

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.

<b>Address</b>	7407 Morton Street, Dallas, TEXAS 75209	<b>Order ID</b>	6397869	<b>Property ID</b>	27484283
<b>Inspection Date</b>	11/01/2019	<b>Date of Report</b>	11/02/2019		
<b>Loan Number</b>	39009	<b>APN</b>	00000342841000000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Dallas		

### Tracking IDs

<b>Order Tracking ID</b>	BotW New Fac-DriveBy BPO 10.31.19	<b>Tracking ID 1</b>	BotW New Fac-DriveBy BPO 10.31.19
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Breckenridge Prop Fund 2016 LI	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$11,365	The subject appears to be in average condition. The subject's quality of construction is Q4. The subject's occupancy was determined by maintenance.	
<b>Assessed Value</b>	\$399,450		
<b>Zoning Classification</b>	SFD		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	The subject is located in an area with access to all amenities. Easy access to highways. The subject area has very few similar comps due to this some criteria had to be expanded. In this area properties are mainly either updated or in need of repairs. Due to this some criteria may appear out of range. All criteria had to be expanded. Including size, condition, radius, age of sale and variance in values.	
<b>Sales Prices in this Neighborhood</b>	Low: \$360,000 High: \$1,148,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	7407 Morton Street	5007 Thrush Street	7718 Morton Street	5346 W Mockingbird Lane
City, State	Dallas, TEXAS	Dallas, TX	Dallas, TX	Dallas, TX
Zip Code	75209	75209	75209	75209
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.30 <sup>1</sup>	0.24 <sup>1</sup>	0.75 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$385,000	\$399,000	\$465,000
List Price \$	--	\$385,000	\$399,000	\$449,000
Original List Date		09/09/2019	10/01/2019	09/27/2019
DOM · Cumulative DOM	-- · --	53 · 54	31 · 32	35 · 36
Age (# of years)	76	71	74	66
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Adverse ; Busy Road
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Adverse ; City Street
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,258	2,032	1,835	2,565
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 3
Total Room #	8	8	7	9
Garage (Style/Stalls)	Carport 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.17 acres	.19 acres	.17 acres	2565 acres
Other	n, a	n, a	n, a	n, a

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Listing 1** Different subdivision. Similar construction. FMV. Average condition per MLS. This comp has a patio, patio and a fenced yard.

**Listing 2** Same subdivision. Similar construction. FMV. Average condition per MLS. This comp has a patio, patio and a fenced yard.

**Listing 3** Different subdivision. Similar construction. FMV. Average condition per MLS. This comp has a patio, patio and a fenced yard.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	7407 Morton Street	8403 Blue Bonnet Road	4734 Elsby Avenue	7519 Caillet Street
<b>City, State</b>	Dallas, TEXAS	Dallas, TX	Dallas, TX	Dallas, TX
<b>Zip Code</b>	75209	75209	75209	75209
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.92 <sup>1</sup>	0.67 <sup>1</sup>	0.11 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$400,000	\$499,000	\$579,000
<b>List Price \$</b>	--	\$350,000	\$455,000	\$528,000
<b>Sale Price \$</b>	--	\$360,000	\$425,000	\$505,000
<b>Type of Financing</b>	--	Conv	Conv	Conv
<b>Date of Sale</b>	--	10/31/2019	08/09/2019	11/19/2018
<b>DOM · Cumulative DOM</b>	-- · --	20 · 40	31 · 60	69 · 137
<b>Age (# of years)</b>	76	71	60	61
<b>Condition</b>	Average	Average	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	2 Stories Trad	2 Stories Trad
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,258	2,147	1,808	2,357
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2 · 1
<b>Total Room #</b>	8	6	6	8
<b>Garage (Style/Stalls)</b>	Carport 2 Car(s)	Attached 1 Car	None	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.17 acres	.26 acres	.12 acres	.17 acres
<b>Other</b>	n, a	n, a	n, a	n, a
<b>Net Adjustment</b>	--	+\$6,550	-\$3,500	-\$39,950
<b>Adjusted Price</b>	--	\$366,550	\$421,500	\$465,050

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Different subdivision. Similar construction. FMV. Average condition per MLS. MLS and tax records state this comp has a pool. Aerial photos show it to be filled in. -3000 adjustment for garage. +4000 adjustment for carport. +5550 adjustment for sqft.
- Sold 2** Different subdivision. Similar construction. FMV. Updated condition per MLS. -30000 adjustment for the condition. +22500 adjustment for sqft. +4000 adjustment for carport.
- Sold 3** Different subdivision. Similar construction. FMV. Updated condition per MLS. Older sale but very few similar comps. -4950 adjustment for sqft. -30000 adjustment for the condition. -6000 adjustment for garage. -3000 adjustment for the bath. +4000 adjustment for carport.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		No history					
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$404,900	\$404,900
<b>Sales Price</b>	\$400,000	\$400,000
<b>30 Day Price</b>	\$390,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The subject is a one-story brick home with a two-car carport. The subject's room count is based on tax records. An attempt to find all sales and listings in a similar condition to the subject was made. However, due to the lack of comps, this was not possible. Please note due to lack of comps some lot size tolerances were exceeded as well as some distance parameters were expanded. The subject is on the city sewer. The search criteria were set to a one-mile radius search (preferably using comps in the same subdivision when available) for comps within 5 years of age +/- and 20% sqft +/- . When this was not available the The search radius was expanded. Please note there is an airport in the area. There is no adjustment as the comps are in the same area. Many of the homes in the area are being torn down and new homes are being built on their lots. Due to this and lack of comps there are large variances in value.***Please note based on information provided to me the subject sold on 2019-10-09 at a price of \$308,000 This sale is not listed in MLS or any of the secondary sites. I do see on the tax records (attached) there was a change of ownership. However, TX is a nondisclosure state so I can not say that number is accurate. This sale could not be entered into the grid above due to a lack of information. I don't know the list price, list date, pending date..... If I placed the information that was given to in the grid I would not be able to submit the form. If this price is accurate the subject likely has interior damage. This could not be seen from the exterior. This explains the difference in value. My assumption is the subject is in average condition. No average comps support the value of \$308K</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



Address Verification



Street

## Listing Photos

**L1** 5007 Thrush Street  
Dallas, TX 75209



Front

**L2** 7718 Morton Street  
Dallas, TX 75209



Front

**L3** 5346 W Mockingbird Lane  
Dallas, TX 75209



Front



## Sales Photos

**S1** 8403 Blue Bonnet Road  
Dallas, TX 75209



Front

**S2** 4734 Elsby Avenue  
Dallas, TX 75209



Front

**S3** 7519 Caillet Street  
Dallas, TX 75209



Front

# DRIVE-BY BPO

by ClearCapital

7407 Morton St

Dallas, TX 75209

39009

Loan Number

\$400,000

● As-Is Value

## ClearMaps Addendum

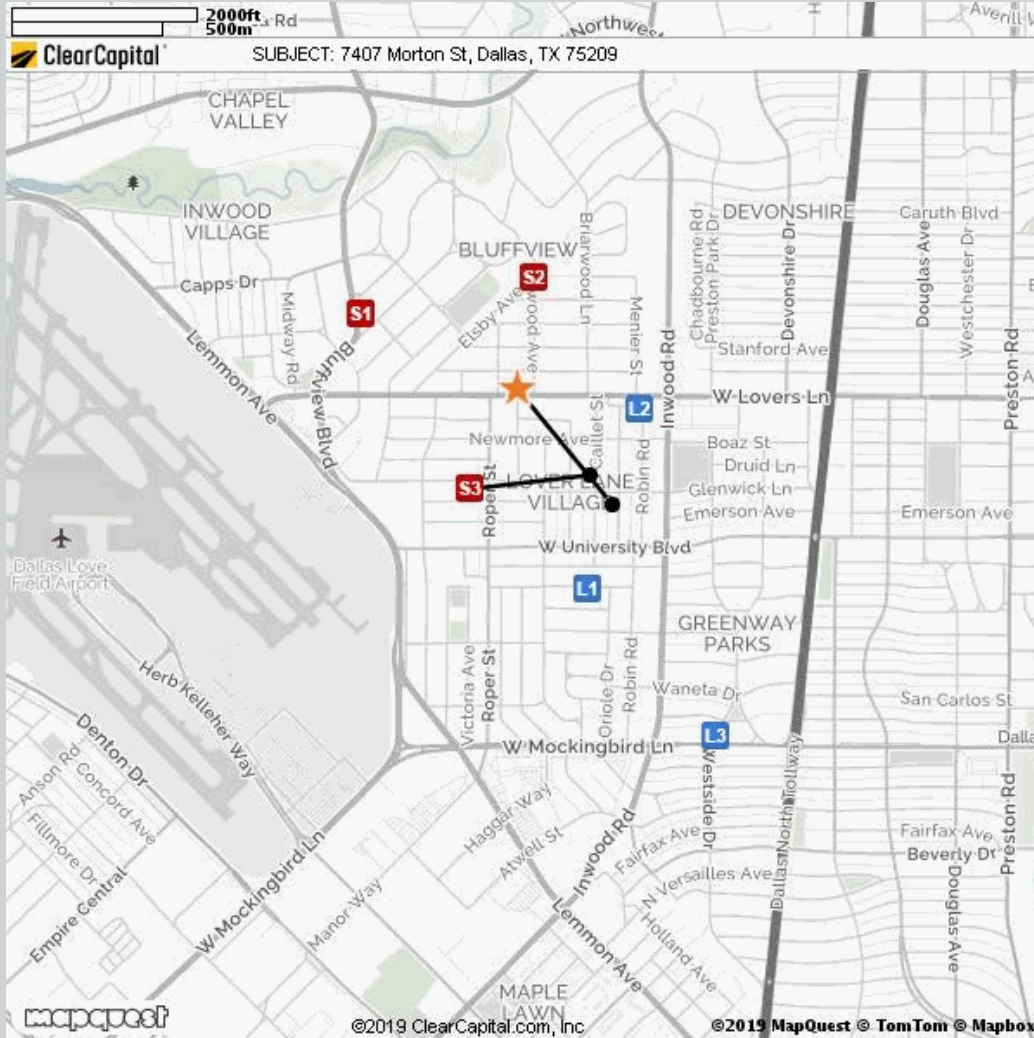
**Address** ★ 7407 Morton Street, Dallas, TEXAS 75209

**Loan Number** 39009

**Suggested List** \$404,900

**Suggested Repaired** \$404,900

**Sale** \$400,000



### Comparable

### Address

### Miles to Subject

### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7407 Morton St, Dallas, TX	--	Parcel Match
L1 Listing 1	5007 Thrush Street, Dallas, TX	0.30 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	7718 Morton Street, Dallas, TX	0.24 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5346 W Mockingbird Lane, Dallas, TX	0.75 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	8403 Blue Bonnet Road, Dallas, TX	0.92 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	4734 Elsby Avenue, Dallas, TX	0.67 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	7519 Caillet Street, Dallas, TX	0.11 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Dave Webb	<b>Company/Brokerage</b>	Recom Realty, Inc.
<b>License No</b>	0422432	<b>Address</b>	1005 Carleton Dr Richardson TX 75081
<b>License Expiration</b>	04/30/2021	<b>License State</b>	TX
<b>Phone</b>	9728080578	<b>Email</b>	davewebb@recomrealty.com
<b>Broker Distance to Subject</b>	9.45 miles	<b>Date Signed</b>	11/02/2019

*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 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.**