

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	1301 Lyric Drive, Fort Worth, TX 76134	Order ID	6967884	Property ID	29174360
Inspection Date	12/02/2020	Date of Report	12/03/2020		
Loan Number	42660	APN	01158775		
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	Alton Hernandez Jr	Condition Comments	
R. E. Taxes	\$3,650	Besides some deferred maintenance issues visible during inspection, the home appears adequately maintained. The painted siding on the home appears to have peeling paint and should be scraped & repainted. In addition, there is a place on the right side of the roof that appears to be a hole in the shingles and should be repaired. The shingles on the roof appear new so this flaw is apparently a recent occurrence from possibly a storm. A roof inspection by a certified roofer is highly recommended to determine scope of damage and exact cost to cure. Likewise, an interior inspection is recommended to determine if there are interior damages that were caused from roof's failure to perform.	
Assessed Value	\$124,449		
Zoning Classification	SF-1		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$4,000		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$4,000		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Values in the subject neighborhood have remained relatively stable over the last year after experiencing dramatic increases over the previous 2 years. There are many homes in this neighborhood that have been purchased by investors & had renovations with upgrades to add value, then marketed at significantly higher prices than average condition homes. From Jan thru April, the listings appear to have declined slightly, most likely due to the Covid pandemic. Since July 2020, prices once again began to rise at approximately 0.5% per month as the state and communities reopen and the o...	
Sales Prices in this Neighborhood	Low: \$150,000 High: \$287,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<90		

Neighborhood Comments

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Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1301 Lyric Drive	324 Sheffield Dr	6924 Chippendale Dr	321 Afton Rd
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76134	76134	76134	76134
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.69 ¹	0.78 ¹	0.64 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$197,000	\$195,000	\$243,000
List Price \$	--	\$169,900	\$195,000	\$243,000
Original List Date		04/30/2020	11/09/2020	09/29/2020
DOM · Cumulative DOM	-- · --	181 · 217	4 · 24	59 · 65
Age (# of years)	53	55	60	58
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	1,996	1,622	1,761	2,196
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2 · 1
Total Room #	7	6	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Pool - Yes
Lot Size	0.21 acres	0.22 acres	0.24 acres	0.21 acres
Other	None	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.

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. There have been no recent updates or upgrades completed to add value and was priced low for a quick sale.

Listing 2 Home is inferior in GLA, but similar in all other characteristics. It has had some recent updates that include fresh paint & new carpet, but no major upgrades to add value.

Listing 3 Home is superior in GLA, bathroom & pool, but inferior in garage. It appears well maintained per MLS photos and has been updated regularly, but no major upgrades completed to add value.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1301 Lyric Drive	201 Bellevue Dr	321 Cotillion Rd	1517 Royster Rd
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76134	76134	76134	76134
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.81 ¹	0.55 ¹	0.49 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$187,000	\$198,000	\$199,900
List Price \$	--	\$187,000	\$189,000	\$199,900
Sale Price \$	--	\$184,000	\$187,000	\$205,000
Type of Financing	--	Fha	Fha	Conventional
Date of Sale	--	10/14/2020	11/12/2020	07/24/2020
DOM · Cumulative DOM	-- · --	14 · 47	52 · 89	5 · 35
Age (# of years)	53	59	56	43
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	1,996	1,705	1,683	2,171
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2 · 1
Total Room #	7	7	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.21 acres	0.21 acres	0.22 acres	0.21 acres
Other	None	None	None	None
Net Adjustment	--	+\$10,640	+\$12,520	-\$13,000
Adjusted Price	--	\$194,640	\$199,520	\$192,000

* 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** Home is inferior in GLA, but similar in all other characteristics. It appears well maintained per MLS photos, but there have been no recent updates or upgrades completed and there are areas of the home that appears very dated. Adjustments: \$40/SF, \$1,000 for seller concessions
- Sold 2** Home is inferior in GLA. It has fresh paint & new flooring, but no other updates or upgrades that would add value. Adjustments: \$40/SF
- Sold 3** Located in an adjoining subdivision, home is superior in GLA & bathroom. It has fresh paint, but no major upgrades to add value. Adjustments: \$40/SF, \$3,000 for bathroom, \$3,000 for seller concessions

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No evidence was found indicating the subject property has ever been listed or sold on MLS			
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	\$195,000	\$203,000
Sales Price	\$192,000	\$198,000
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 1600-2400 SF built between 1957-1977 resulting in 13 sales, with all but one sale in the immediate subdivision. Out of 12 sales in the subdivision, there were only 5 sales in the last 3 months. The 2 most similar sales in average condition in the subject's subdivision were used as Sale 1 & 2. The one sale in the adjoining subdivision in average condition was used as Sale 3 to bracket GLA for sales. A similar search for listings produced 8 listings, 7 listings in the subject's subdivision, and one listing in an adjoining subdivision. The 3 most similar listings in the subdivision in average condition were used. List 3 has a pool that adds value, but could not be avoided as it was used to bracket GLA.</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



Other



Other



Other

Listing Photos

L1 324 Sheffield Dr
Fort Worth, TX 76134



Front

L2 6924 Chippendale Dr
Fort Worth, TX 76134



Front

L3 321 Afton Rd
Fort Worth, TX 76134



Front

Sales Photos

S1 201 Bellevue Dr
Fort Worth, TX 76134



Front

S2 321 Cotillion Rd
Fort Worth, TX 76134



Front

S3 1517 Royster Rd
Fort Worth, TX 76134



Front

ClearMaps Addendum

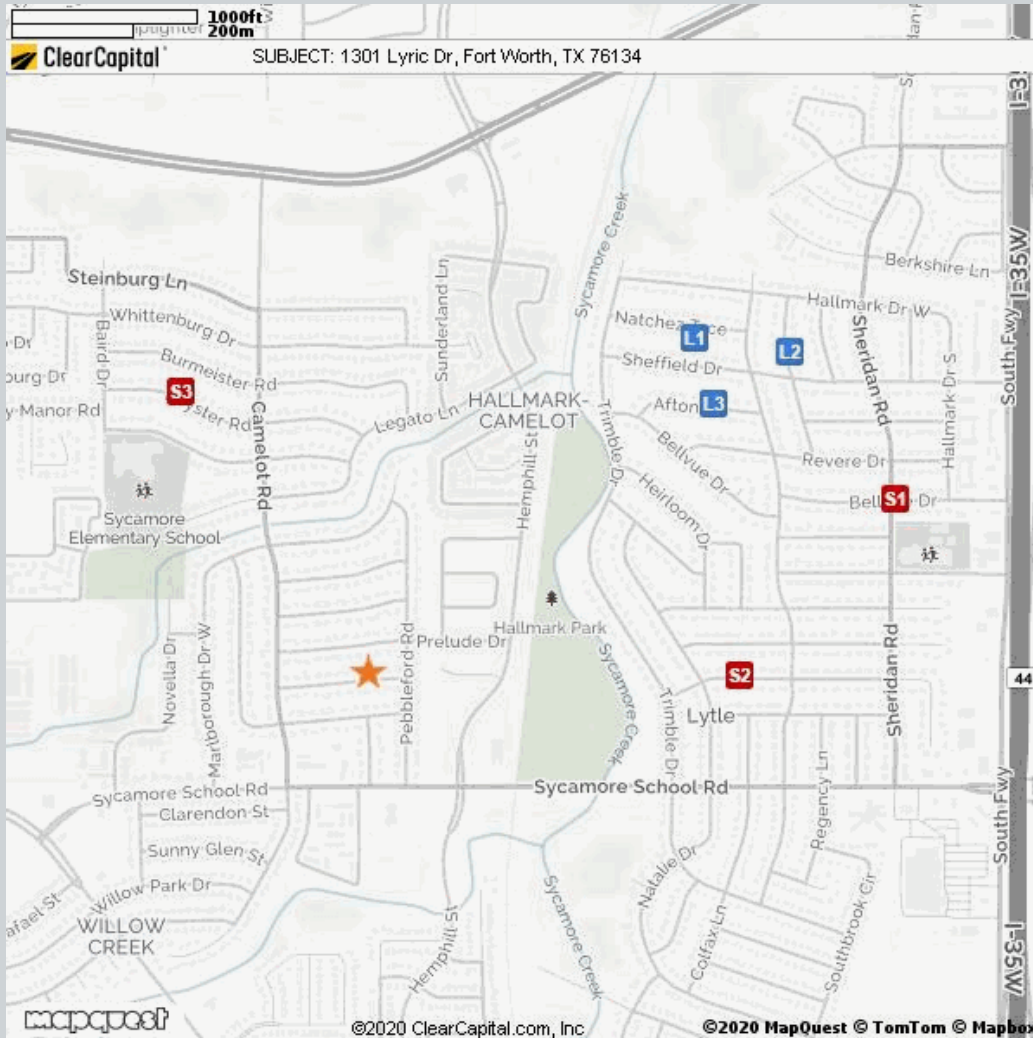
Address ★ 1301 Lyric Drive, Fort Worth, TX 76134

Loan Number 42660

Suggested List \$195,000

Suggested Repaired \$203,000

Sale \$192,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1301 Lyric Drive, Fort Worth, TX 76134	--	Parcel Match
L1 Listing 1	324 Sheffield Dr, Fort Worth, TX 76134	0.69 Miles ¹	Parcel Match
L2 Listing 2	6924 Chippendale Dr, Fort Worth, TX 76134	0.78 Miles ¹	Parcel Match
L3 Listing 3	321 Afton Rd, Fort Worth, TX 76134	0.64 Miles ¹	Parcel Match
S1 Sold 1	201 Bellevue Dr, Fort Worth, TX 76134	0.81 Miles ¹	Parcel Match
S2 Sold 2	321 Cotillion Rd, Fort Worth, TX 76134	0.55 Miles ¹	Parcel Match
S3 Sold 3	1517 Royster Rd, Fort Worth, TX 76134	0.49 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	5.75 miles	Date Signed	12/03/2020

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.