

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	826 Chamberlain Street, Irving, TX 75060	Order ID	6095097	Property ID	26151456
Inspection Date	03/06/2019	Date of Report	03/07/2019		
Loan Number	37200	APN	32546500000030200		
Borrower Name	Breckenridge Property Fund 2016 LLC				

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 03.05.19 (2)	Tracking ID 1	BotW New Fac-DriveBy BPO 03.05.19 (2)
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	
Occupancy	Occupied		Property shows visible signs of deterioration and the need for repairs (painting and rotten wood) due to neglect
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$4,550		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$4,550		
HOA	No		
Visible From Street	Visible		

II. Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments	
Listing Agency/Firm			I search MLS and Tax record did not find any sales or listing history for this property.
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		This property is located on public transportation line. Subject conforms to neighborhood. Very little REO activity in this neighborhood. No high cap power lines, sewage ponds or rail road tracks in area.
Sales Prices in this Neighborhood	Low: \$70,000 High: \$145,000		
Market for this type of property	Increased 4 % in the past 6 months.		
Normal Marketing Days	<30		

IV. Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	826 Chamberlain Street	219 Nichols Street	222 W 14th Street	1522 Oak Lea Drive
City, State	Irving, TX	Irving, TX	Irving, TX	Irving, TX
Zip Code	75060	75060	75060	75061
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.83 ¹	0.75 ¹	1.92 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$114,900	\$124,999	\$150,000
List Price \$	--	\$114,900	\$124,999	\$135,000
Original List Date		02/05/2019	02/13/2019	12/03/2018
DOM · Cumulative DOM	-- · --	13 · 30	9 · 22	19 · 94
Age (# of years)	63	66	65	70
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,065	1,036	968	1,087
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	2 · 1	3 · 1
Total Room #	6	6	5	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Detached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.698 acres	.19 acres	.16 acres	.17 acres
Other	Fence	Fence	Fence	Fence

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

- Listing 1** This property has a huge lot with seller selling as is, Ceramic Tile flooring Foundation is Pier & Beam with Central Air-Elec, Central Heat-Gas. along with similar square footage to subject. Fair market listing
- Listing 2** This listing have Ceramic Tile, Wood flooring, Central Air-Elec, Central Heat-Gas, Foundation is Pier & Beam, Roof is Composition along with similar square footage to subject. Fair market listing
- Listing 3** This listing is Perfect for a starter home with huge backyard price reflects the updates needed, mainly cosmetic, with Wood flooring, Central Air-Gas, Central Heat-Gas along with similar square footage to subject. Fair market listing

* 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.

V. Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	826 Chamberlain Street	328 Clark Street	229 W 12th Street	1102 Anita Street
City, State	Irving, TX	Irving, TX	Irving, TX	Irving, TX
Zip Code	75060	75060	75060	75060
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.64 ¹	0.75 ¹	0.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$99,000	\$120,000	\$135,000
List Price \$	--	\$99,000	\$120,000	\$135,000
Sale Price \$	--	\$115,000	\$122,000	\$135,000
Type of Financing	--	Cash	Cash	Cash
Date of Sale	--	7/25/2018	8/28/2018	7/30/2018
DOM · Cumulative DOM	-- · --	3 · 13	6 · 14	9 · 98
Age (# of years)	63	63	68	66
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,065	1,008	1,171	1,085
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	2 · 1	2 · 1
Total Room #	6	6	5	5
Garage (Style/Stalls)	Attached 1 Car	Detached 1 Car	Attached 1 Car	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.698 acres	.14 acres	.17 acres	.20 acres
Other	Fence	Fence	Fence	Fence
Net Adjustment	--	+\$0	+\$448	+\$1,350
Adjusted Price	--	\$115,000	\$122,448	\$136,350

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

- Sold 1** This sale needs some repairs to shine, close to shopping, schools, parks, and downtown Irving. Property being sold as-is, Wood flooring, Heat Pump, Window Unit. Fair market sale. No adjustment applied.
- Sold 2** This sale have a solid pier and Beam foundation, Hardwood floors in living room, hallway and bedrooms, Large eat-in kitchen, Central Air-Elec, Central Heat-Gas. Fair market sale. Adjusted square footage -\$1802 age +\$2250
- Sold 3** This sale have Central Air-Elec, Window Units, Carpet, Ceramic Tile flooring Carbon Monoxide Detector, Smoke Detector, Kitchen Equipment is Built-in Microwave, Plumbed For Gas in Kitchen, Range/Oven-Gas. Adjusted age +\$1350

* 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	\$116,900	\$123,750
Sales Price	\$116,500	\$123,350
30 Day Price	\$115,000	--

Comments Regarding Pricing Strategy

I Search MLS going back 6 months using age group 1945-1965 and square footage between 855 and 1275 square footage and these sales and listings are the best available in area. NOTE: Subject property appears to be vacant but not sure. Some cosmetic repairs are needed.(painting some rotten wood)

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 826 Chamberlain Street, Irving, TX 75060
Loan Number 37200 **Suggested List** \$116,900

Suggested Repaired \$123,750

Sale \$116,500



Subject 826 Chamberlain St

View Front



Subject 826 Chamberlain St

View Address Verification

VIII. Property Images (continued)

Address 826 Chamberlain Street, Irving, TX 75060
Loan Number 37200

Suggested List \$116,900

Suggested Repaired \$123,750

Sale \$116,500



Subject 826 Chamberlain St

View Side



Subject 826 Chamberlain St

View Street

VIII. Property Images (continued)

Address 826 Chamberlain Street, Irving, TX 75060
Loan Number 37200 **Suggested List** \$116,900

Suggested Repaired \$123,750

Sale \$116,500



Listing Comp 1 219 Nichols Street

View Front



Listing Comp 2 222 W 14th Street

View Front

VIII. Property Images (continued)

Address 826 Chamberlain Street, Irving, TX 75060
Loan Number 37200 **Suggested List** \$116,900

Suggested Repaired \$123,750

Sale \$116,500



Listing Comp 3 1522 Oak Lea Drive

View Front



Sold Comp 1 328 Clark Street

View Front

VIII. Property Images (continued)

Address 826 Chamberlain Street, Irving, TX 75060
Loan Number 37200 **Suggested List** \$116,900

Suggested Repaired \$123,750

Sale \$116,500



Sold Comp 2 229 W 12th Street

View Front

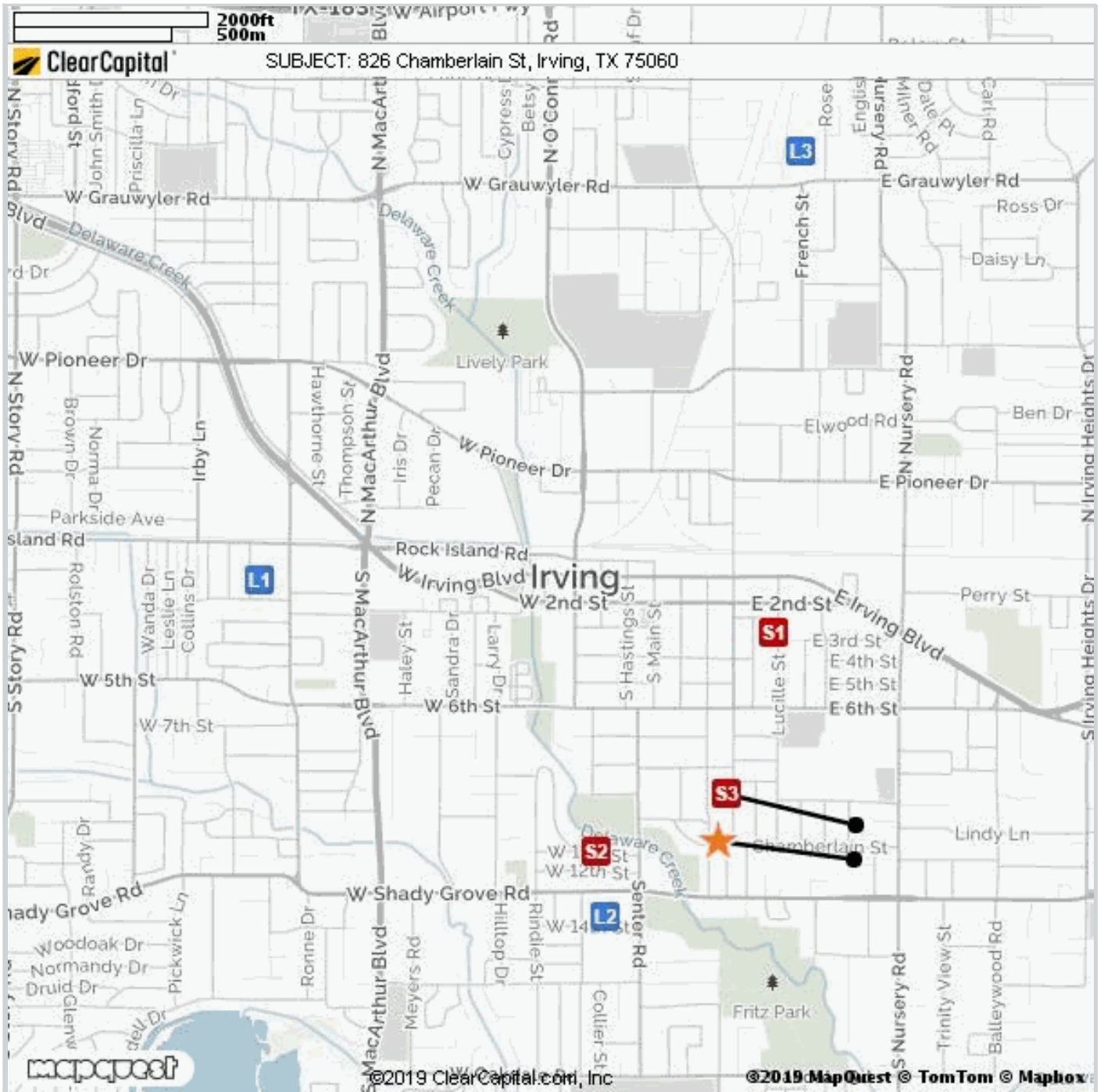


Sold Comp 3 1102 Anita Street

View Front

ClearMaps Addendum

Address ★ 826 Chamberlain Street, Irving, TX 75060
Loan Number 37200 **Suggested List** \$116,900 **Suggested Repaired** \$123,750 **Sale** \$116,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	826 Chamberlain St, Irving, TX	--	Parcel Match
L1 Listing 1	219 Nichols Street, Irving, TX	1.83 Miles ¹	Parcel Match
L2 Listing 2	222 W 14th Street, Irving, TX	0.75 Miles ¹	Parcel Match
L3 Listing 3	1522 Oak Lea Drive, Irving, TX	1.92 Miles ¹	Parcel Match
S1 Sold 1	328 Clark Street, Irving, TX	0.64 Miles ¹	Parcel Match
S2 Sold 2	229 W 12th Street, Irving, TX	0.75 Miles ¹	Parcel Match
S3 Sold 3	1102 Anita Street, Irving, TX	0.10 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	Willie Hickey	Company/Brokerage	Hickey Real Estate
License No	374357		
License Expiration	10/31/2019	License State	TX
Phone	9722933860	Email	williejhickey@gmail.com
Broker Distance to Subject	12.72 miles	Date Signed	03/06/2019

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.