

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	2909 Clover Valley Drive, Garland, TX 75043	Order ID	6976544	Property ID	29190237
Inspection Date	12/08/2020	Date of Report	12/11/2020		
Loan Number	42498	APN	26421600090250000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Dallas		

Tracking IDs					
Order Tracking ID	1206BPOs	Tracking ID 1	1206BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Okoronkwo Stephen	Condition Comments The subject appears to be in average condition. The subject's quality of construction is Q4. The subject's occupancy was determined by maintenance.
R. E. Taxes	\$4,654	
Assessed Value	\$165,860	
Zoning Classification	SFD	
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 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: \$160,000 High: \$275,000	
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	2909 Clover Valley Drive	4309 Mesa View Drive	6226 Fallbrook Drive	2917 Branch Oaks Drive
City, State	Garland, TX	Mesquite, TX	Garland, TX	Garland, TX
Zip Code	75043	75150	75043	75043
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.72 ¹	0.48 ¹	0.06 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$215,000	\$240,000	\$239,900
List Price \$	--	\$215,000	\$234,000	\$239,900
Original List Date		10/12/2020	10/21/2020	11/10/2020
DOM · Cumulative DOM	-- · --	0 · 60	32 · 51	28 · 31
Age (# of years)	46	41	43	46
Condition	Average	Average	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	2,010	1,743	2,284	2,172
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	4 · 2
Total Room #	8	7	9	9
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	.19 acres	.18 acres	.17 acres	.19 acres
Other	n, a	n, a	n, a	n, a

* 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 Different subdivision. Similar construction. FMV. Average condition per MLS. This comp has a patio, porch and a fenced yard. Beyond on mile but very few similar comps. No MLS pictures. The picture is from Google and the best available angle.

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

Listing 3 Same subdivision. Similar construction. FMV. Good condition per MLS. This comp has a patio, porch and a fenced yard.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2909 Clover Valley Drive	6329 Fallbrook Drive	2909 Branch Oaks Drive	6429 Field Knoll Drive
City, State	Garland, TX	Garland, TX	Garland, TX	Garland, TX
Zip Code	75043	75043	75043	75043
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.59 ¹	0.06 ¹	0.32 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$215,000	\$195,000	\$239,900
List Price \$	--	\$200,000	\$195,000	\$239,900
Sale Price \$	--	\$170,000	\$205,000	\$238,500
Type of Financing	--	Cash	Conv	Fha
Date of Sale	--	10/27/2020	08/05/2020	06/12/2020
DOM · Cumulative DOM	-- · --	55 · 74	2 · 27	42 · 91
Age (# of years)	46	43	46	44
Condition	Average	Average	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	2,010	1,975	1,725	2,020
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	8	7	8
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	.19 acres	.17 acres	.19 acres	.23 acres
Other	n, a	n, a	n, a	n, a
Net Adjustment	--	+\$1,050	-\$11,450	-\$34,300
Adjusted Price	--	\$171,050	\$193,550	\$204,200

* 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 Same subdivision. Similar construction. FMV. Average condition per MLS. +1050 adjustment for square footage.

Sold 2 Same subdivision. Similar construction. FMV. Good condition per MLS. +8550 adjustment for sqft. -20000 adjustment for condition.

Sold 3 Same subdivision. Similar construction. FMV. Remodeled condition per MLS. -30000 adjustment for condition. -300 adjustment for sqft. -4000 adjustment for carport.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No history			
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	\$179,900	\$179,900
Sales Price	\$175,000	\$175,000
30 Day Price	\$170,000	--
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. 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.</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.

DRIVE-BY BPO

by ClearCapital

2909 CLOVER VALLEY DRIVE
GARLAND, TX 75043

42498
Loan Number

\$175,000
● As-Is Value

Subject Photos



Front



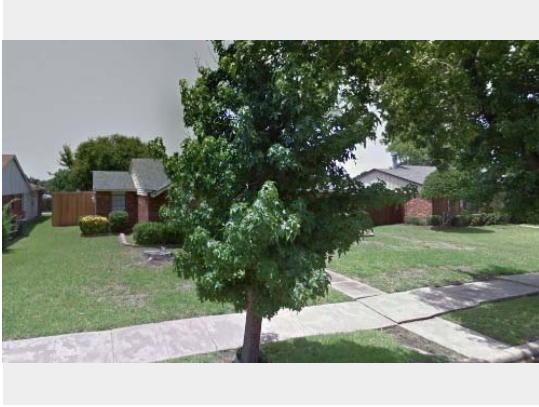
Address Verification



Street

Listing Photos

L1 4309 Mesa View Drive
Mesquite, TX 75150



Front

L2 6226 Fallbrook Drive
Garland, TX 75043



Front

L3 2917 Branch Oaks Drive
Garland, TX 75043



Front

Sales Photos

S1 6329 Fallbrook Drive
Garland, TX 75043



Front

S2 2909 Branch Oaks Drive
Garland, TX 75043



Front

S3 6429 Field Knoll Drive
Garland, TX 75043



Front

ClearMaps Addendum

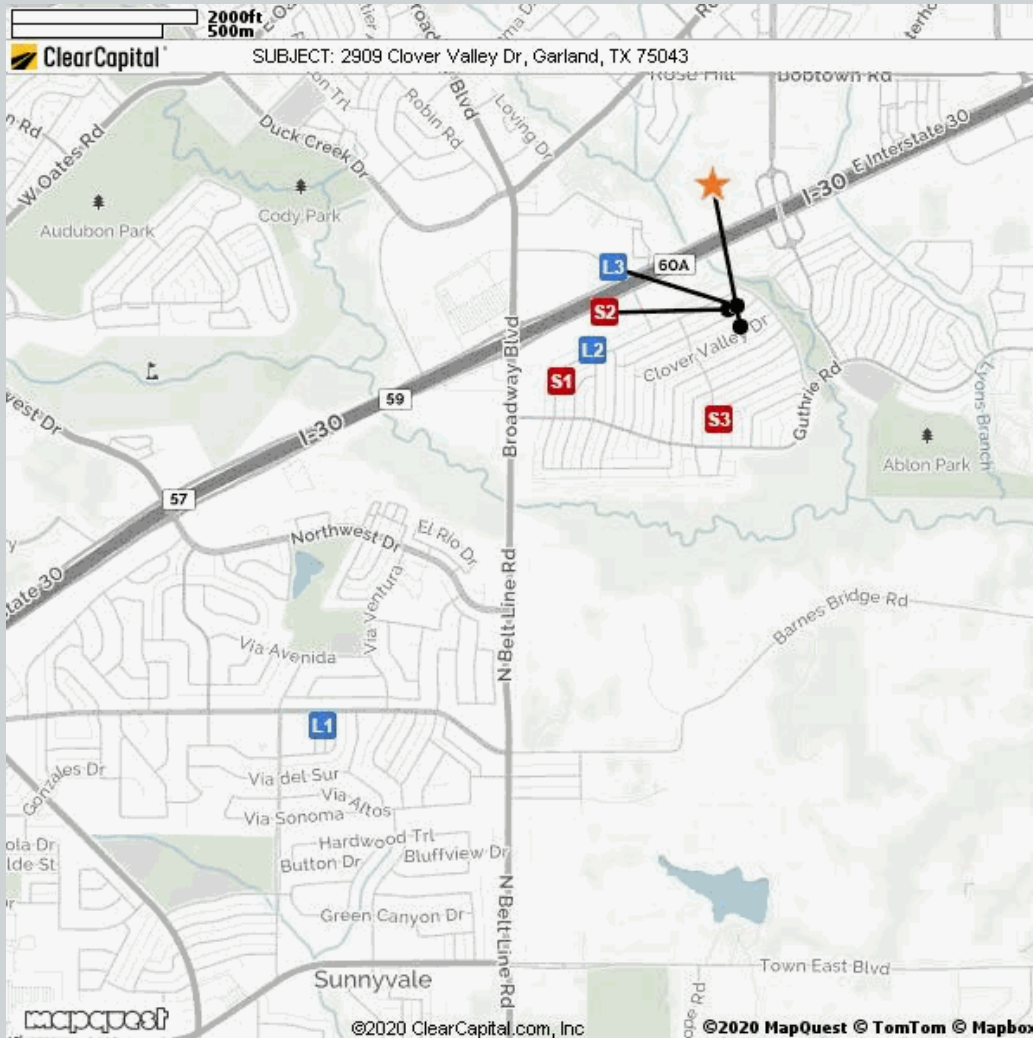
Address ★ 2909 Clover Valley Drive, Garland, TX 75043

Loan Number 42498

Suggested List \$179,900

Suggested Repaired \$179,900

Sale \$175,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2909 Clover Valley Drive, Garland, TX 75043	--	Parcel Match
L1 Listing 1	4309 Mesa View Drive, Mesquite, TX 75150	1.72 Miles ¹	Parcel Match
L2 Listing 2	6226 Fallbrook Drive, Garland, TX 75043	0.48 Miles ¹	Parcel Match
L3 Listing 3	2917 Branch Oaks Drive, Garland, TX 75043	0.06 Miles ¹	Parcel Match
S1 Sold 1	6329 Fallbrook Drive, Garland, TX 75043	0.59 Miles ¹	Parcel Match
S2 Sold 2	2909 Branch Oaks Drive, Garland, TX 75043	0.06 Miles ¹	Parcel Match
S3 Sold 3	6429 Field Knoll Drive, Garland, TX 75043	0.32 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	9.42 miles	Date Signed	12/09/2020

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.