

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	9090 San Joaquin Trail, Fort Worth, TX 76118	Order ID	6967884	Property ID	29174707
Inspection Date	12/04/2020	Date of Report	12/04/2020		
Loan Number	42654	APN	06893767		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Tarrant		

Tracking IDs

Order Tracking ID	1202BPOs	Tracking ID 1	1202BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Daugherty Joe	Condition Comments	
R. E. Taxes	\$5,216	Subject appears in average condition structurally from what is visible on the exterior; No damage or defect observed with only typical wear and tear visible; Roof appears intact and free from damage; Minimal landscaping but is in intact and the lawn is maintained and reasonably kept; Appears to conform with the other properties located in this area;	
Assessed Value	\$151,778		
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	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Established neighborhood located in a maturing part of the city; Good conformity following the eras build trends in design and construction quality; A few 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;	
Sales Prices in this Neighborhood	Low: \$185,000 High: \$395,000		
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	9090 San Joaquin Trail	8309 Riversprings Dr	835 Magnolia Ct	2936 Timber Creek Trl
City, State	Fort Worth, TX	Hurst, TX	Hurst, TX	Fort Worth, TX
Zip Code	76118	76053	76053	76118
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.25 ¹	1.31 ¹	0.41 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$285,000	\$300,000	\$214,000
List Price \$	--	\$285,000	\$300,000	\$214,000
Original List Date		11/28/2020	10/24/2020	12/01/2020
DOM · Cumulative DOM	-- · --	4 · 6	39 · 41	1 · 3
Age (# of years)	24	17	23	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	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,466	1,404	1,415	1,420
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	7	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 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	0.16 acres	0.13 acres	0.21 acres	0.12 acres
Other	--	fireplace, updates	fireplace\updates	fireplace

* Listing 3 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 comparable in age, number of rooms, and size; Dissimilar in recent updates;

Listing 2 Listing is the most comparable in views, build quality, size and number of rooms; Dissimilar in recent updates;

Listing 3 Listing is the most comparable in number of rooms, size, curb appeal, and age;

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	9090 San Joaquin Trail	2932 Timber Creek Trl	9045 San Joaquin Trl	9048 Brushy Creek Trl
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76118	76118	76118	76118
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.40 ¹	0.13 ¹	0.25 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$215,000	\$199,900	\$229,000
List Price \$	--	\$215,000	\$221,000	\$227,000
Sale Price \$	--	\$215,000	\$221,000	\$227,000
Type of Financing	--	Fha	Conv	Conv
Date of Sale	--	04/06/2020	10/13/2020	06/17/2020
DOM · Cumulative DOM	-- · --	38 · 38	40 · 40	41 · 41
Age (# of years)	24	25	25	20
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	1,466	1,302	1,699	1,542
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
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	0.16 acres	0.12 acres	0.16 acres	0.13 acres
Other	--	fireplace	fireplace	fireplace
Net Adjustment	--	\$0	-\$4,000	\$0
Adjusted Price	--	\$215,000	\$217,000	\$227,000

* Sold 3 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 in construction quality, condition, views, curb appeal, age, number of rooms and size;

Sold 2 Listing is the most comparable in size, number of rooms, age and build quality; Adjustments for dissimilar square footage;

Sold 3 Listing is the most comparable in size, number of rooms, age, build quality, views, condition, and curb appeal;

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject was listed and sold in 2012 at fair market with no unusual activity noted.			
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	\$235,000	\$235,000
Sales Price	\$225,000	\$225,000
30 Day Price	\$219,000	--
Comments Regarding Pricing Strategy		
<p>The area presented a limited number of comparable active listings within a 1 mile radius even after expanding the search criteria as follows: SqFt Total is 1200 to 1700 and Yr Built is 1989 to 2003. As a result, it was necessary to expand the search radius beyond one mile in order to return the needed number of comparable active listings. Values have been adjusted as appropriate based on differences in condition, square footage, and location. The value conclusion is based on a carefully weighted solution between both the sold and active listings. Due to the fact that most of the listing's days on the market on average are above what's typical for this area, the final price will reflect a less 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 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



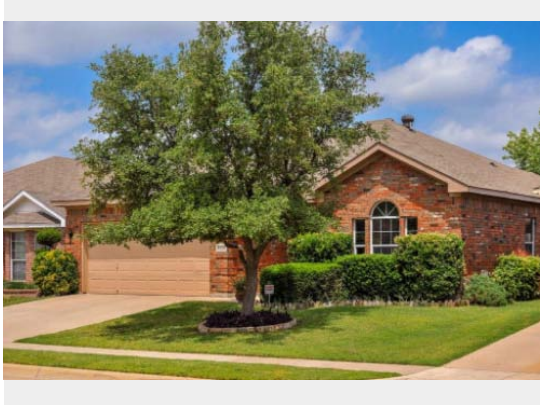
Address Verification



Street

Listing Photos

L1 8309 Riversprings Dr
Hurst, TX 76053



Front

L2 835 Magnolia Ct
Hurst, TX 76053



Front

L3 2936 Timber Creek Trl
Fort Worth, TX 76118



Front

Sales Photos

S1 2932 Timber Creek Trl
Fort Worth, TX 76118



Front

S2 9045 San Joaquin Trl
Fort Worth, TX 76118



Front

S3 9048 Brushy Creek Trl
Fort Worth, TX 76118



Front

ClearMaps Addendum

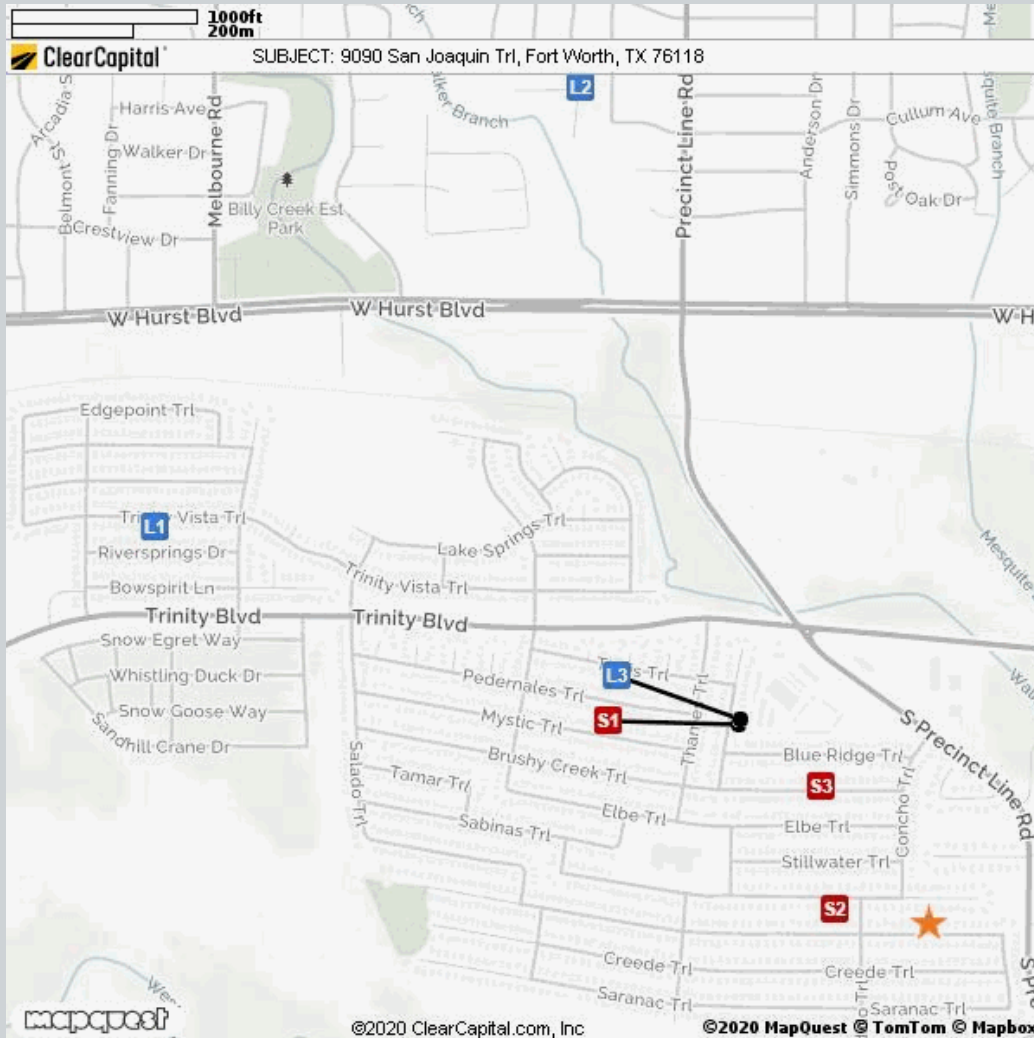
Address ★ 9090 San Joaquin Trail, Fort Worth, TX 76118

Loan Number 42654

Suggested List \$235,000

Suggested Repaired \$235,000

Sale \$225,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	9090 San Joaquin Trail, Fort Worth, TX 76118	--	Parcel Match
L1 Listing 1	8309 Riversprings Dr, Hurst, TX 76053	1.25 Miles ¹	Parcel Match
L2 Listing 2	835 Magnolia Ct, Hurst, TX 76053	1.31 Miles ¹	Parcel Match
L3 Listing 3	2936 Timber Creek Trl, Fort Worth, TX 76118	0.41 Miles ¹	Parcel Match
S1 Sold 1	2932 Timber Creek Trl, Fort Worth, TX 76118	0.40 Miles ¹	Parcel Match
S2 Sold 2	9045 San Joaquin Trl, Fort Worth, TX 76118	0.13 Miles ¹	Parcel Match
S3 Sold 3	9048 Brushy Creek Trl, Fort Worth, TX 76118	0.25 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	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	3.02 miles	Date Signed	12/04/2020

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.