

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.

<b>Address</b>	1725 Queen Street, Fort Worth, TX 76103	<b>Order ID</b>	7205833	<b>Property ID</b>	29890454
<b>Inspection Date</b>	03/31/2021	<b>Date of Report</b>	04/01/2021		
<b>Loan Number</b>	43991	<b>APN</b>	00289418		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Tarrant		

### Tracking IDs

<b>Order Tracking ID</b>	0331BPO	<b>Tracking ID 1</b>	0331BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	J B HENDRICKSON	<b>Condition Comments</b> Subject appears in average condition with only typical wear and tear visible and no areas of defect or damage observed; Landscaping is maintained and compliments the exterior; Subject conforms well with the neighborhood and exhibits typical curb appeal; The quality and type of the construction matches the build trends of this area;
<b>R. E. Taxes</b>	\$3,988	
<b>Assessed Value</b>	\$145,386	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Established neighborhood located in a desirable and visually appealing part of the city; This is an area comprised of custom homes of varying age with good conformity following the eras build trends in design and construction quality; An abundance of mature trees line the properties providing good character and desirability; Neighborhood shows below average signs of wear with most properties appearing well maintained; Area contains places of worship, schools, parks, golf clubs, shopping and retail with access to major interstates and local area attractions;
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$98600 High: \$288400	
<b>Market for this type of property</b>	Increased 6 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1725 Queen Street	1908 Watson St	1800 Lake Shore Ct	6916 Sandybrook Drive
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76103	76103	76103	76120
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.21 <sup>1</sup>	0.73 <sup>1</sup>	2.61 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$249,500	\$175,000	\$179,900
List Price \$	--	\$249,500	\$175,000	\$179,900
Original List Date		03/11/2021	02/03/2021	03/19/2021
DOM · Cumulative DOM	-- · --	20 · 21	56 · 57	4 · 13
Age (# of years)	38	36	48	41
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	1,569	1,885	1,698	1,439
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	8	8	7
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	0.17 acres	0.63 acres	0.11 acres	.152 acres
Other	--	--	--	--

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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 size, number of rooms, amenities, build quality and location; Dissimilar in square footage and condition;

**Listing 2** Listing is the most comparable in number of rooms, size, curb appeal, and age;

**Listing 3** Listing is the most comparable in views, build quality, size and number of rooms; Dissimilar in square footage;

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1725 Queen Street	1701 Queen St	1705 Queen Street	1662 Watson Rd
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76103	76103	76103	76103
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 <sup>1</sup>	0.03 <sup>1</sup>	0.13 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$174,500	\$175,700	\$198,000
List Price \$	--	\$173,000	\$180,000	\$200,000
Sale Price \$	--	\$173,000	\$180,000	\$200,000
Type of Financing	--	Fha	Conv	Conv
Date of Sale	--	05/29/2020	10/02/2020	04/20/2020
DOM · Cumulative DOM	-- · --	44 · 44	2 · 32	47 · 47
Age (# of years)	38	37	38	46
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	1,569	1,289	1,386	1,895
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	2 · 2	3 · 2
Total Room #	6	7	5	2
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	0.17 acres	0.39 acres	.276 acres	0.23 acres
Other	--	--	--	--
Net Adjustment	--	+\$4,000	+\$7,000	-\$5,000
Adjusted Price	--	\$177,000	\$187,000	\$195,000

\* Sold 3 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Listing is the most comparable in size, number of rooms, age and build quality; Adjustments for dissimilar bedroom count, condition and square footage;
- Sold 2** Listing is the most comparable in location, age, number of rooms, size and build quality; Adjustments for dissimilar square footage and bedroom count;
- Sold 3** Listing is the most comparable in construction quality, age, number of rooms and size; Adjustments for dissimilar square footage;

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject was listed and sold in 2021 at fair market with no unusual activity noted.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	1						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
03/10/2021	\$180,000	--	--	Sold	03/30/2021	\$180,250	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$200,000	\$200,000
<b>Sales Price</b>	\$195,000	\$195,000
<b>30 Day Price</b>	\$190,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Many of the comparable listings in this area have either gone through recent updates or a complete remodel. This has created a wider than typical range in pricing. Values have been adjusted as appropriate based on differences in condition or amenities. The value conclusion is based on a careful weighting of both the sold and active listings with greatest weight placed on those listings closest in condition and square footage. The sold comparable listings moved off the market above what is typical for this area which led to the final pricing for the subject to be set less aggressively to encourage the desired marketing period for a fair market value as requested in this report.</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** 1908 Watson St  
Fort Worth, TX 76103



Front

**L2** 1800 Lake Shore Ct  
Fort Worth, TX 76103



Front

**L3** 6916 Sandybrook Drive  
Fort Worth, TX 76120



Front



## Sales Photos

**S1** 1701 Queen St  
Fort Worth, TX 76103



Front

**S2** 1705 Queen Street  
Fort Worth, TX 76103



Front

**S3** 1662 Watson Rd  
Fort Worth, TX 76103



Front

### ClearMaps Addendum

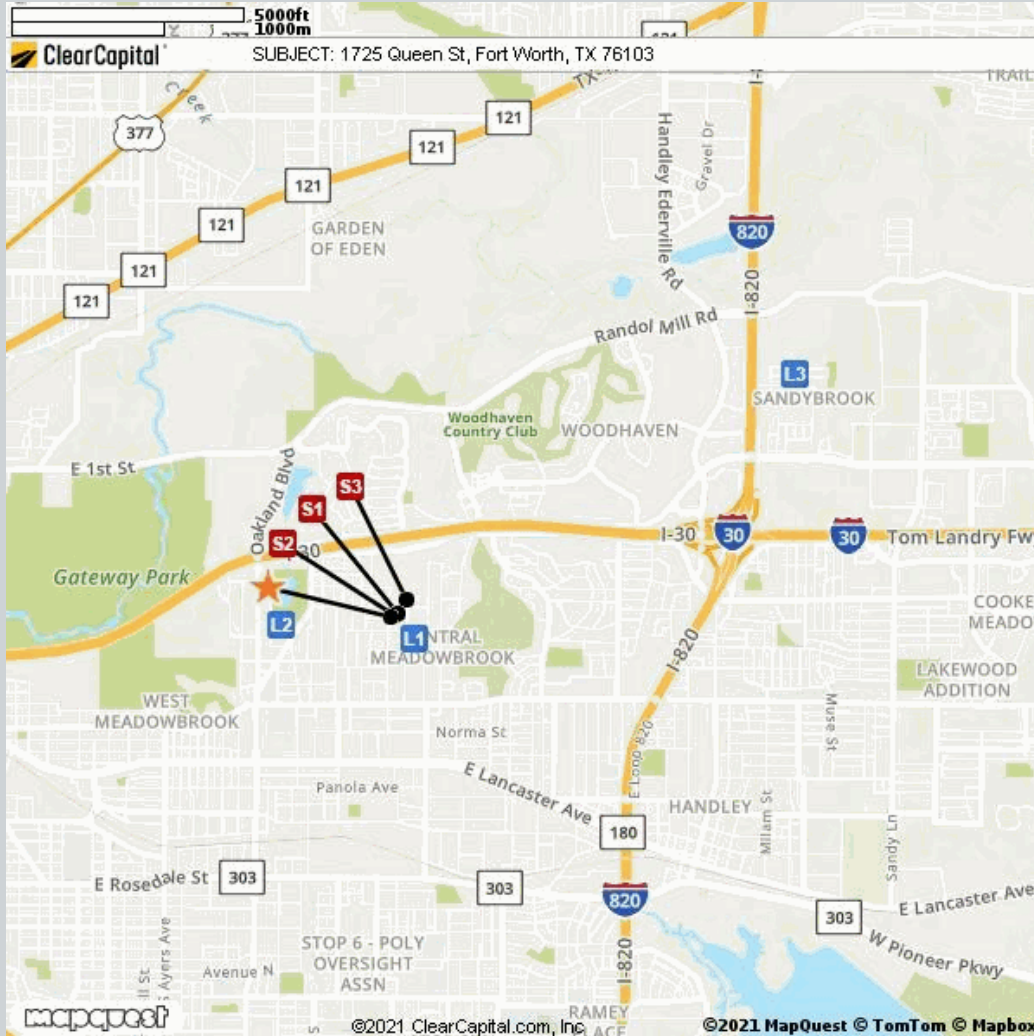
**Address** ★ 1725 Queen Street, Fort Worth, TX 76103

**Loan Number** 43991

**Suggested List** \$200,000

**Suggested Repaired** \$200,000

**Sale** \$195,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1725 Queen Street, Fort Worth, TX 76103	--	Parcel Match
L1 Listing 1	1908 Watson St, Fort Worth, TX 76103	0.21 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1800 Lake Shore Ct, Fort Worth, TX 76103	0.73 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	6916 Sandybrook Drive, Fort Worth, TX 76120	2.61 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1701 Queen St, Fort Worth, TX 76103	0.04 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1705 Queen Street, Fort Worth, TX 76103	0.03 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1662 Watson Rd, Fort Worth, TX 76103	0.13 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	LaToya Flanigan	<b>Company/Brokerage</b>	Avid Real Estate, LLC
<b>License No</b>	533322	<b>Address</b>	1806 Park Highland Way arlington TX 76012
<b>License Expiration</b>	06/30/2022	<b>License State</b>	TX
<b>Phone</b>	8173718692	<b>Email</b>	support@myavidre.com
<b>Broker Distance to Subject</b>	6.92 miles	<b>Date Signed</b>	03/31/2021

*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.**