

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	858 Misty Glen Lane, Dallas, TEXAS 75232	Order ID	6649506	Property ID	28162082
Inspection Date	03/10/2020	Date of Report	03/10/2020		
Loan Number	40398	APN	00-00065-0270800-0000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Dallas		

Tracking IDs

Order Tracking ID	BotW_BPO_Request_03.09.20	Tracking ID 1	BotW_BPO_Request_03.09.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Helen Pharr	Condition Comments The subject conforms to the surrounding homes and neighborhood with regards to the style, use, quality and type of construction. It appears to be adequately maintained. No damage, deferred maintenance or repair conditions were observed.
R. E. Taxes	\$5,985	
Assessed Value	\$218,950	
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 general appearance of the neighborhood is good, the typical home appears to be adequately maintained. Schools, shopping, medical and other neighborhood facilities are nearby. No boarded-up or abandoned homes were observed. REO activity is minimal.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$133,055 High: \$310,000	
Market for this type of property	Increased 4.2 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	858 Misty Glen Lane	716 Parkwood Drive	1014 Town Creek Drive	839 Misty Glen Lane
City, State	Dallas, TEXAS	Dallas, TX	Dallas, TX	Dallas, TX
Zip Code	75232	75224	75232	75232
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.46 ¹	0.19 ¹	0.06 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$249,500	\$239,000	\$257,900
List Price \$	--	\$240,000	\$220,000	\$257,900
Original List Date		10/04/2019	01/04/2020	02/06/2020
DOM · Cumulative DOM	-- · --	138 · 158	66 · 66	6 · 33
Age (# of years)	64	60	62	64
Condition	Average	Good	Good	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 Detached	1 Story Detached	1 Story Detached	1 Story Detached
# Units	1	1	1	1
Living Sq. Feet	2,167	1,914	1,791	2,098
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	8	9	6	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	0.242 acres	0.226 acres	0.301 acres	0.260 acres
Other	Central HVAC,Porch, Fence, Fireplace	Central HVAC, Fireplace, Fence	Central HVAC, Fireplace	Central HVAC, Fireplace, Porch, Patio, Fence

* 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** This listing is different from the subject with regards to the vintage and GLA, but similar with regards to the style, construction type and other physical characteristics. Per the MLS it is updated and is active.
- Listing 2** This listing is different from the subject with regards to the vintage and GLA, but similar with regards to the style and other physical characteristics, Overall it is most aligned to the subject with regards to the price conclusion. Per the MLS it is updated and is active.
- Listing 3** This listing is different from the subject with regards to the GLA, but is similar with regards to the vintage and location. It is at the higher end of values for the neighborhood, although it is in the same location as the subject it is not the most comparable with regards to the value. Per the MLS it is updated and is pending, contract date 02/12/2020

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	858 Misty Glen Lane	905 Misty Glen Lane	5515 Longleaf Lane	508 Brook Valley Lane
City, State	Dallas, TEXAS	Dallas, TX	Dallas, TX	Dallas, TX
Zip Code	75232	75232	75232	75232
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.47 ¹	0.39 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$199,900	\$245,000	\$274,000
List Price \$	--	\$199,900	\$240,000	\$265,000
Sale Price \$	--	\$185,000	\$232,000	\$240,000
Type of Financing	--	Cash	Conventional	Va
Date of Sale	--	02/05/2020	12/27/2019	12/31/2019
DOM · Cumulative DOM	-- · --	8 · 28	34 · 59	62 · 107
Age (# of years)	64	64	58	58
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 Detached	1 Story Detached	1 Story Detached	2 Stories Detached
# Units	1	1	1	1
Living Sq. Feet	2,167	2,008	2,277	2,316
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	5 · 2 · 1
Total Room #	8	8	6	10
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	0.242 acres	0.263 acres	0.281 acres	0.278 acres
Other	Central HVAC,Porch, Fence, Fireplace	Central HVAC< Fireplace, Patio, Fence	Central HVAC, Fireplace, Patio	Central HVAC, Fireplace, Fence
Net Adjustment	--	+\$4,770	-\$4,800	-\$8,970
Adjusted Price	--	\$189,770	\$227,200	\$231,030

* 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** Overall this comp is most aligned to the subject with regards to the vintage and GLA, but most importantly the location and price conclusion. Adjustment made for GLA.
- Sold 2** This comp is different from the subject with regards to the vintage and GLA, but is similar with regards to the style, construction type and other physical characteristics. Adjustments made for vintage-\$3,000; GLA -\$1,800
- Sold 3** This comp is different from the subject with regards to the style, vintage and GLA, but is similar with regards to the construction type and other physical characteristics. Adjustments made for vintage-\$3,000; GLA -\$4,470; half bath _\$1,500

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject was sold 03/09/2020			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
02/11/2020	\$200,000	03/09/2020	\$200,000	Sold	03/09/2020	\$180,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$193,000	\$193,000
Sales Price	\$190,000	\$190,000
30 Day Price	\$179,000	--
Comments Regarding Pricing Strategy		
<p>Prices are based on the MLS analysis of sales and listings of similar homes in the subject's market area within the previous 6-month period. Adjustments were made to compensate for the differences between the subject and comparable sales. All are the most recent and closest comparables that were found, all are similar to the subject with regards to the style and construction type.</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



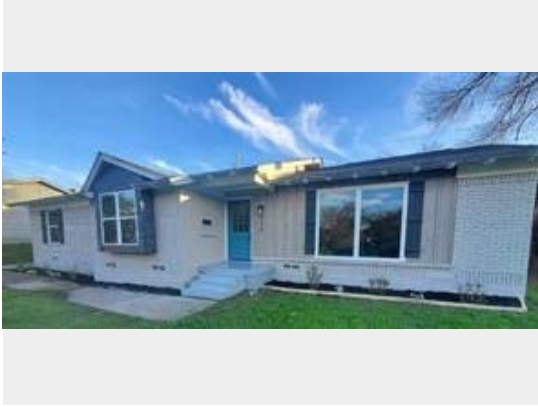
Address Verification



Street

Listing Photos

L1 716 Parkwood Drive
Dallas, TX 75224



Front

L2 1014 Town Creek Drive
Dallas, TX 75232



Front

L3 839 Misty Glen Lane
Dallas, TX 75232



Kitchen

Sales Photos

S1 905 Misty Glen Lane
Dallas, TX 75232



Front

S2 5515 Longleaf lane
Dallas, TX 75232



Front

S3 508 Brook Valley Lane
Dallas, TX 75232



Front

ClearMaps Addendum

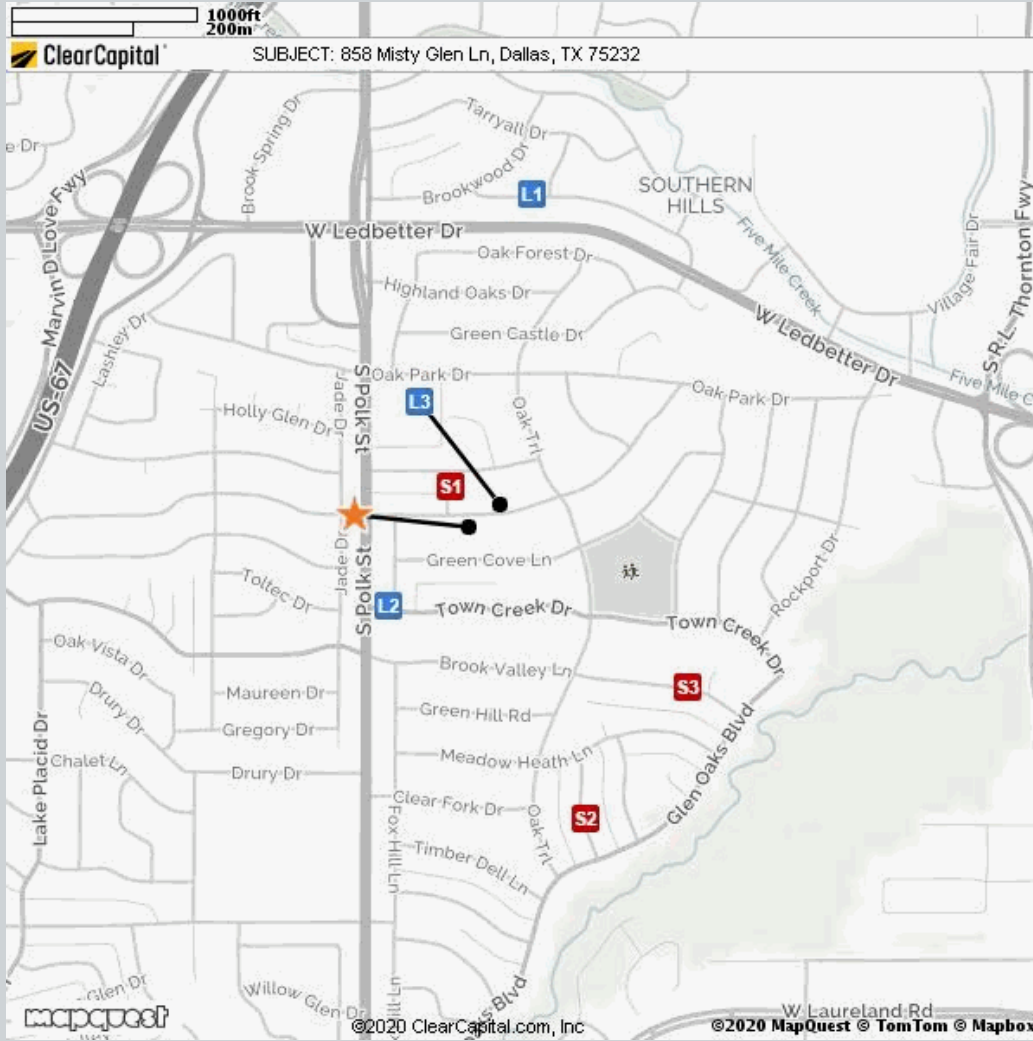
Address ★ 858 Misty Glen Lane, Dallas, TEXAS 75232

Loan Number 40398

Suggested List \$193,000

Suggested Repaired \$193,000

Sale \$190,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	858 Misty Glen Ln, Dallas, TX	--	Parcel Match
L1 Listing 1	716 Parkwood Drive, Dallas, TX	0.46 Miles ¹	Parcel Match
L2 Listing 2	1014 Town Creek Drive, Dallas, TX	0.19 Miles ¹	Parcel Match
L3 Listing 3	839 Misty Glen Lane, Dallas, TX	0.06 Miles ¹	Parcel Match
S1 Sold 1	905 Misty Glen Lane, Dallas, TX	0.06 Miles ¹	Parcel Match
S2 Sold 2	5515 Longleaf Lane, Dallas, TX	0.47 Miles ¹	Parcel Match
S3 Sold 3	508 Brook Valley Lane, Dallas, TX	0.39 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	Carl Marsh	Company/Brokerage	Mersal Realty
License No	462534	Address	447 McKinley Street Cedar Hill TX 75104
License Expiration	08/31/2020	License State	TX
Phone	4698433744	Email	hylus131@gmail.com
Broker Distance to Subject	8.81 miles	Date Signed	03/10/2020

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.