

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	1738 Crowberry Drive, Dallas, TX 75228	Order ID	6062207	Property ID	26001121
Inspection Date	01/31/2019	Date of Report	01/31/2019		
Loan Number	36979	APN	00-00072-912-400-0000		
Borrower Name	Breckenridge Property Fund 2016 LLC				

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 01.30.19	Tracking ID 1	BotW New Fac-DriveBy BPO 01.30.19
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	
Occupancy	Occupied	Subject is an older home in an established neighborhood, with a typical view, displaying average curb appeal, and conforms to the neighborhood. Property in average condition, exhibiting average property care and maintenance.	
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		

II. 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
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III. Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Neighborhood of homes similar in design, construction, features, amenities, and maintenance, with access to schools, shopping, parks, and major roadways within 1 mile. No functional obsolescence, commercial, or industrial influences observed or noted.	
Sales Prices in this Neighborhood	Low: \$220,000 High: \$320,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

IV. Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1738 Crowberry Drive	2141 Province Ln	1806 Swan Dr	1821 Swan Dr
City, State	Dallas, TX	Dallas, TX	Dallas, TX	Dallas, TX
Zip Code	75228	75228	75228	75228
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.40 ¹	0.36 ¹	0.33 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$295,000	\$278,500	\$275,000
List Price \$	--	\$289,000	\$278,500	\$269,000
Original List Date		12/20/2018	01/10/2019	12/16/2018
DOM · Cumulative DOM	-- · --	42 · 42	21 · 21	46 · 46
Age (# of years)	62	63	64	63
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,784	1,866	1,741	1,577
Bdrm · Bths · ½ Bths	3 · 2	3 · 3	3 · 2	3 · 2
Total Room #	7	8	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.20 acres	.22 acres	.20 acres	.20 acres
Other	no carport	no carport	no carport	no carport

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

Listing 1 Larger in living space, equal in location, utility, years built, and condition.

Listing 2 Equal in GLA, features, appearance, marketability, and age.

Listing 3 Less living area, equal in property care, amenities, vintage, and condition.

* 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.

V. Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1738 Crowberry Drive	1909 Viewcrest Dr	1753 Crowberry Dr	10032 San Lorenzo
City, State	Dallas, TX	Dallas, TX	Dallas, TX	Dallas, TX
Zip Code	75228	75228	75228	75228
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.34 ¹	0.05 ¹	0.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$294,900	\$255,000	\$275,000
List Price \$	--	\$294,900	\$255,000	\$270,000
Sale Price \$	--	\$282,000	\$270,000	\$267,500
Type of Financing	--	Cash	Conv	Conv
Date of Sale	--	9/28/2018	8/15/2018	10/24/2018
DOM · Cumulative DOM	-- · --	14 · 49	5 · 34	11 · 47
Age (# of years)	62	63	62	64
Condition	Average	Good	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,784	1,850	1,628	1,520
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.20 acres	.18 acres	.19 acres	.18 acres
Other	no carport	no carport	2 carport	1 carport
Net Adjustment	--	-\$10,000	-\$680	-\$5,940
Adjusted Price	--	\$272,000	\$269,320	\$261,560

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Superior in size, equal in vintage, condition, and utility. ADJ C3 condition -10000

Sold 2 Comparable in size, condition, marketability, age, and appeal. ADJ GLA +3120, pool -3000, 2 carport -800, Total -680

Sold 3 Smaller in size, equal in amenities, condition, and vintage. ADJ GLA +3960, garage +500, 1 carport -400, condition -10000, Total -5940

* 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.

VI. Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$275,500	\$275,500
Sales Price	\$269,000	\$269,000
30 Day Price	\$261,560	--

Comments Regarding Pricing Strategy

Properties in this neighborhood are selling in less than 30 days. It is common for listings to receive multiple offers during the listing period and sell above listing price. This resulted in a shortage of comps in subject's neighborhood. It was necessary to go outside of subject's immediate neighborhood to locate comps in subject's condition. Went back .5 miles and five months to locate appropriate comps. Comps used are the best available and the adjustments are sufficient for this area to account for the differences in the subject and comps. Overall economic and residential market trends are stable. Property values in the area are stable.

VII. 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.

VIII. Property Images

Address 1738 Crowberry Drive, Dallas, TX 75228

Loan Number 36979

Suggested List \$275,500

Suggested Repaired \$275,500

Sale \$269,000



Subject 1738 Crowberry Dr

View Front



Subject 1738 Crowberry Dr

View Address Verification

VIII. Property Images (continued)

Address 1738 Crowberry Drive, Dallas, TX 75228

Loan Number 36979

Suggested List \$275,500

Suggested Repaired \$275,500

Sale \$269,000



Subject 1738 Crowberry Dr

View Street



Listing Comp 1 2141 Province Ln

View Front

VIII. Property Images (continued)

Address 1738 Crowberry Drive, Dallas, TX 75228

Loan Number 36979

Suggested List \$275,500

Suggested Repaired \$275,500

Sale \$269,000



Listing Comp 2 1806 Swan Dr **View** Front



Listing Comp 3 1821 Swan Dr **View** Front

VIII. Property Images (continued)

Address 1738 Crowberry Drive, Dallas, TX 75228

Loan Number 36979

Suggested List \$275,500

Suggested Repaired \$275,500

Sale \$269,000



Sold Comp 1 1909 Viewcrest Dr **View** Front



Sold Comp 2 1753 Crowberry Dr **View** Front

VIII. Property Images (continued)

Address 1738 Crowberry Drive, Dallas, TX 75228

Loan Number 36979

Suggested List \$275,500

Suggested Repaired \$275,500

Sale \$269,000

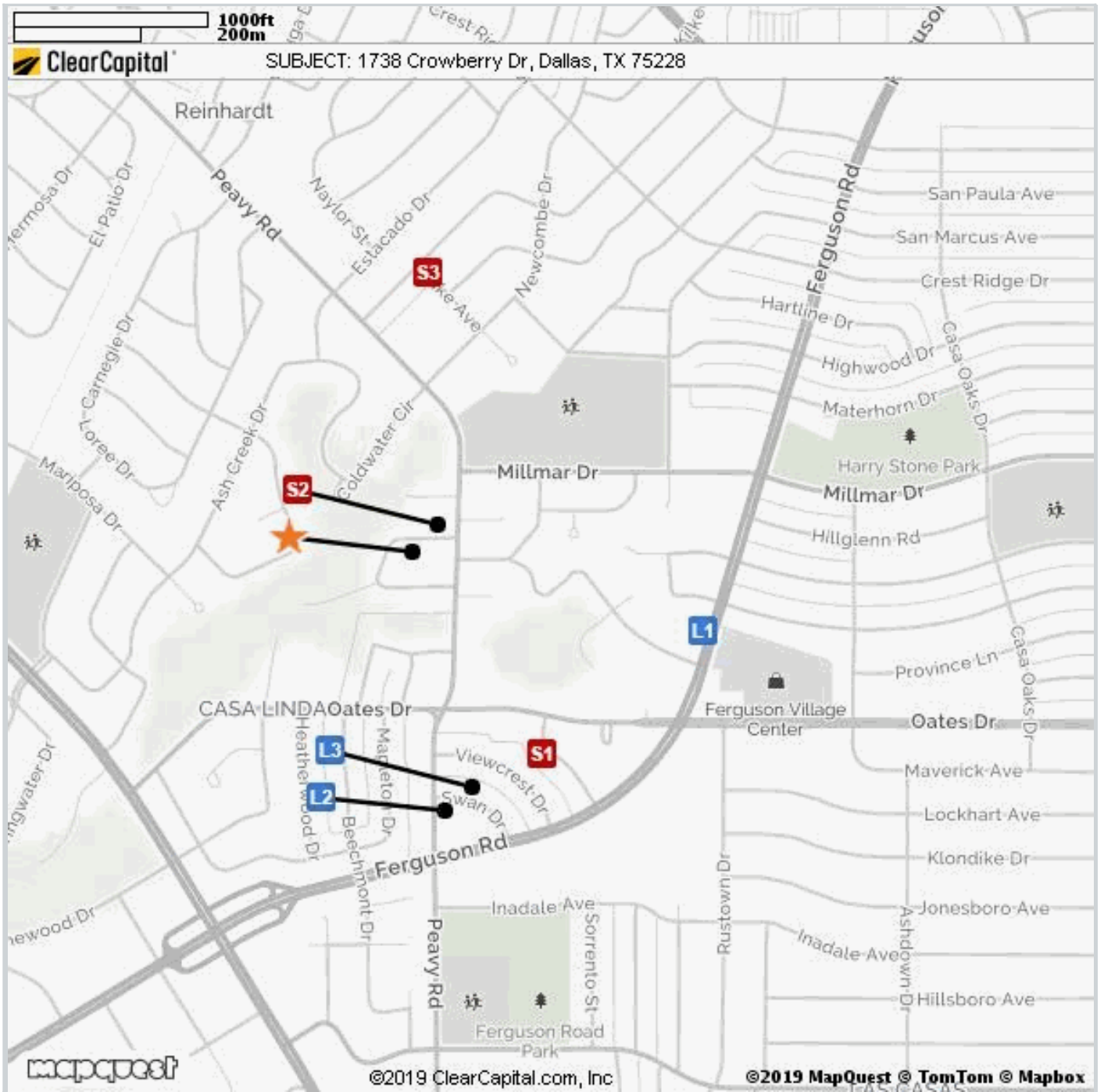


Sold Comp 3 10032 San Lorenzo

View Front

ClearMaps Addendum

Address ★ 1738 Crowberry Drive, Dallas, TX 75228
Loan Number 36979 **Suggested List** \$275,500 **Suggested Repaired** \$275,500 **Sale** \$269,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1738 Crowberry Dr, Dallas, TX	--	Parcel Match
L1 Listing 1	2141 Province Ln, Dallas, TX	0.40 Miles ¹	Parcel Match
L2 Listing 2	1806 Swan Dr, Dallas, TX	0.36 Miles ¹	Parcel Match
L3 Listing 3	1821 Swan Dr, Dallas, TX	0.33 Miles ¹	Parcel Match
S1 Sold 1	1909 Viewcrest Dr, Dallas, TX	0.34 Miles ¹	Parcel Match
S2 Sold 2	1753 Crowberry Dr, Dallas, TX	0.05 Miles ¹	Parcel Match
S3 Sold 3	10032 San Lorenzo, Dallas, TX	0.36 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.

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.

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.
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	Michael J. Couvillion	Company/Brokerage	Lone Star Realty
License No	557818		
License Expiration	06/30/2020	License State	TX
Phone	2142456622	Email	michaelcouvillion@charter.net
Broker Distance to Subject	6.62 miles	Date Signed	01/31/2019

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 Valuation 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.