

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	4418 Alderney Drive, Garland, TEXAS 75043	Order ID	6649506	Property ID	28162086
Inspection Date	03/09/2020	Date of Report	03/10/2020		
Loan Number	40403	APN	26-53160-002-006-0000		
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	Jester Laura Morris	Condition Comments	
R. E. Taxes	\$8,476	Subject is an older home in an established neighborhood, with a typical view, displaying average curb appeal, and conforms to the neighborhood. Property in average condition, exhibiting average property care and maintenance.	
Assessed Value	\$302,050		
Zoning Classification	R1		
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	Shores of Wellington 214-566-2315		
Association Fees	\$55 / Month (Pool,Greenbelt)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Neighborhood of homes similar in design, construction, features, amenities, and maintenance, with access to schools, shopping, parks, and major roadways within 1 mile. No functional obsolescence, commercial, or industrial influences observed or noted.	
Sales Prices in this Neighborhood	Low: \$312,000 High: \$365,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4418 Alderney Drive	4430 Stirling Dr	4031 Norwich Dr	4401 Exeter Dr
City, State	Garland, TEXAS	Garland, TX	Garland, TX	Garland, TX
Zip Code	75043	75043	75043	75043
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.40 ¹	0.39 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$342,500	\$349,000	\$339,000
List Price \$	--	\$342,500	\$337,500	\$335,000
Original List Date		03/01/2020	01/25/2020	01/12/2020
DOM · Cumulative DOM	-- · --	9 · 9	45 · 45	58 · 58
Age (# of years)	19	19	17	19
Condition	Average	Good	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 ; Woods	Neutral ; Woods	Neutral ; Residential
Style/Design	2 Stories traditional	2 Stories traditional	2 Stories traditional	2 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	3,798	3,892	3,744	3,645
Bdrm · Bths · ½ Bths	5 · 3	5 · 3 · 1	4 · 3 · 1	4 · 3
Total Room #	10	11	10	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.19 acres	.19 acres	.21 acres	.20 acres
Other	--	--	--	--

* 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.

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

Listing 1 Larger in living space, equal in location, utility, years built. Good condition.

Listing 2 Equal in GLA, features, appearance, marketability, and age.

Listing 3 Less living area, equal in property care, amenities, vintage, and condition.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4418 Alderney Drive	1706 Shadow Brook Trl	5201 Orlando Cir	1501 Lake Bluff Dr
City, State	Garland, TEXAS	Garland, TX	Garland, TX	Garland, TX
Zip Code	75043	75043	75043	75043
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.89 ¹	1.91 ¹	1.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$359,000	\$349,000	\$364,900
List Price \$	--	\$359,000	\$334,900	\$344,000
Sale Price \$	--	\$347,000	\$332,500	\$330,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	09/09/2019	12/12/2019	11/14/2019
DOM · Cumulative DOM	-- · --	33 · 73	76 · 120	70 · 140
Age (# of years)	19	15	22	22
Condition	Average	Good	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	Adverse ; City Street	Adverse ; City Street
Style/Design	2 Stories traditional	2 Stories traditional	2 Stories traditional	2 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	3,798	3,874	3,916	3,748
Bdrm · Bths · ½ Bths	5 · 3	4 · 3	4 · 3 · 1	4 · 3 · 1
Total Room #	10	9	10	10
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 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	.19 acres	.40 acres	.22 acres	.18 acres
Other	--	--	--	--
Net Adjustment	--	-\$10,800	-\$700	+\$1,800
Adjusted Price	--	\$336,200	\$331,800	\$331,800

* 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** Superior in size, equal in vintage, and utility. Good condition, remodeled and updated. ADJ condition -10000, bedroom +2000, garage -1000, lot -1800, residential influence \$0, Total -10800
- Sold 2** Comparable in size, condition, marketability, age, and appeal. ADJ GLA -2500, bedroom +2000, half bath -1000, street influence +800, Total -700
- Sold 3** Smaller in size, equal in amenities, condition, and vintage. ADJ bedroom +2000, half bath -1000, street influence +800, Total +1800

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				none			
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	\$337,500	\$337,500
Sales Price	\$333,000	\$333,000
30 Day Price	\$331,800	--
Comments Regarding Pricing Strategy		
<p>I went back 3 months, out in distance .5 miles, and even with relaxing age search criteria I was unable to find comps which were similar in condition to subject. Within 1.9 miles and back 6 months I found 5 comps of which I could only use 3 due to condition factors. The comps used are the best possible currently available comps within 2 miles and the adjustments are sufficient for this area to account for the differences in the subject and comparables. Overall economic and residential market trends are stable. Property values in the area are stable with slight increases. REO properties comprise 1% of this market.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 4430 Stirling Dr
Garland, TX 75043



Front

L2 4031 Norwich Dr
Garland, TX 75043



Front

L3 4401 Exeter Dr
Garland, TX 75043



Front

Sales Photos

S1 1706 Shadow Brook Trl
Garland, TX 75043



Front

S2 5201 Orlando Cir
Garland, TX 75043



Front

S3 1501 Lake Bluff Dr
Garland, TX 75043



Front

ClearMaps Addendum

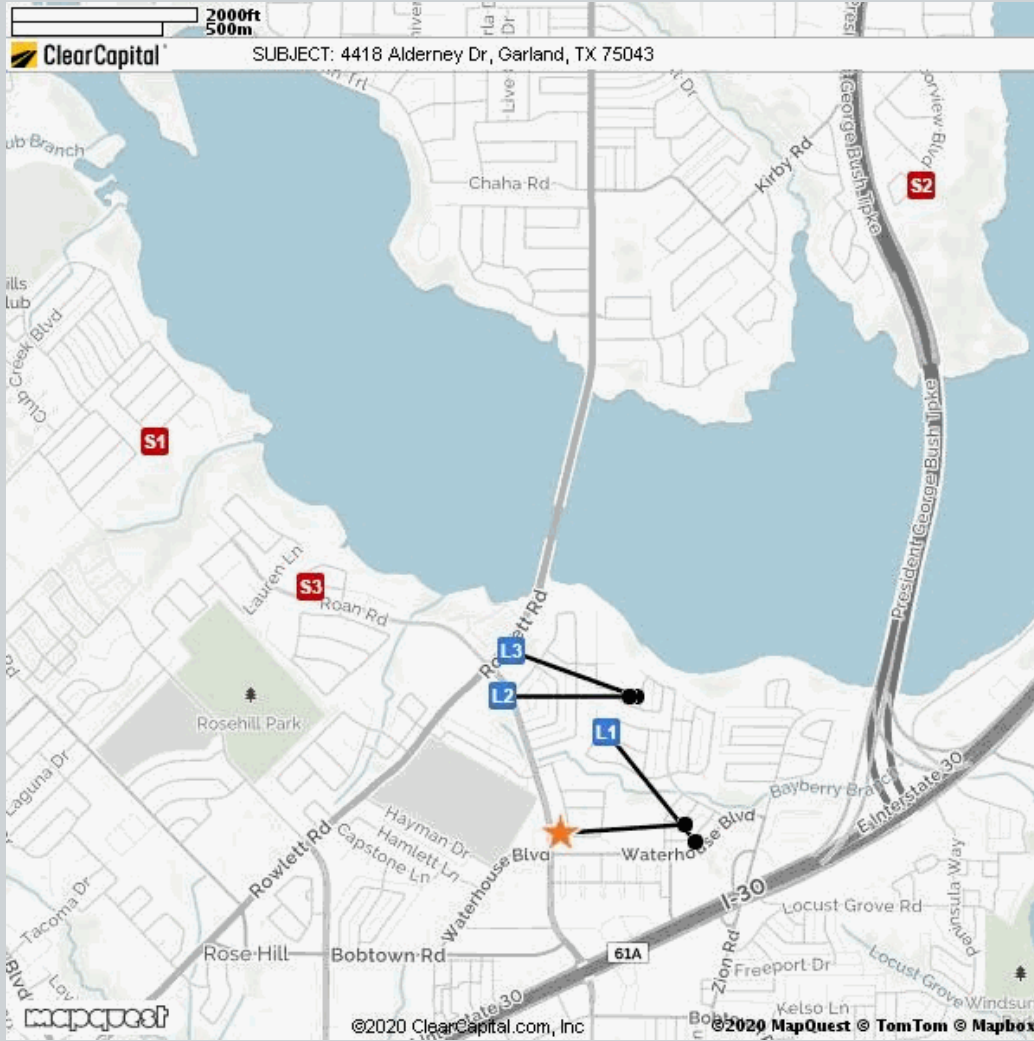
Address ★ 4418 Alderney Drive, Garland, TEXAS 75043

Loan Number 40403

Suggested List \$337,500

Suggested Repaired \$337,500

Sale \$333,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4418 Alderney Dr, Garland, TX	--	Parcel Match
L1	4430 Stirling Dr, Garland, TX	0.06 Miles ¹	Parcel Match
L2	4031 Norwich Dr, Garland, TX	0.40 Miles ¹	Parcel Match
L3	4401 Exeter Dr, Garland, TX	0.39 Miles ¹	Parcel Match
S1	1706 Shadow Brook Trl, Garland, TX	1.89 Miles ¹	Parcel Match
S2	5201 Orlando Cir, Garland, TX	1.91 Miles ¹	Parcel Match
S3	1501 Lake Bluff Dr, Garland, TX	1.29 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	Michael J. Couvillion	Company/Brokerage	Lone Star Realty
License No	557818	Address	1457 W Walnut St Garland TX 75042
License Expiration	06/30/2020	License State	TX
Phone	2142456622	Email	michaelcouvillion@charter.net
Broker Distance to Subject	6.52 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.