

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	463 Pittman Street, Richardson, TX 75081	Order ID	6941942	Property ID	29115804
Inspection Date	11/17/2020	Date of Report	11/17/2020		
Loan Number	42422	APN	42088500010190000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Dallas		

Tracking IDs

Order Tracking ID	1116BPOs	Tracking ID 1	1116BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	BISELL BRIAN & SYLVIA	Condition Comments The subject recently sold on MLS. The interior pictures are attached. These pictures show the subject to be in good condition.
R. E. Taxes	\$5,317	
Assessed Value	\$247,810	
Zoning Classification	SFD	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Private	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The subject is located in an area with access to all amenities. Easy access to highways. The subject area has very few similar comps due to this some criteria had to be expanded. In this area properties are mainly either updated or in need of repairs. Due to this some criteria may appear out of range. All criteria had to be expanded. Including size, condition, radius, age of sale and variance in values.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$225,000 High: \$425,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	463 Pittman Street	713 Cliffside Drive	522 Highland Boulevard	616 Vernet Street
City, State	Richardson, TX	Richardson, TX	Richardson, TX	Richardson, TX
Zip Code	75081	75080	75081	75080
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.53 ¹	0.29 ¹	1.89 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$359,900	\$325,000	\$369,900
List Price \$	--	\$319,000	\$325,000	\$369,900
Original List Date		09/04/2020	11/03/2020	11/13/2020
DOM · Cumulative DOM	-- · --	74 · 74	14 · 14	4 · 4
Age (# of years)	68	60	65	61
Condition	Good	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	2,400	1,979	1,862	2,334
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	3 · 2	5 · 3 · 1
Total Room #	9	9	7	9
Garage (Style/Stalls)	Detached 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	--	--	Pool - Yes	--
Lot Size	.27 acres	.2 acres	.32 acres	.19 acres
Other	n, a	n, a	n, a	n, a

* 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 Differnet subdivision. Similar construction. FMV. Average condition per MLS. This comp has a patio, porch and a fenced yard. Beyond one mile but very few similar comps.

Listing 2 Same subdivision. Similar construction. FMV. Average condition per MLS. This comp has a patio, porch and a fenced yard.

Listing 3 Differnet subdivision. Similar construction. FMV. Good condition per MLS. This comp has a patio, porch and a fenced yard. Beyond one mile but very few similar comps.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	463 Pittman Street	552 Summit Drive	112 N Lois Lane	536 Park Ln
City, State	Richardson, TX	Richardson, TX	Richardson, TX	Richardson, TX
Zip Code	75081	75081	75081	75081
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.52 ¹	0.55 ¹	0.43 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$299,900	\$285,000	\$299,000
List Price \$	--	\$299,900	\$285,000	\$299,000
Sale Price \$	--	\$275,000	\$275,000	\$310,000
Type of Financing	--	Cash	Conv	Conv
Date of Sale	--	05/29/2020	09/02/2020	03/20/2020
DOM · Cumulative DOM	-- · --	6 · 22	34 · 34	2 · 23
Age (# of years)	68	69	68	60
Condition	Good	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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,400	1,995	2,005	2,487
Bdrm · Bths · ½ Bths	4 · 2	3 · 3	4 · 2	4 · 3
Total Room #	9	8	9	10
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.27 acres	.21 acres	.25 acres	.31 acres
Other	n, a	n, a	n, a	n, a
Net Adjustment	--	+\$10,150	+\$11,850	-\$2,610
Adjusted Price	--	\$285,150	\$286,850	\$307,390

* 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** Same subdivision. Similar construction. FMV. Good condition per MLS. +12150 adjustment for sqft. +3000 adjustment for bedroom. -5000 adjustment for bath.
- Sold 2** Same subdivision. Similar construction. FMV. Good condition per MLS. +11850 adjustment for sqft.
- Sold 3** Same subdivision. Similar construction. FMV. Average condition per MLS. Older sale but very few similar comps. +10000 adjustment for condition. -5000 adjustment for bath. -5000 adjustment for garage.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Sold on 11/14/2020			
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
07/16/2020	\$359,990	10/29/2020	\$305,000	Sold	11/14/2020	\$274,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$289,900	\$289,900
Sales Price	\$286,000	\$286,000
30 Day Price	\$281,000	--
Comments Regarding Pricing Strategy		
<p>The subject is a one-story brick home with a two-car garage. The subject's room count is based on the tax records. 857 sqft of the subjects sqft is an addition. It is assumed that the addition is permitted as it is on the 2020 tax records but not on the 2019 records. An attempt to find all sales and listings in similar condition to the subject was made. However due to lack of comps this was not possible. Please note due to lack of comps some lot size tolerances were exceeded as well as some distance parameters were expanded. The subject is on city sewer. The search criteria was set to a one mile radius search (preferably using comps in the same subdivision when available) for comps within 5 years of age +/- and 20% sqft +/- . When this was not available the search radius was expanded. Please note no comps support the subjects last sale price.</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 713 Cliffside Drive
Richardson, TX 75080



Front

L2 522 Highland Boulevard
Richardson, TX 75081



Front

L3 616 Vernet Street
Richardson, TX 75080



Front

Sales Photos

S1 552 Summit Drive
Richardson, TX 75081



Front

S2 112 N Lois Lane
Richardson, TX 75081



Front

S3 536 Park Ln
Richardson, TX 75081



Front

ClearMaps Addendum

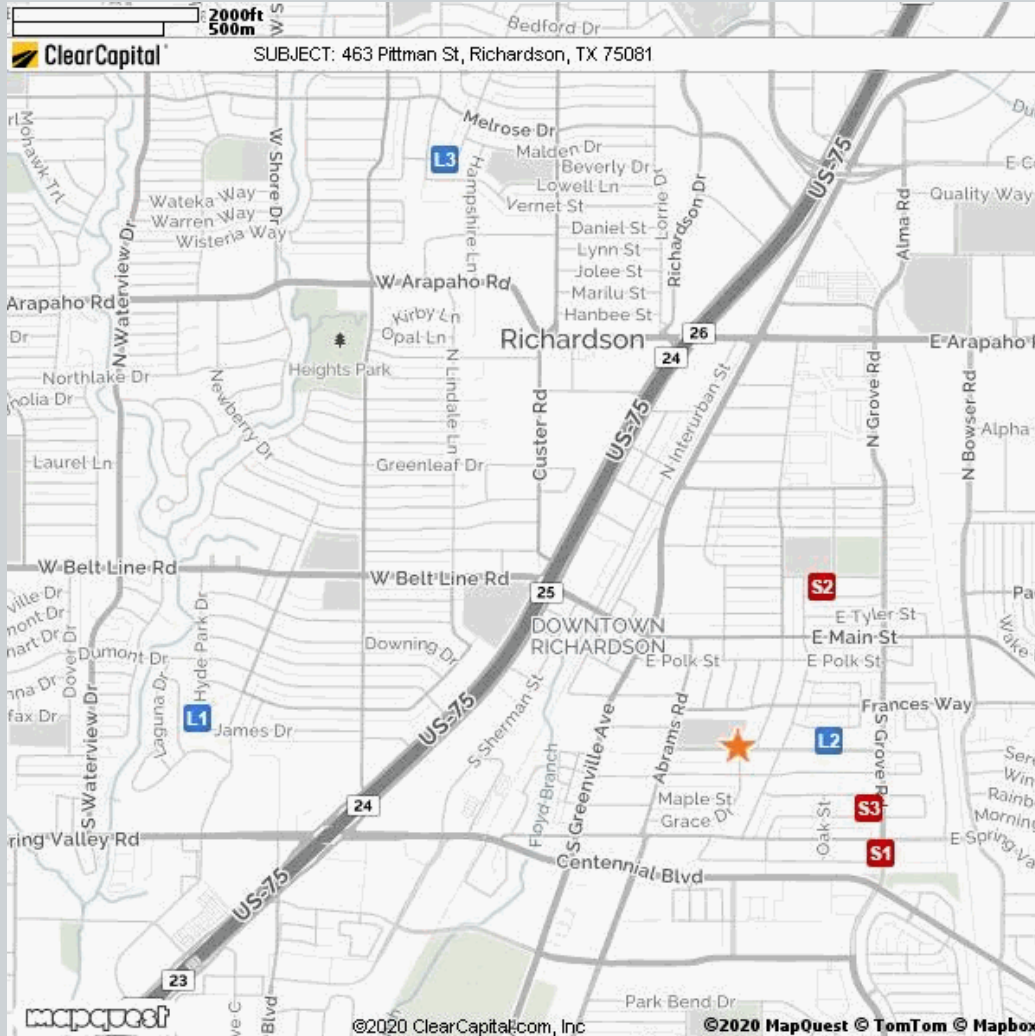
Address ★ 463 Pittman Street, Richardson, TX 75081

Loan Number 42422

Suggested List \$289,900

Suggested Repaired \$289,900

Sale \$286,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	463 Pittman Street, Richardson, TX 75081	--	Parcel Match
L1	713 Cliffside Drive, Richardson, TX 75081	1.53 Miles ¹	Parcel Match
L2	522 Highland Boulevard, Richardson, TX 75081	0.29 Miles ¹	Parcel Match
L3	616 Vernet Street, Richardson, TX 75081	1.89 Miles ¹	Parcel Match
S1	552 Summit Drive, Richardson, TX 75081	0.52 Miles ¹	Parcel Match
S2	112 N Lois Lane, Richardson, TX 75081	0.55 Miles ¹	Parcel Match
S3	536 Park Ln, Richardson, TX 75081	0.43 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	Dave Webb	Company/Brokerage	Recom Realty, Inc.
License No	0422432	Address	1005 Carleton Dr Richardson TX 75081
License Expiration	04/30/2021	License State	TX
Phone	9728080578	Email	davewebbphi39@gmail.com
Broker Distance to Subject	1.58 miles	Date Signed	11/17/2020

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.