

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	5425 Odom Avenue, Fort Worth, TX 76114	Order ID	6490137	Property ID	27792872
Inspection Date	01/15/2020	Date of Report	01/16/2020		
Loan Number	39804	APN	03039609		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Tarrant		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 01.14.20	Tracking ID 1	BotW New Fac-DriveBy BPO 01.14.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Castleberry Lindsay	Condition Comments The subject property is in average condition with no noted deferred maintenance at the time of inspection. The roof has no deficiencies and the landscaping is maintained.
R. E. Taxes	\$5,084	
Assessed Value	\$192,066	
Zoning Classification	Single Family	
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	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The average price per square foot of living space is \$173.17. The average home sells at 95.63% of current asking price and 93.06% of the original asking price. The average time on market is 82 days and the average year built is 1962. Numbers were obtained using MLS data only.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$115,000 High: \$1,790,000	
Market for this type of property	Increased 6.7 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	5425 Odom Avenue	5113 Red Bud Ln	5733 Sunset Rd	5445 Volder Dr
City, State	Fort Worth, TX	Fort Worth, TX	Westworth Village, TX	Fort Worth, TX
Zip Code	76114	76114	76114	76114
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.54 ¹	0.55 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$190,000	\$199,900	\$250,000
List Price \$	--	\$190,000	\$199,900	\$238,999
Original List Date		12/04/2019	12/19/2019	10/24/2019
DOM · Cumulative DOM	-- · --	41 · 43	26 · 28	82 · 84
Age (# of years)	64	68	63	65
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,484	1,378	1,478	1,708
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 2	3 · 2
Total Room #	7	6	6	5
Garage (Style/Stalls)	Attached 1 Car	Carport 2 Car(s)	Attached 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	0.17 acres	0.15 acres	0.18 acres	0.14 acres
Other	--	--	fireplace	fireplace

* 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.

Current Listings - Cont.

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

- Listing 1** Very well maintained 3 bedroom 1 bath home in the heart of the River District. The kitchen has been updated with new cabinets, granite, built in microwave and features a large island. There's a 2 car carport in front and storage shed in the backyard. Walking distance from the Trinity River and several great restaurants. This home is located just minutes from Lockheed Martin, 7th Street, Downtown Fort Worth and the Cultural District.
- Listing 2** Charming Westworth Village home has been lovingly maintained and ready for a new owner...excellent floorplan with large bedrooms, spacious living and the eat in kitchen has room for full size dining table. Bonus room on back with corner fireplace would make great gameroom or 2nd living, 230+ sq ft that is NOT included in TAD sq ft*New roof installed 4 months ago, complete HVAC system replaced in 2016*Original hardwood floors under carpet*Plenty of covered parking with double garage & 2 car carport*Brick & vinyl siding exterior for low maintenance*Great bones with tons of potential in an area where homes are selling \$250k+ and new builds of \$450k+ homes. Central location in West Ft Worth.
- Listing 3** Beautiful corner lot home in desirable and safe neighborhood of Burton Hills-Trinity Trails. As you might know this area is undergoing a major transformation with many new \$450,000+ homes being constructed and slowly improving an already great place to live. Updated bathrooms, and granite countertops in kitchen! Freshly painted interior, move-in ready & awaiting new owner(s). Just a short 3 blocks to the running trails. Just 5 minutes to great shopping and restaurants.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5425 Odom Avenue	5512 Volder Dr	5413 Santa Barbara Avenue	5416 Odom Ave
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76114	76114	76114	76114
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.10 ¹	0.04 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$195,000	\$189,900	\$204,990
List Price \$	--	\$179,000	\$189,900	\$204,990
Sale Price \$	--	\$164,900	\$180,000	\$205,000
Type of Financing	--	Fha	Conventional	Fha
Date of Sale	--	07/31/2019	08/23/2019	10/21/2019
DOM · Cumulative DOM	-- · --	115 · 115	35 · 58	100 · 100
Age (# of years)	64	65	64	64
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,484	1,278	1,430	1,305
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 2	3 · 1
Total Room #	7	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 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	0.17 acres	0.17 acres	0.17 acres	0.17 acres
Other	--	--	--	--
Net Adjustment	--	+\$5,150	+\$1,350	-\$10,525
Adjusted Price	--	\$170,050	\$181,350	\$194,475

* 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** +5150 sq ft Great property in a well establish neighborhood! Wood floors threw all the house, New ac unit, new roof, property has really been kept up by the owners. Huge back yard with a beautiful patio. Must come see, wont last.
- Sold 2** +1350 sq ft This a great property located just minutes from Downtown Fort Worth. Plenty of shopping and entertainment just down the street. The neighborhood feel is outstanding with mature trees throughout. This home is perfect for the first time buyer looking to make a home theirs. The outdoor living space is ideal with a wrap around drive to the back. Come claim this diamond asap!
- Sold 3** -15000 condition +4475 sq ft Home has been remodeled was originally built in 1956 and sits on 0.17 of an acre.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Home sold 2002			
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	\$187,000	\$187,000
Sales Price	\$184,000	\$184,000
30 Day Price	\$181,000	--
Comments Regarding Pricing Strategy		
The comp search criteria is as follows 1 miles proximity, 365 days to the date of sale, 400 square foot of living space, 20 years to the age of the subject and all homes are 1 story. The search was performed using only mls data.		

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.
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Subject Photos



Front



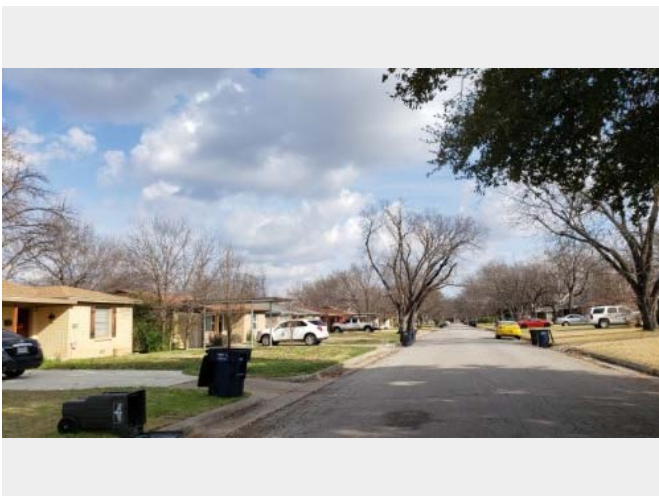
Address Verification



Side



Side



Street

Listing Photos

L1 5113 Red Bud Ln
Fort Worth, TX 76114



Front

L2 5733 Sunset Rd
Westworth Village, TX 76114



Front

L3 5445 Volder Dr
Fort Worth, TX 76114



Front

Sales Photos

S1 5512 Volder Dr
Fort Worth, TX 76114



Front

S2 5413 Santa Barbara Avenue
Fort Worth, TX 76114



Front

S3 5416 Odom Ave
Fort Worth, TX 76114



Front

ClearMaps Addendum

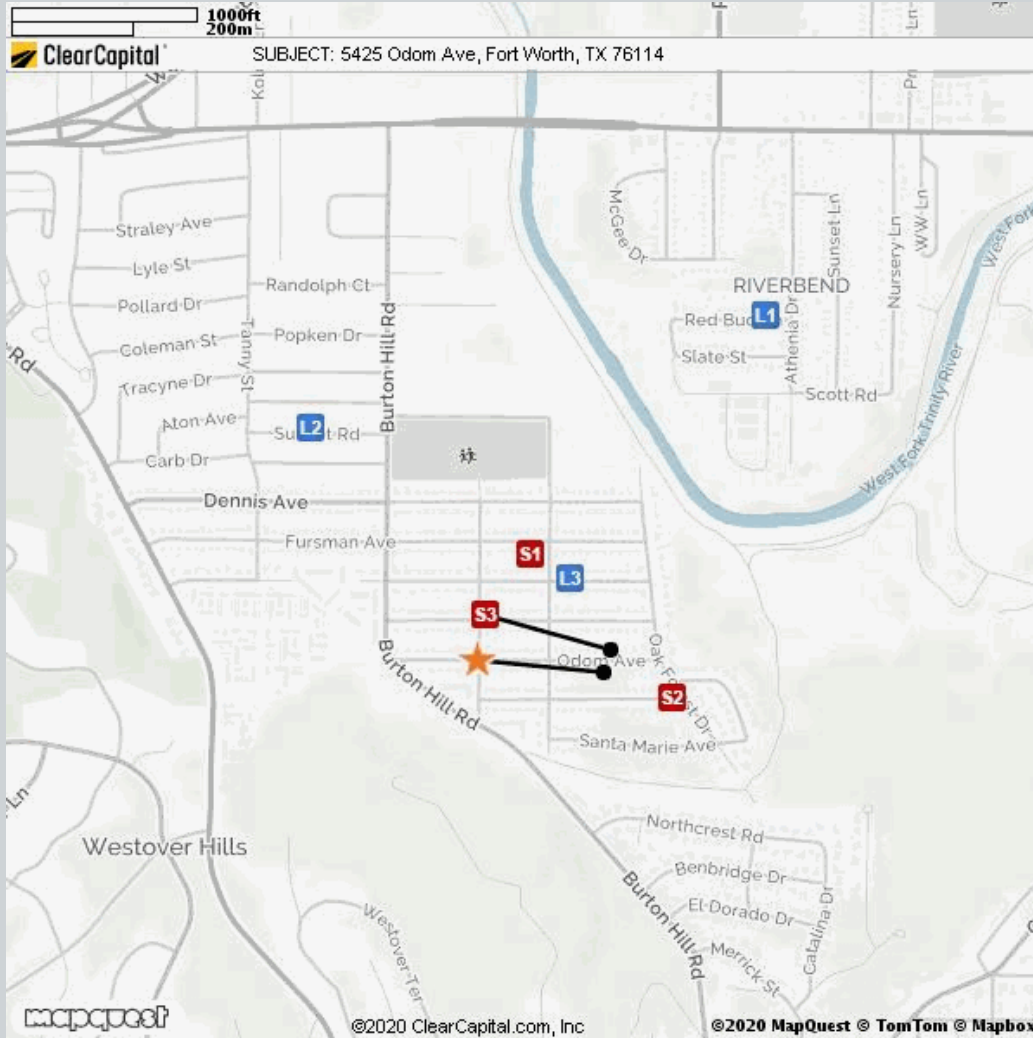
Address ★ 5425 Odom Avenue, Fort Worth, TX 76114

Loan Number 39804

Suggested List \$187,000

Suggested Repaired \$187,000

Sale \$184,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5425 Odom Ave, Fort Worth, TX	--	Parcel Match
L1 Listing 1	5113 Red Bud Ln, Fort Worth, TX	0.54 Miles ¹	Parcel Match
L2 Listing 2	5733 Sunset Rd, Fort Worth, TX	0.55 Miles ¹	Parcel Match
L3 Listing 3	5445 Volder Dr, Fort Worth, TX	0.13 Miles ¹	Parcel Match
S1 Sold 1	5512 Volder Dr, Fort Worth, TX	0.19 Miles ¹	Parcel Match
S2 Sold 2	5413 Santa Barbara Avenue, Fort Worth, TX	0.10 Miles ¹	Parcel Match
S3 Sold 3	5416 Odom Ave, Fort Worth, TX	0.04 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.

*** 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

Report Instructions - cont.

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	Alyssa Price	Company/Brokerage	EXIT Realty Elite
License No	654677	Address	681 N Saginaw Blvd Saginaw TX 76179
License Expiration	04/30/2021	License State	TX
Phone	8175384991	Email	alyssakprice@gmail.com
Broker Distance to Subject	8.45 miles	Date Signed	01/16/2020

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.