

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	6772 Mike Drive, Fort Worth, TX 76180	Order ID	6903978	Property ID	28999678
Inspection Date	10/26/2020	Date of Report	10/27/2020		
Loan Number	42288	APN	01308289		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Tarrant		

Tracking IDs					
Order Tracking ID	1024BPOs	Tracking ID 1	42288		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Betty F Mason	Condition Comments	
R. E. Taxes	\$4,027	The subject property appears adequately maintained per exterior inspection. No visible signs of deferred maintenance issues were present; however per MLS sheet (attached), the home is in need of foundation repairs and is being offered as is and priced accordingly.	
Assessed Value	\$158,269		
Zoning Classification	SF-1		
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	
Local Economy	Stable	The subject neighborhood appears to be relatively stable at the present time, with only minor changes in median sales and list prices. In the last 3 months listing and sale prices have been increasing slightly due to 2 factors: (1) a shortage of listed properties and an abundance of potential buyers trying to take advantage of the low interest rates and (2) the opening of the economy has motivated buyers. There is a high number of homes in this area that have been purchased by investors through private sales and renovated to above average condition. This, along with the shortage ...	
Sales Prices in this Neighborhood	Low: \$100,000 High: \$332,500		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Neighborhood Comments

The subject neighborhood appears to be relatively stable at the present time, with only minor changes in median sales and list prices. In the last 3 months listing and sale prices have been increasing slightly due to 2 factors: (1) a shortage of listed properties and an abundance of potential buyers trying to take advantage of the low interest rates and (2) the opening of the economy has motivated buyers. There is a high number of homes in this area that have been purchased by investors through private sales and renovated to above average condition. This, along with the shortage of available properties & low interest rates, has assisted in the rising prices. There are average condition homes in this area that are priced in line with the renovated homes. The median sales prices are 100% with the majority of homes selling at or above list prices.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	6772 Mike Drive	4322 Mackey Dr	6733 Victoria Ave	7316 Coronet Ave
City, State	Fort Worth, TX	Fort Worth, TX	North Richland Hills, TX	North Richland Hills, TX
Zip Code	76180	76180	76180	76180
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.30 ¹	0.66 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$239,900	\$245,000	\$270,000
List Price \$	--	\$239,900	\$234,900	\$270,000
Original List Date		10/09/2020	09/18/2020	10/23/2020
DOM · Cumulative DOM	-- · --	2 · 18	38 · 39	3 · 4
Age (# of years)	64	65	62	66
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	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,064	1,716	1,981	2,324
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	4 · 3
Total Room #	8	7	8	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	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	0.28 acres	0.26 acres	0.23 acres	0.39 acres
Other	2 Car carport	None	None	None

* 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** Located in the immediate subdivision, home is inferior in GLA, garage & carport. It has been totally remodeled with fresh paint, new wood floors, new cabinets, granite counters in kitchen & both bathrooms, SS appliances, etc to make it above average in condition.
- Listing 2** Located in an adjoining subdivision, home is similar in GLA, but inferior in carport. It appears well maintained per MLS photos, but there are no recent updates or upgrades completed to add value.
- Listing 3** Located in a neighboring similar subdivision, home is superior in GLA & bathroom, but inferior in carport. It appears well maintained per MLS photos and has updated kitchen appliances, but there have been no other updates or upgrades completed to add value. The home appears to be significantly overpriced for this neighborhood since it is priced above even the renovated homes.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	6772 Mike Drive	6716 Manor Dr	6718 Briley Dr	7325 Deville Dr
City, State	Fort Worth, TX	North Richland Hills, TX	North Richland Hills, TX	North Richland Hills, TX
Zip Code	76180	76180	76180	76180
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.19 ¹	0.65 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$175,000	\$254,000	\$235,000
List Price \$	--	\$175,000	\$2,299,000	\$235,000
Sale Price \$	--	\$180,000	\$228,000	\$232,500
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	06/18/2020	05/28/2020	07/21/2020
DOM · Cumulative DOM	-- · --	2 · 29	67 · 125	14 · 57
Age (# of years)	64	64	63	65
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,064	1,946	2,131	1,910
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	8	7	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	None	Carport 2 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.28 acres	0.29 acres	0.28 acres	0.39 acres
Other	2 Car carport	None	None	None
Net Adjustment	--	+\$10,720	-\$7,680	+\$5,160
Adjusted Price	--	\$190,720	\$220,320	\$237,660

* 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** Located in the immediate subdivision, home is similar in GLA, but inferior in garage & carport. Per MLS photos & comments, home is being sold as is and has needed repairs similar to the subject property and would not qualify for govt backed financing. Adjustments: \$40/SF, \$4,000 for garage, \$2,000 for carport
- Sold 2** Located in the subject's subdivision, home is similar in GLA, but inferior in garage. It has had some recent updates that include fresh paint, new flooring, new HVAC, etc that can add some value, but no major upgrades to add more value and make the home above average in condition. Adjustments: \$40/SF, \$4,000 for garage, \$5,000 for recent updates, \$4,000 for seller concessions
- Sold 3** Located in a neighboring subdivision, home is similar in GLA, but inferior in garage. There is granite counters in the kitchen that can add value, but there are no other updates or upgrades noted per MLS photos & comments. Adjustments: \$40/SF, \$4,000 for garage, \$5,000 for kitchen updates

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Master Realty Team	The subject property is currently listed for sale that is pending.					
Listing Agent Name	Judy Pool Homan						
Listing Agent Phone	214-762-5544						
# 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
09/30/2020	\$185,000	--	--	Pending/Contract	10/07/2020	\$185,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$195,000	\$195,000
Sales Price	\$191,000	\$191,000
30 Day Price	\$185,000	--
Comments Regarding Pricing Strategy		
<p>A search was conducted for all sales within 1 mile of the subject property in the last 6 months between 1650-2500 SF built between 1946-1966 resulting in 25 sales, 2 sales in the immediate subdivision and both were used as Sale 1 & 2. Sale 1 is similar in condition to the subject property as it is also being sold as is and needs some foundation repairs. For this reason, Sale 1 would carry the most weight for the sales to determine the current value of the subject. Sale 3 is located in a similar neighboring subdivision. A similar search for listings resulted in 11 listings, but only 1 listing in the subject's subdivision and used as List 1. List 2 is located in an adjoining subdivision. List 3 is located in a neighboring subdivision & was used to bracket GLA for listings. The subject's MLS sheet plus all supporting documents has been uploaded to this report.</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



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 4322 Mackey Dr
Fort Worth, TX 76180



Front

L2 6733 Victoria Ave
North Richland Hills, TX 76180



Front

L3 7316 Coronet Ave
North Richland Hills, TX 76180



Front

Sales Photos

S1 6716 Manor Dr
North Richland Hills, TX 76180



Front

S2 6718 Briley Dr
North Richland Hills, TX 76180



Front

S3 7325 Deville Dr
North Richland Hills, TX 76180



Front

ClearMaps Addendum

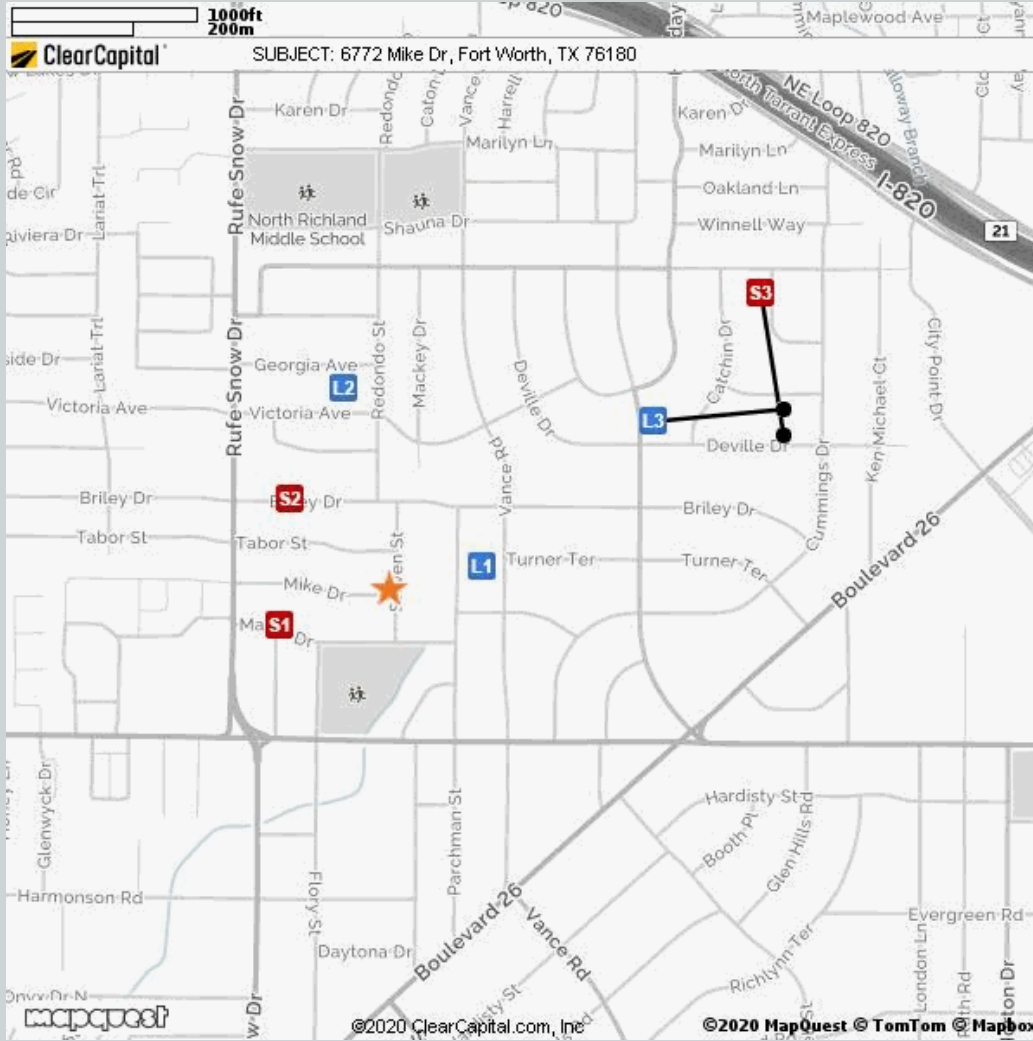
Address ★ 6772 Mike Drive, Fort Worth, TX 76180

Loan Number 42288

Suggested List \$195,000

Suggested Repaired \$195,000

Sale \$191,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6772 Mike Drive, Fort Worth, TX 76180	--	Parcel Match
L1 Listing 1	4322 Mackey Dr, North Richland Hills, TX 76180	0.15 Miles ¹	Parcel Match
L2 Listing 2	6733 Victoria Ave, North Richland Hills, TX 76180	0.30 Miles ¹	Parcel Match
L3 Listing 3	7316 Coronet Ave, North Richland Hills, TX 76180	0.66 Miles ¹	Parcel Match
S1 Sold 1	6716 Manor Dr, North Richland Hills, TX 76180	0.15 Miles ¹	Parcel Match
S2 Sold 2	6718 Briley Dr, North Richland Hills, TX 76180	0.19 Miles ¹	Parcel Match
S3 Sold 3	7325 Deville Dr, North Richland Hills, TX 76180	0.65 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.

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 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.

Report Instructions - cont.

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	Carolyn Hutchinson	Company/Brokerage	Elite REO Services
License No	433561	Address	5256 High Ridge Rd Forest Hill TX 76119
License Expiration	03/31/2022	License State	TX
Phone	6825571642	Email	carolyn.hutchinson@elitereo.com
Broker Distance to Subject	11.16 miles	Date Signed	10/27/2020

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.