

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	5221 Grand Mesa Drive, Fort Worth, TX 76137	Order ID	6875202	Property ID	28913393
Inspection Date	10/07/2020	Date of Report	10/08/2020		
Loan Number	42131	APN	06221890		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Tarrant		

Tracking IDs					
Order Tracking ID	1007BPOs	Tracking ID 1	1007BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Dyran Aimee	Subject appears in average condition with only typical wear and tear visible and no areas of defect or damage observed; Landscaping is maintained and compliments the exterior; Subject conforms well with the neighborhood and exhibits typical curb appeal; The quality and type of the construction matches the build trends of this area;
R. E. Taxes	\$6,331	
Assessed Value	\$216,213	
Zoning Classification	Sgl-Fam-Res-Home	
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	Park Glen HOA	
Association Fees	\$66 / Year (Greenbelt)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Established neighborhood located in a maturing part of the city; Good conformity following the eras build trends in design and construction quality; A number of large trees are present in the neighborhood providing good character and desirability; Neighborhood displays average signs of wear with most properties appearing reasonably maintained; Area contains places of worship, schools, parks, recreation centers, shopping and retail;
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$125,000 High: \$342,000	
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	5221 Grand Mesa Drive	7428 Blackthorn Dr	7024 Indiana Ave	7205 Teal Dr
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76137	76137	76137	76137
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.51 ¹	0.74 ¹	0.66 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$229,900	\$230,000	\$224,900
List Price \$	--	\$229,900	\$230,000	\$224,900
Original List Date		09/02/2020	09/14/2020	09/14/2020
DOM · Cumulative DOM	-- · --	35 · 36	23 · 24	23 · 24
Age (# of years)	31	33	27	30
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	2 Stories Traditional	2 Stories Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,934	1,952	2,002	1,835
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	3 · 2	3 · 2
Total Room #	9	9	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	0.15 acres	0.13 acres	0.12 acres	0.13 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.

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

Listing 1 Listing is the most in construction quality, age, number of rooms and size; Dissimilar in bedroom count;

Listing 2 Listing is the most comparable in size, number of rooms, age and build quality; Dissimilar in bathroom count;

Listing 3 Listing is the most comparable in views, age, number of rooms, size and build quality; Dissimilar in bathroom count;

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	5221 Grand Mesa Drive	4700 Bracken Drive	4612 Greenfern Lane	7709 Guadalupe Ct
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76137	76137	76137	76137
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.65 ¹	0.84 ¹	0.42 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$239,900	\$259,000	\$215,000
List Price \$	--	\$225,000	\$225,000	\$225,300
Sale Price \$	--	\$225,000	\$225,000	\$225,300
Type of Financing	--	Conv	Fha	Fha
Date of Sale	--	04/27/2020	06/03/2020	07/09/2020
DOM · Cumulative DOM	-- · --	115 · 152	56 · 104	57 · 57
Age (# of years)	31	32	35	26
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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,934	1,883	1,897	2,081
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	4 · 2 · 1
Total Room #	9	9	9	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	0.15 acres	0.15 acres	0.13 acres	0.12 acres
Other	--	--	--	fireplace
Net Adjustment	--	\$0	\$0	-\$4,000
Adjusted Price	--	\$225,000	\$225,000	\$221,300

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Listing is the most comparable in size, number of rooms, age, build quality, views, condition, and curb appeal;

Sold 2 Listing is the most in construction quality, condition, views, curb appeal, age, number of rooms and size;

Sold 3 Listing is the most comparable in size, number of rooms, amenities, build quality and location; Adjustments for dissimilar bathroom count and lot size;

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject was listed twice in 2019 and cancelled. Subject was previously listed and sold in 2005 and 2007 with no other unusual activity noted in the MLS or other public records.			
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	\$230,000	\$230,000
Sales Price	\$225,000	\$225,000
30 Day Price	\$218,000	--
Comments Regarding Pricing Strategy		
<p>The final price point was determined by near even comparison between the current and sold listings. The price variance was relatively modest while there appears to be a slight upward trend in values. Due to the fact that values are improving and most of the sold listings days on the market are within 20 to 30 days of what's typical for this area, the final price will reflect a more aggressive value. The final valuation is for a fair market price set to encourage a typical marketing period for this area.</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 7428 Blackthorn Dr
Fort Worth, TX 76137



Front

L2 7024 Indiana Ave
Fort Worth, TX 76137



Front

L3 7205 Teal Dr
Fort Worth, TX 76137



Front

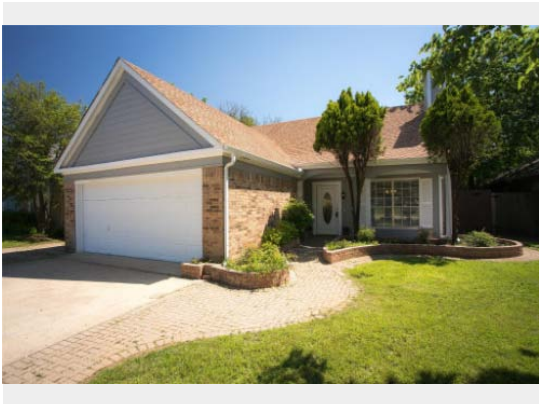
Sales Photos

S1 4700 Bracken Drive
Fort Worth, TX 76137



Front

S2 4612 Greenfern Lane
Fort Worth, TX 76137



Front

S3 7709 Guadalupe Ct
Fort Worth, TX 76137



Front

ClearMaps Addendum

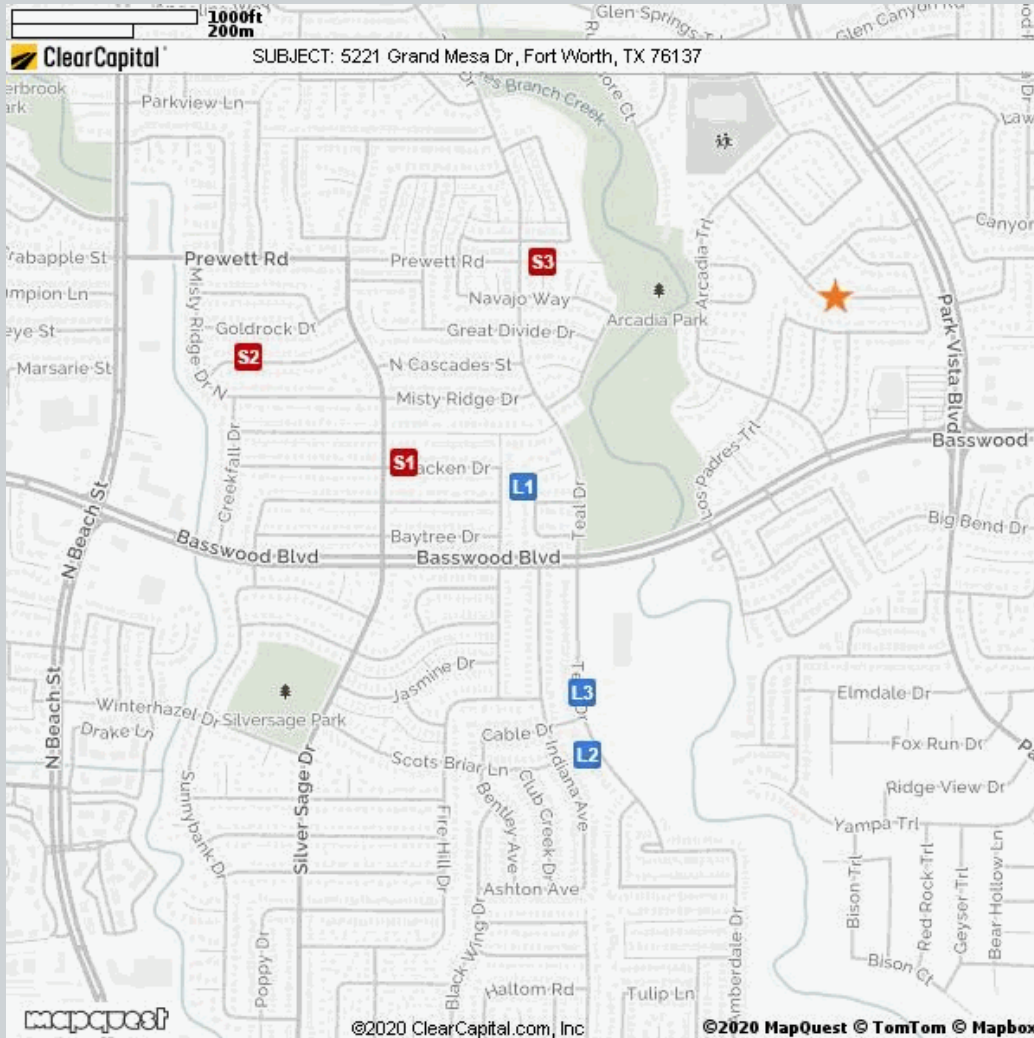
Address ★ 5221 Grand Mesa Drive, Fort Worth, TX 76137

Loan Number 42131

Suggested List \$230,000

Suggested Repaired \$230,000

Sale \$225,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5221 Grand Mesa Drive, Fort Worth, TX 76137	--	Parcel Match
L1 Listing 1	7428 Blackthorn Dr, Fort Worth, TX 76137	0.51 Miles ¹	Parcel Match
L2 Listing 2	7024 Indiana Ave, Fort Worth, TX 76137	0.74 Miles ¹	Parcel Match
L3 Listing 3	7205 Teal Dr, Fort Worth, TX 76137	0.66 Miles ¹	Parcel Match
S1 Sold 1	4700 Bracken Drive, Fort Worth, TX 76137	0.65 Miles ¹	Parcel Match
S2 Sold 2	4612 Greenfern Lane, Fort Worth, TX 76137	0.84 Miles ¹	Parcel Match
S3 Sold 3	7709 Guadalupe Ct, Fort Worth, TX 76137	0.42 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	LaToya Flanigan	Company/Brokerage	Avid Real Estate, LLC
License No	533322	Address	1806 Park Highland Way arlington TX 76012
License Expiration	06/30/2022	License State	TX
Phone	8173718692	Email	support@myavidre.com
Broker Distance to Subject	10.56 miles	Date Signed	10/07/2020

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.