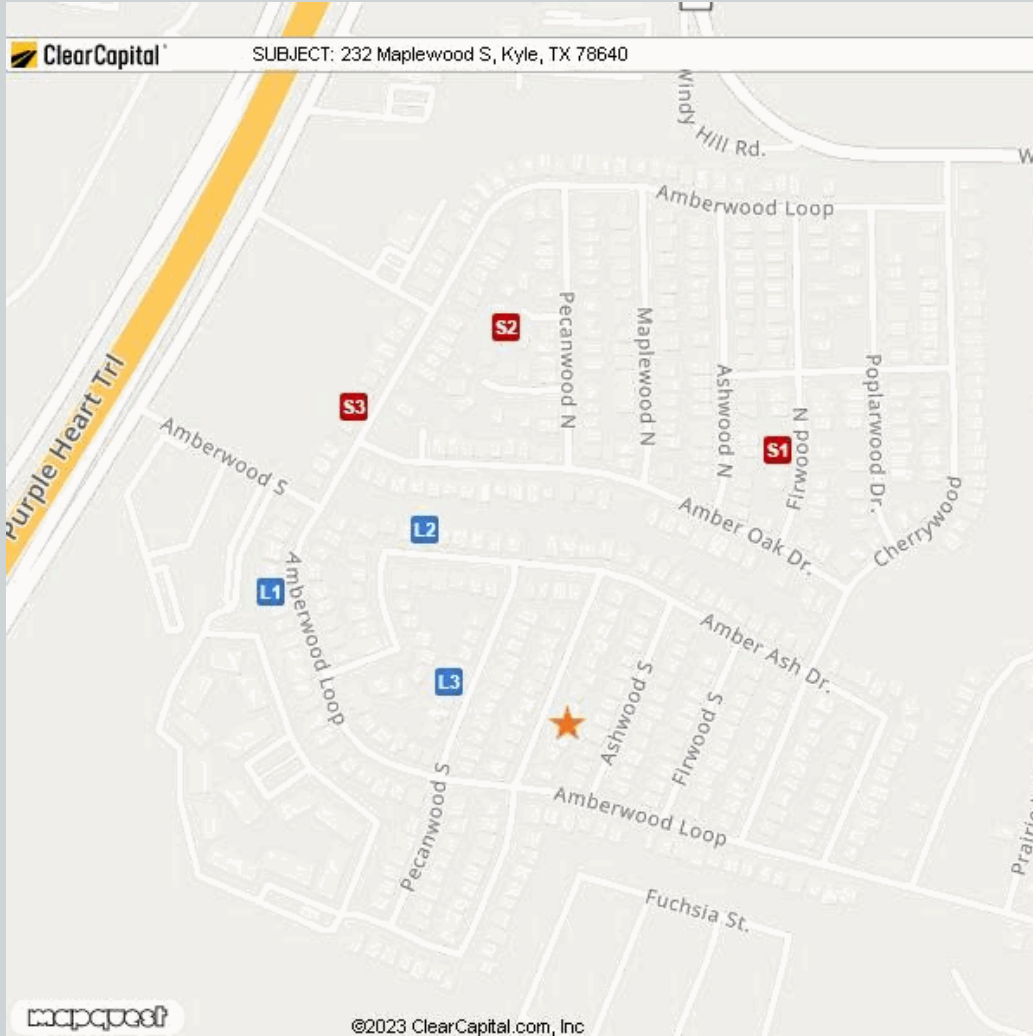
Address ★ 232 Maplewood S, Kyle, TX 78640

Loan Number 53355

Suggested List \$345,000

Suggested Repaired \$345,000

Sale \$340,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	232 Maplewood S, Kyle, TX 78640	--	Parcel Match
L1 Listing 1	1561 Amberwood Loop, Kyle, TX 78640	0.24 Miles ¹	Parcel Match
L2 Listing 2	161 Amber Ash Dr, Kyle, TX 78640	0.18 Miles ¹	Parcel Match
L3 Listing 3	233 Pecanwood S, Kyle, TX 78640	0.09 Miles ¹	Parcel Match
S1 Sold 1	149 Firwood N, Kyle, TX 78640	0.26 Miles ¹	Parcel Match
S2 Sold 2	125 Amberwood Cv, Kyle, TX 78640	0.30 Miles ¹	Parcel Match
S3 Sold 3	1641 Amberwood Loop, Kyle, TX 78640	0.28 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	Francisco Lopez Reyes	Company/Brokerage	Exp Realty
License No	755467	Address	11101 county down dr Austin TX 78747
License Expiration	03/31/2025	License State	TX
Phone	3172895924	Email	plumatx@gmail.com
Broker Distance to Subject	8.30 miles	Date Signed	07/19/2023

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.