

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	276 Onyx Lake Drive, Kyle, TX 78640	Order ID	8937943	Property ID	34626175
Inspection Date	09/21/2023	Date of Report	09/22/2023		
Loan Number	55181	APN	R112823		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Hays		

Tracking IDs

Order Tracking ID	09.21.23 BPO Request	Tracking ID 1	09.21.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	DORRIS DANNY VALENZUELA	Condition Comments	
R. E. Taxes	\$6,752	The subject property is a 2 stories home that appears to be in average exterior condition. Need mowing and power wash. The exterior walls are too dirty.	
Assessed Value	\$277,431		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (Door is locked)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$1,200		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$1,200		
HOA	Southlake Ranch HOA		
Association Fees	\$182 / Year (Landscaping)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Neighborhood marketing trends are stable and there is a balance of supply and demand 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: \$285400 High: \$366800		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	276 Onyx Lake Drive	251 Carriage Way	148 Mood Lake Dr	261 Primrose Blvd
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.	--	0.89 ¹	0.21 ¹	0.94 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$335,000	\$320,000	\$325,000
List Price \$	--	\$309,000	\$320,000	\$320,000
Original List Date		05/19/2023	07/22/2023	08/06/2023
DOM · Cumulative DOM	-- · --	126 · 126	62 · 62	47 · 47
Age (# of years)	16	19	18	20
Condition	Average	Average	Good	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 2 Stories	2 Stories 2 stories	2 Stories 2 stories	2 Stories 2 stories
# Units	1	1	1	1
Living Sq. Feet	2,083	2,379	1,726	2,235
Bdrm · Bths · ½ Bths	4 · 3	4 · 3	3 · 2 · 1	3 · 2 · 1
Total Room #	8	8	7	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	0.13 acres	0.19 acres	0.16 acres	0.19 acres
Other	--	--	--	--

* Listing 1 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, superior in GLA and superior in lot sq ft. Beautiful 4 Bedroom 3 Full Bath Home In Highly Desirable Prairie On The Creek. Nestled On The Quiet Street With Great Curb Appeal. This Is A Well Priced Property Has New Hardwood Floors, A New Hvac And A Flat Backyard That Your Client Won't Want To Miss.***foundation Inspection Complete-no Deficiencies Found
- Listing 2** List 2 is one of the best comps available, within distance requirements, inferior in GLA and superior in lot sq ft. Newly Remodeled Home In Southlake Ranch In Kyle, Tx! Fresh Paint Inside And Out, New Carpet Upstairs And Luxury Vinyl Tile Downstairs, New Light Fixtures, New Counters In Bathrooms, And More. This One Feels Like A New Home When You Walk In. Granite Counters And Bar In The Kitchen, Spacious Living Area And Bedrooms, And A Covered Patio Out Back To Help With The Summer Heat! Located Approximately Five Minutes From Ih-35, Heb, Seton Hospital, Restaurants, And Tons Of Retail. Great Eateries Coming To Kyle By The Day. Convenient To Austin (20 Min), San Marcos (15 Min), And San Antonio (40 Min).
- Listing 3** List 3 is one of the best comps available, within distance requirements, superior in GLA and superior in lot sq ft. Wonderful 2 Story Home Sits On A Large Corner Lot With Mature Trees Which Provides Ample Shade And Easy Access To Ih 35. This Spacious Home Features 3 Large Bedrooms An Office Space And A Large Flex Room Upstairs. As You Enter Through The Front Door, You Are Greeted With Lots Of Natural Light From The Many Windows And A Beautiful Brick Fireplace. The Kitchen Features A Large Center Island, Sleek Black Countertops A Walk-in Pantry, And Is Open To The Family Room. The Utility Room Is Off The Kitchen Is Equipped With A Full Size Washer/dryer. Upstairs Is A Huge Master Bedroom Suite With Its Own Ensuite Bathroom And A Large Walk-in Closet. Enjoy The Large Fenced In Backyard While Relaxing On The Covered Patio. This Welcoming Suburban Neighborhood Offers Sidewalks Creating Enjoyable Evening Walks. Steeplechase Park Can Be Accessed From The Neighborhood And Features 31 Acres Of Open Spaces With Beautiful Plum Creek Running Through The Heart Of It. The Park Amenities Include Covered Pavilion, Playscapes, Trails, Baseball And Football Fields, Basketball And Sand Volleyball Courts And A Championship Disc Golf Course. There Is An Amazing Splash Pad Scheduled To Be Completed In The Fall Of This Year. Less Than 30 Minutes To The Airport And Downtown Austin.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	276 Onyx Lake Drive	358 Keystone Loop	991 Brandi Cir	190 Geronimo Cv
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.	--	0.63 ¹	0.40 ¹	0.43 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$380,000	\$350,000	\$400,000
List Price \$	--	\$355,000	\$317,000	\$320,000
Sale Price \$	--	\$312,000	\$317,000	\$322,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	04/11/2023	07/10/2023	05/19/2023
DOM · Cumulative DOM	-- · --	262 · 262	290 · 290	255 · 255
Age (# of years)	16	24	23	24
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	2 Stories 2 Stories	2 Stories 2 stories	2 Stories 2 stories	2 Stories 2 stories
# Units	1	1	1	1
Living Sq. Feet	2,083	2,287	1,992	1,992
Bdrm · Bths · ½ Bths	4 · 3	4 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	8	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	0.13 acres	0.22 acres	0.17 acres	0.16 acres
Other	--	--	--	--
Net Adjustment	--	-\$21,700	-\$4,600	-\$3,800
Adjusted Price	--	\$290,300	\$312,400	\$318,200

* 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** Sold 1 is one of the best comps available, within distance requirements, superior in GLA and superior in lot sq ft. Tucked Onto A Quiet Street In Charming Steeplechase, You Will Find This Thoughtfully Designed, 2-story House. The Generous Interior Is Bathed In Beautiful Natural Light, Offering A Warm And Welcoming Ambiance That You Will Look Forward To Coming Home To. You Will Enter Through The Front Door Into An Expansive Formal Living And Dining Area. This Wonderful Space Features Wood Flooring, A High Ceiling, Neutral Toned Walls, And Generous Dimensions Along With Having Direct Access To The Kitchen. It Will Be A Pleasure To Prepare Meals In The Spacious Kitchen With Abundant Countertop Space, Storage, And A Wrap Around Breakfast Bar For Serving. The Open-plan Design Allows The Cook To Chop, Stir And Socialize All At Once. Stainless Steel Appliances Include A Gas Range, Range Hood, And Dishwasher. The Beautiful Living Room Will Be The Center Of Many Wonderful Gatherings With Your Closest Friends And Family. A High, Vaulted Ceiling Enhances Its Spacious Look And Allows Natural Light To Brighten Every Inch Of Space. On These Hot Summer Days, You Will Long For Those Cool Fall Evenings, Curled Up Around A Crackling Fire In The Gas Log Fireplace. Retreat To The Comforts Of The Oversized, Main Floor Owner's Suite After A Long Day. You Will Love Getting Ready In The Ensuite Bath With 2 Large Vanities, A Soaking Tub, And A Separate Shower. 3 Additional Bedrooms Reside On The 2nd Floor, Each With A Ceiling Fan, Carpet Flooring, And A Spacious Closet. Relax, Grill Out, Dine; There Is Space For It All On The Covered Back Patio. Check Out At All Of The Space You Will Have For Fun In The Large, Fully Fenced Backyard. You Will Absolutely Love The Location Of This Home; Minutes To I-35, Target, Heb Plus, Walmart, Seton Hospital, Dining Options, And More.
- Sold 2** Sold 2 is one of the best comps available, within distance requirements, inferior in GLA and superior in lot sq ft. Steeplechase Community! This 3 Bedroom, 2.5 Bath Home Was Just Updated With New Exterior Paint, New Flooring On The First Floor, And A New Patio Slider. The Windows Throughout The Home Create A Bright And Welcoming Interior. Step Into The Kitchen, Complete With An Eye Catching Stylish Backsplash. Relax In Your Primary Suite With A Walk In Closet Included. Other Bedrooms Provide Nice Flexible Living Space. The Primary Bathroom Is Fully Equipped With A Separate Tub And Shower, Double Sinks, And Plenty Of Under Sink Storage. Take It Easy In The Fenced In Back Yard. The Covered Sitting Area Makes It Great For Bbqs! New Hvac 2022.
- Sold 3** Sold 3 is one of the best comps available, within distance requirements, inferior in GLA and superior in lot sq ft. Expansive Two-story Home Is Ideally Located At The End Of A Quiet Cul-de-sac Street And Boasts Considerable Upgrades Including A Full Interior Repaint, Brand New Lvp Flooring On The Main Level, Brand New Carpeting And A Gorgeous Front Porch Addition Perfect For Enjoying Your Morning Coffee. The Dining Room Features Lovely Wainscoting And Paneling Details That Continue Into The Living Room On The Beautifully Updated Fireplace. The Kitchen Offers Stainless Steel Appliances, Ample Storage Space, A Large Center Island And A Sunlit Breakfast Nook. All 3 Bedrooms Are Located Upstairs For Added Privacy. The Spacious Primary Bedroom Features A Double Vanity In The Ensuite And A Large Walk-in Closet. The Backyard Is Expansive, Shaded And Features A Covered Patio And Storage Shed. Ideally Located Near Steeplechase Park Where There Is Endless Fun To Be Had And Easy Access To Everything Kyle Has To Offer.

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	\$315,000	\$316,200
Sales Price	\$310,000	\$311,200
30 Day Price	\$300,000	--
Comments Regarding Pricing Strategy		
<p>The sold comps were weighed more heavily in the evaluation to arrive at a price that the subject could be effectively marketed for in the current market against other similar listings. Final value based on sold comps overall as each of them supports the subject in a specific attribute. The subject property is in average condition. Sold 1 and 2 support the condition of the property.</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



Front



Front



Address Verification



Address Verification



Address Verification

Subject Photos



Side



Side



Street



Street

Listing Photos

L1 251 Carriage Way
Kyle, TX 78640



Front

L2 148 Mood Lake Dr
Kyle, TX 78640



Front

L3 261 Primrose Blvd
Kyle, TX 78640



Front

Sales Photos

S1 358 Keystone Loop
Kyle, TX 78640



Front

S2 991 Brandi Cir
Kyle, TX 78640



Front

S3 190 Geronimo Cv
Kyle, TX 78640



Front

ClearMaps Addendum

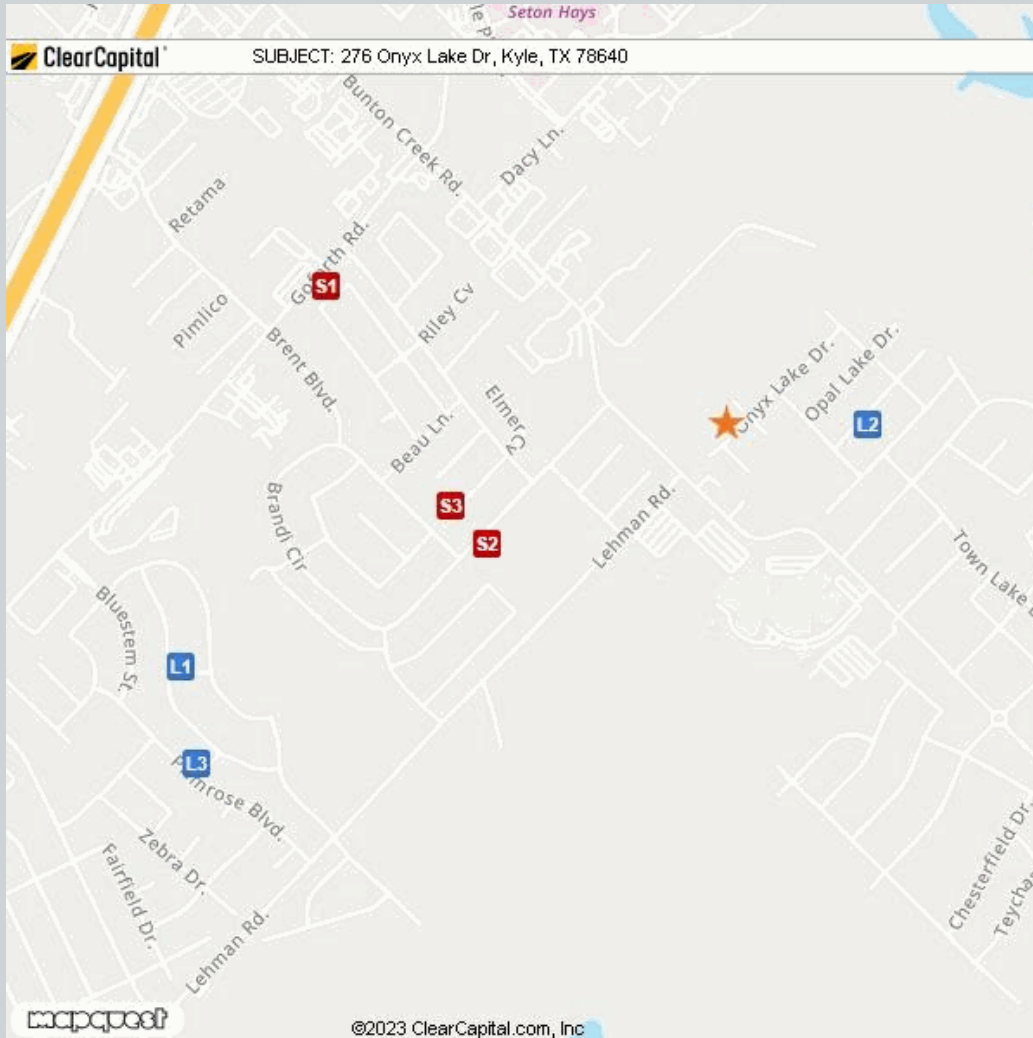
Address ★ 276 Onyx Lake Drive, Kyle, TX 78640

Loan Number 55181

Suggested List \$315,000

Suggested Repaired \$316,200

Sale \$310,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	276 Onyx Lake Drive, Kyle, TX 78640	--	Parcel Match
L1 Listing 1	251 Carriage Way, Kyle, TX 78640	0.89 Miles ¹	Parcel Match
L2 Listing 2	148 Mood Lake Dr, Kyle, TX 78640	0.21 Miles ¹	Parcel Match
L3 Listing 3	261 Primrose Blvd, Kyle, TX 78640	0.94 Miles ¹	Parcel Match
S1 Sold 1	358 Keystone Loop, Kyle, TX 78640	0.63 Miles ¹	Parcel Match
S2 Sold 2	991 Brandi Cir, Kyle, TX 78640	0.40 Miles ¹	Parcel Match
S3 Sold 3	190 Geronimo Cv, Kyle, TX 78640	0.43 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	10.11 miles	Date Signed	09/22/2023

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.