

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 | 3416 Lawndale Avenue - Holdback, Fort Worth, TX 76133 | Order ID | 6506528 | Property ID | 27867641 |
| Inspection Date | 01/27/2020 | Date of Report | 01/28/2020 | | |
| Loan Number | 39956 | APN | 02848937 | | |
| Borrower Name | Breckenridge Property Fund 2016 LLC | County | Tarrant | | |

Tracking IDs

| | | | |
|--------------------------|--|----------------------|--|
| Order Tracking ID | BotW New Fac-DriveBy BPO 01.28.20.xlsx | Tracking ID 1 | BotW New Fac-DriveBy BPO 01.28.20.xlsx |
| Tracking ID 2 | -- | Tracking ID 3 | -- |

General Conditions

| | | |
|---------------------------------------|---------------|---|
| Owner | Wilson Judy | 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 | \$5,216 | |
| Assessed Value | \$197,068 | |
| 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 \$106.70. The average home sells at 99.10% of current asking price and 97.13% of the original asking price. The average time on market is 37 days and the average year built is 1971. Numbers were obtained using MLS data only. |
| Local Economy | Improving | |
| Sales Prices in this Neighborhood | Low: \$110,000 High: \$298,500 | |
| Market for this type of property | Increased 4.9 % in the past 6 months. | |
| Normal Marketing Days | <90 | |

Current Listings

| | Subject | Listing 1 * | Listing 2 | Listing 3 |
|------------------------|---------------------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 3416 Lawndale Avenue - Holdback | 3509 Minot Ave | 3724 Wayland Dr | 3732 Lawndale Ave |
| City, State | Fort Worth, TX | Fort Worth, TX | Fort Worth, TX | Fort Worth, TX |
| Zip Code | 76133 | 76133 | 76133 | 76133 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.12 ¹ | 0.48 ¹ | 0.40 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$244,812 | \$259,500 | \$280,000 |
| List Price \$ | -- | \$244,812 | \$249,500 | \$280,000 |
| Original List Date | | 01/05/2020 | 10/31/2019 | 01/05/2020 |
| DOM · Cumulative DOM | -- · -- | 23 · 23 | 89 · 89 | 23 · 23 |
| Age (# of years) | 49 | 48 | 55 | 51 |
| Condition | Average | Average | Average | 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 | 1 Story Ranch | 1 Story Ranch | 1 Story Ranch | 1 Story Ranch |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 2,215 | 1,938 | 1,977 | 2,206 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 3 · 2 | 3 · 2 | 4 · 3 |
| Total Room # | 7 | 7 | 8 | 9 |
| 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 | -- | Pool - Yes | Pool - Yes | -- |
| Lot Size | 0.26 acres | 0.31 acres | 0.28 acres | 0.25 acres |
| Other | -- | fireplace | fireplace | fireplace |

* 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** Full renovation! New roof, granite countertops, new stainless steel appliances and a large backyard. Lovely neighborhood and close to all shopping. Would consider owner financing with 25% down
- Listing 2** Beautiful, updated Wedgwood home with plenty of room for entertaining indoors and outside. The diving pool, large yard and covered patio are fantastic. Lots of storage. Tile floors, granite counter tops, beautiful landscaping. Buyer to verify measurements.
- Listing 3** You are going to love the home in the SWEET SPOT of Wedgwood East. Unique Ranch-style home with a split bedroom & bathroom off kitchen for privacy. 2 living and dining rooms. Impeccably maintained gunite pool w many updates. Rear entry garage for even more privacy. Well maintained lawn, landscaping and mature trees contribute to pride of ownership. NEW ovens, quartz in kitchen & bathrooms, fixtures, water heater, gutters and leaf guards, added attic insulation and decking, new garage door motor, new battery and solar panel for electric gate, upgraded electrical outlets and fuse panel, NEST thermostat, smoke detectors, LED bulbs and RING doorbell all help give you the comfortable smart home you are seeking.

Recent Sales

| | Subject | Sold 1 * | Sold 2 | Sold 3 |
|------------------------|---------------------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 3416 Lawndale Avenue - Holdback | 3508 Lawndale Ave | 3801 Fenton Ave | 3517 Lawndale Ave |
| City, State | Fort Worth, TX | Fort Worth, TX | Fort Worth, TX | Fort Worth, TX |
| Zip Code | 76133 | 76133 | 76133 | 76133 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.10 ¹ | 0.48 ¹ | 0.14 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$210,000 | \$224,900 | \$234,800 |
| List Price \$ | -- | \$210,000 | \$224,900 | \$234,800 |
| Sale Price \$ | -- | \$200,000 | \$220,000 | \$229,000 |
| Type of Financing | -- | Cash | Fha | Conventional |
| Date of Sale | -- | 05/24/2019 | 06/13/2019 | 09/05/2019 |
| DOM · Cumulative DOM | -- · -- | 31 · 31 | 28 · 28 | 49 · 49 |
| Age (# of years) | 49 | 50 | 53 | 50 |
| Condition | Average | Average | Average | 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 | 1 Story Ranch | 1 Story Ranch | 1 Story Ranch | 1 Story Ranch |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 2,215 | 2,176 | 2,235 | 1,988 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 4 · 2 · 1 | 4 · 2 | 3 · 2 |
| Total Room # | 7 | 9 | 9 | 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 | -- | -- | Pool - Yes | -- |
| Lot Size | 0.26 acres | 0.26 acres | 0.26 acres | 0.25 acres |
| Other | -- | fireplace | fireplace | fireplace |
| Net Adjustment | -- | +\$975 | -\$10,000 | +\$5,675 |
| Adjusted Price | -- | \$200,975 | \$210,000 | \$234,675 |

* Sold 1 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** +975 sq ft A beautiful magnolia tree invites you into this well maintained 4 bedroom home . The 4th bedroom and half bath are split from the large master and other 2 bedrooms . Amenities include fireplace, storm windows,large laundry room , sprinkler system, and spacious backyard with covered patio.
- Sold 2** -10000 pool Well maintained!!!! Note Large room sized. Backyard has pool house for storage and another bath (not counted in total baths) with a fence line full of Blackberry Bushes! Home is on the corner of Marbury and Fenton with a Circle drive and side entry garage.
- Sold 3** +5675 sq ft .Welcome home! You will be ready to move in from the moment you drive up. Mature trees, established neighborhood and terrific location. Upon entry you will find open floor plan with updates through out the home. Formal living & dining open to large family room & spacious kitchen. Brick fireplace makes perfect corner focal point for this entertaining or family area. Tons of light filters in through glass doors that take you to relaxing covered patio area & view of the huge back yard. Beautiful floors through out, two full baths and nice master suite. This is a must see.

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|-------------------------|---------------------------------|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | | Listing History Comments | | | |
| Listing Agency/Firm | | | | The home last sold in 2008 | | | |
| 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 | \$215,000 | \$215,000 |
| Sales Price | \$210,000 | \$210,000 |
| 30 Day Price | \$200,000 | -- |
| Comments Regarding Pricing Strategy | | |
| The comp search criteria is as follows 1 miles proximity, 365 days to the date of sale, 300 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. |
|-------------------------|--|

Subject Photos



Front



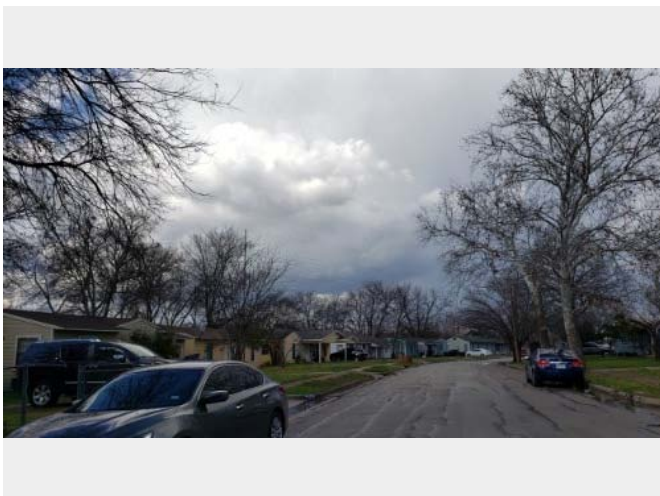
Address Verification



Side



Side



Street



Street

Listing Photos

L1 3509 Minot Ave
Fort Worth, TX 76133



Front

L2 3724 Wayland Dr
Fort Worth, TX 76133



Front

L3 3732 Lawndale Ave
Fort Worth, TX 76133



Front

Sales Photos

S1 3508 Lawndale Ave
Fort Worth, TX 76133



Front

S2 3801 Fenton Ave
Fort Worth, TX 76133



Front

S3 3517 Lawndale Ave
Fort Worth, TX 76133



Front

ClearMaps Addendum

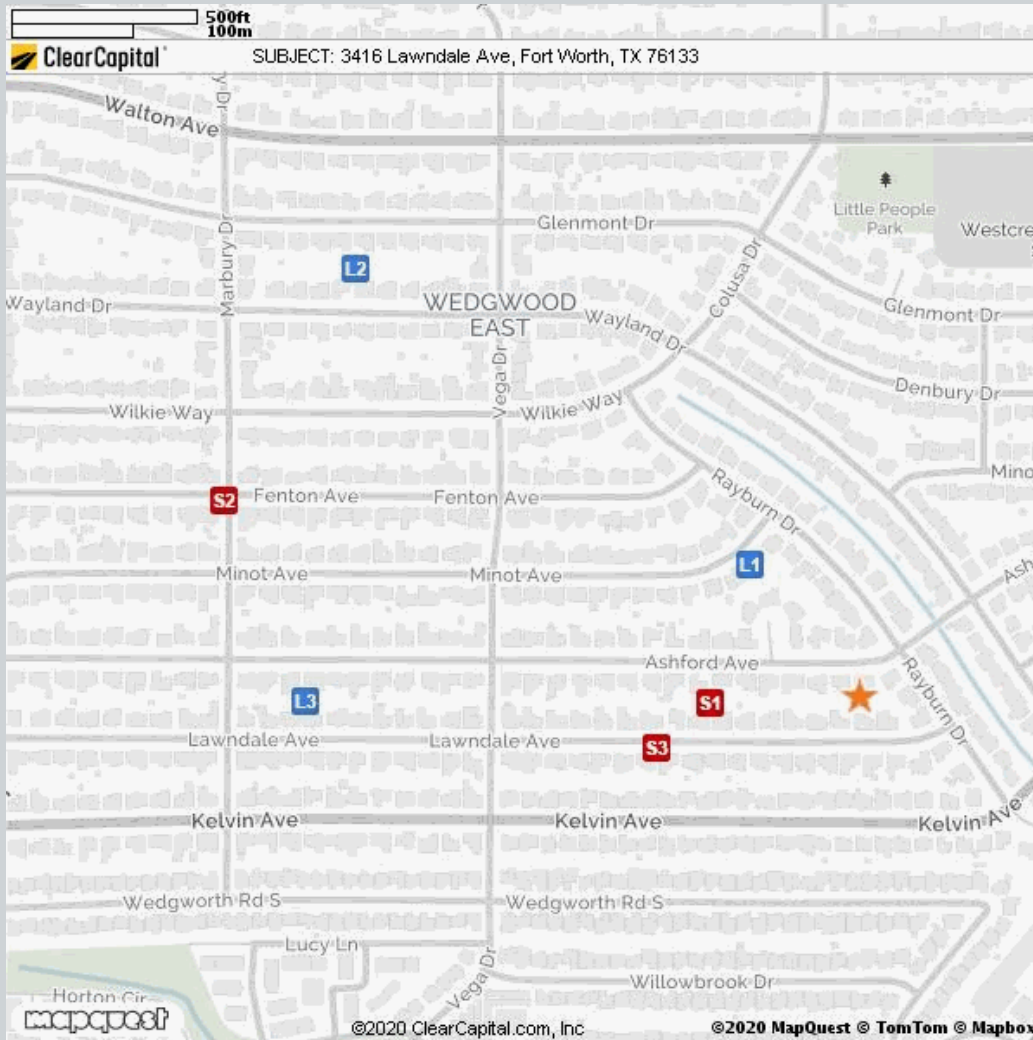
Address ★ 3416 Lawndale Avenue - Holdback, Fort Worth, TX 76133

Loan Number 39956

Suggested List \$215,000

Suggested Repaired \$215,000

Sale \$210,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|-----------------------------------|-------------------------|------------------|
| ★ Subject | 3416 Lawndale Ave, Fort Worth, TX | -- | Parcel Match |
| L1 Listing 1 | 3509 Minot Ave, Fort Worth, TX | 0.12 Miles ¹ | Parcel Match |
| L2 Listing 2 | 3724 Wayland Dr, Fort Worth, TX | 0.48 Miles ¹ | Parcel Match |
| L3 Listing 3 | 3732 Lawndale Ave, Fort Worth, TX | 0.40 Miles ¹ | Parcel Match |
| S1 Sold 1 | 3508 Lawndale Ave, Fort Worth, TX | 0.10 Miles ¹ | Parcel Match |
| S2 Sold 2 | 3801 Fenton Ave, Fort Worth, TX | 0.48 Miles ¹ | Parcel Match |
| S3 Sold 3 | 3517 Lawndale Ave, Fort Worth, TX | 0.14 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 | 14.64 miles | Date Signed | 01/28/2020 |

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.