

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	2033 Inverness Drive, Carrollton, TX 75007	Order ID	6602357	Property ID	28024186
Inspection Date	02/11/2020	Date of Report	02/13/2020		
Loan Number	40065	APN	R53980		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Dallas		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 02.12.20	Tracking ID 1	BotW New Fac-DriveBy BPO 02.12.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Montoya Frank G	Condition Comments Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.
R. E. Taxes	\$4,009	
Assessed Value	\$192,392	
Zoning Classification	Residential	
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 subject is located in a suburban neighborhood with stable property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$168,000 High: \$273,600	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	2033 Inverness Drive	2003 Shenandoah Drive	2121 Benbrook Drive	3021 Rolling Hills Circle
City, State	Carrollton, TX	Carrollton, TX	Carrollton, TX	Carrollton, TX
Zip Code	75007	75007	75007	75007
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.16 ¹	0.84 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$185,000	\$239,900	\$230,000
List Price \$	--	\$185,000	\$224,900	\$230,000
Original List Date		02/12/2020	06/20/2019	10/26/2019
DOM · Cumulative DOM	-- · --	1 · 1	237 · 238	109 · 110
Age (# of years)	52	47	47	48
Condition	Average	Average	Good	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	1,386	1,385	1,411	1,407
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	3 · 2	3 · 2
Total Room #	6	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	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	0.220 acres	0.19 acres	0.16 acres	0.17 acres
Other	None	None	None	None

* Listing 3 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.

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

Listing 1 Adjustments: Bath: \$-3000, Pool: \$-7500, Total Adjustment: \$-10500, Net Adjustment Value: \$174500 conventional tract single family home similar in GLA and similar in bedroom count, standard sale.

Listing 2 Adjustments: Condition: \$-3500, Bath: \$-3000, Garage: \$4000, Total Adjustment: \$-2500, Net Adjustment Value: \$222400 conventional tract single family home superior in condition and similar in bedroom count, standard sale.

Listing 3 Adjustments: Bath: \$-3000, Total Adjustment: \$-3000, Net Adjustment Value: \$227000 conventional tract single family home similar in GLA and condition, standard sale.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2033 Inverness Drive	2817 Scott Mill Road	2009 Grenoble Drive	2116 Cedarcrest Drive
City, State	Carrollton, TX	Carrollton, TX	Carrollton, TX	Carrollton, TX
Zip Code	75007	75007	75007	75007
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.32 ¹	0.15 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$214,900	\$229,990	\$233,000
List Price \$	--	\$214,900	\$224,900	\$229,900
Sale Price \$	--	\$210,000	\$221,500	\$228,000
Type of Financing	--	0	0	0
Date of Sale	--	01/14/2020	09/05/2019	08/21/2019
DOM · Cumulative DOM	-- · --	83 · 83	78 · 78	29 · 29
Age (# of years)	52	47	47	47
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	1,386	1,588	1,420	1,210
Bdrm · Bths · ½ Bths	3 · 1	3 · 2	3 · 2	3 · 2
Total Room #	6	7	7	7
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	--	--	--	--
Lot Size	0.220 acres	0.18 acres	0.19 acres	0.19 acres
Other	None	None	None	None
Net Adjustment	--	-\$7,040	-\$3,000	-\$2,980
Adjusted Price	--	\$202,960	\$218,500	\$225,020

* 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** Adjustments: Bath: \$-3000, GLA: \$-4040, Total Adjustment: -7040, Net Adjustment Value: \$202960 conventional tract single family home superior in GLA and similar in bedroom count, standard sale.
- Sold 2** Adjustments: Bath: \$-3000, Total Adjustment: -3000, Net Adjustment Value: \$218500 conventional tract single family home similar in GLA and condition, standard sale.
- Sold 3** Adjustments: Condition: \$-3500, Bath: \$-3000, GLA: \$3520, Total Adjustment: -2980, Net Adjustment Value: \$225020 conventional tract single family home superior in condition and similar in bedroom count, standard sale.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None Noted			
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	\$225,000	\$225,000
Sales Price	\$215,000	\$215,000
30 Day Price	\$205,000	--
Comments Regarding Pricing Strategy		
<p>subject details are taken from tax records. Within 1 mile, +/- 20 % GLA and 6 months closing date, there were limited comparable which was similar to the subject in terms of condition, Lot, bath, garage, Pool and hence the attributes had to be expanded beyond tolerance. Most of the comparables in the neighborhood with similar attributes had undergone various upgrades and hence properties with minor updates are considered average in condition. Property is located in proximity to major roads and highways along with Commercial establishments, educational institutions, parks nearby. Comparable shares value defining qualities with the subject in regard to age, GLA and location so the subject location characteristics don't affect its marketability. Since there were limited comparables that were similar to the subject attributes within the same side of the busy road, I was forced to select comparables crossing a major road and it will not affect the subject marketability. In delivering final valuation, the most weight has been placed on CS2 and CL3 which are similar in GLA, condition and overall structure. Considering all the available information my conclusion is most credible supported at the price given for this subject. To maximize the accuracy of initial valuation, we have elected to increase the time span of closed sales past the favorable 3-month window to find comparable that required the fewest net adjustment.</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 2003 Shenandoah Drive
Carrollton, TX 75007



Front

L2 2121 Benbrook Drive
Carrollton, TX 75007



Front

L3 3021 Rolling Hills Circle
Carrollton, TX 75007



Front

Sales Photos

S1 2817 Scott Mill Road
Carrollton, TX 75007



Front

S2 2009 Grenoble Drive
Carrollton, TX 75007



Front

S3 2116 Cedarcrest Drive
Carrollton, TX 75007



Front

ClearMaps Addendum

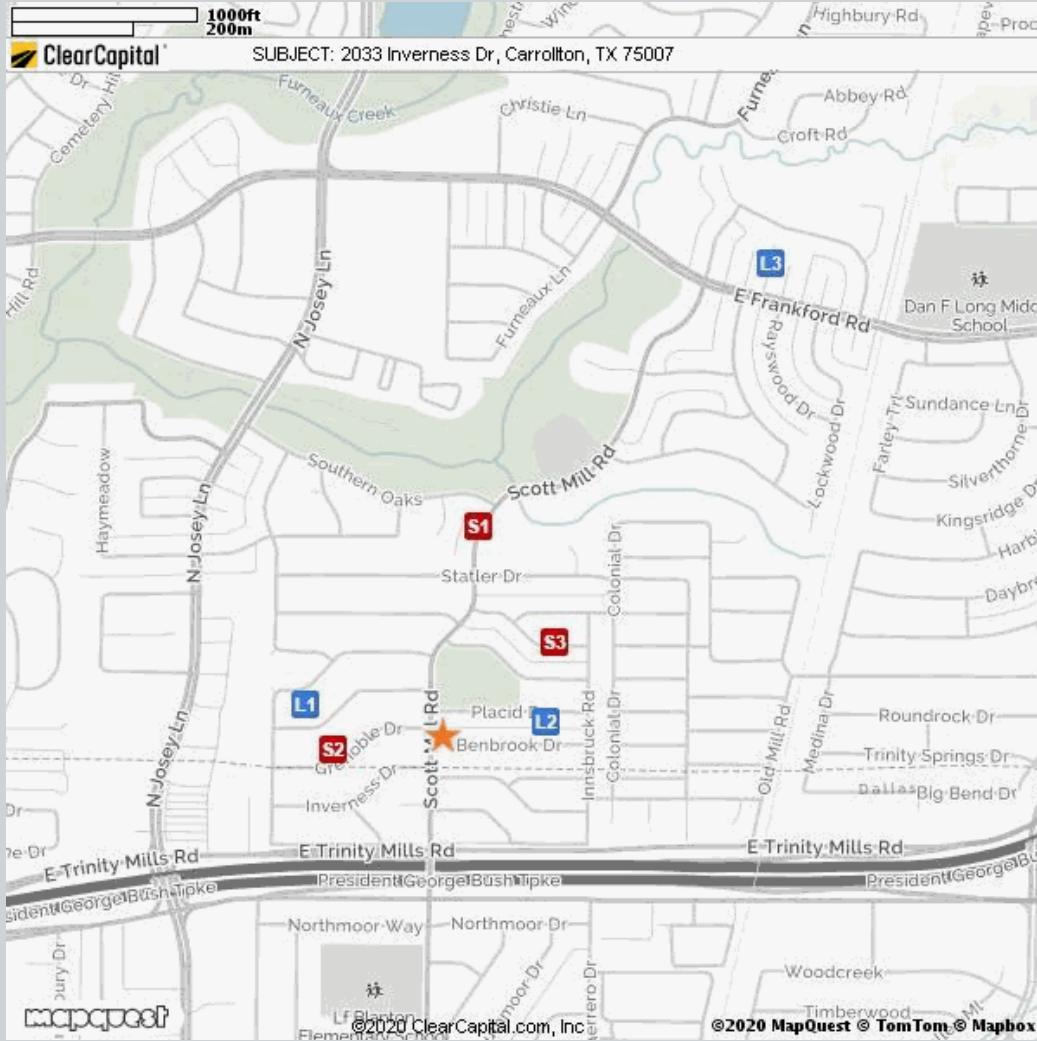
Address ★ 2033 Inverness Drive, Carrollton, TX 75007

Loan Number 40065

Suggested List \$225,000

Suggested Repaired \$225,000

Sale \$215,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2033 Inverness Dr, Carrollton, TX	--	Parcel Match
L1 Listing 1	2003 Shenandoah Drive, Carrollton, TX	0.19 Miles ¹	Parcel Match
L2 Listing 2	2121 Benbrook Drive, Carrollton, TX	0.16 Miles ¹	Parcel Match
L3 Listing 3	3021 Rolling Hills Circle, Carrollton, TX	0.84 Miles ¹	Parcel Match
S1 Sold 1	2817 Scott Mill Road, Carrollton, TX	0.32 Miles ¹	Parcel Match
S2 Sold 2	2009 Grenoble Drive, Carrollton, TX	0.15 Miles ¹	Parcel Match
S3 Sold 3	2116 Cedarcrest Drive, Carrollton, TX	0.23 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	Natasha Thompson	Company/Brokerage	Texas Casa Realty LLC
License No	677241	Address	6010 Spring Creek Pkwy Plano TX 75024
License Expiration	08/31/2020	License State	TX
Phone	4699258108	Email	info@texascasarealty.com
Broker Distance to Subject	6.12 miles	Date Signed	02/13/2020

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.