

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>	5514 Oak Trail, Dallas, TX 75232	<b>Order ID</b>	7217376	<b>Property ID</b>	29917475
<b>Inspection Date</b>	04/06/2021	<b>Date of Report</b>	04/07/2021		
<b>Loan Number</b>	44282	<b>APN</b>	00-00064-966-300-0000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Dallas		

**Tracking IDs**

<b>Order Tracking ID</b>	0406BPO	<b>Tracking ID 1</b>	0406BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Witherspoon Elsie	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$4,612	Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.	
<b>Assessed Value</b>	\$170,000		
<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>	
<b>Local Economy</b>	Stable	The subject is located in a suburban neighborhood with stable property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.	
<b>Sales Prices in this Neighborhood</b>	Low: \$169,000 High: \$288,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<180		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	5514 Oak Trail	406 Penguin Drive	1511 Matagorda Drive	5528 Oak Trail
City, State	Dallas, TX	Dallas, TX	Dallas, TX	Dallas, TX
Zip Code	75232	75241	75232	75232
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.96 <sup>1</sup>	0.64 <sup>1</sup>	0.03 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$239,000	\$300,000	\$333,990
List Price \$	--	\$229,900	\$285,000	\$299,990
Original List Date		02/21/2021	03/25/2021	02/12/2021
DOM · Cumulative DOM	-- · --	45 · 45	13 · 13	54 · 54
Age (# of years)	60	61	53	61
Condition	Average	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	2,402	2,173	2,177	2,551
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 3	3 · 2	4 · 2 · 1
Total Room #	8	9	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	0.260 acres	0.26 acres	0.23 acres	0.27 acres
Other	None	None	None	None

\* Listing 1 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** Adjustments: Bath: \$-2000, HBath: \$1000, GLA: \$4580, Total Adjustment: \$3580, Net Adjustment Value: \$233480 conventional tract single family home similar in GLA and condition, standard sale.

**Listing 2** Adjustments: Bed: \$3000, HBath: \$1000, GLA: \$4500, Total Adjustment: \$8500, Net Adjustment Value: \$293500 conventional tract single family home similar in GLA and similar in full bathroom count, standard sale.

**Listing 3** Adjustments: Condition: \$-2500, GLA: \$-2980, Total Adjustment: \$-5480, Net Adjustment Value: \$294510 conventional tract single family home superior in condition and similar in bedroom count, standard sale.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	5514 Oak Trail	1416 W Red Bird Lane	816 Glen Stone Lane	1208 Gregory Drive
<b>City, State</b>	Dallas, TX	Dallas, TX	Dallas, TX	Dallas, TX
<b>Zip Code</b>	75232	75232	75232	75232
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.66 <sup>1</sup>	0.25 <sup>1</sup>	0.35 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$210,000	\$295,000	\$245,000
<b>List Price \$</b>	--	\$210,000	\$285,000	\$235,000
<b>Sale Price \$</b>	--	\$211,250	\$234,000	\$240,000
<b>Type of Financing</b>	--	0	0	0
<b>Date of Sale</b>	--	08/07/2020	06/18/2020	08/21/2020
<b>DOM · Cumulative DOM</b>	-- · --	60 · 60	244 · 244	63 · 63
<b>Age (# of years)</b>	60	62	58	64
<b>Condition</b>	Average	Average	Good	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	2 Stories 2 Story	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,402	1,986	2,567	2,316
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	3 · 2 · 1	4 · 2 · 1	4 · 2
<b>Total Room #</b>	8	7	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.260 acres	0.36 acres	0.29 acres	0.29 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$11,120	-\$5,800	+\$4,720
<b>Adjusted Price</b>	--	\$222,370	\$228,200	\$244,720

\* 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** Adjustments:Bed:\$3000,GLA:\$8320,Lot:\$-200,Total Adjustment:11120,Net Adjustment Value:\$222370 conventional tract single family home similar in GLA and similar in full bathroom count, standard sale.
- Sold 2** Adjustments:Condition:\$-2500,GLA:\$-3300,Total Adjustment:-5800,Net Adjustment Value:\$228200 conventional tract single family home superior in condition and similar in bedroom count, standard sale.
- Sold 3** Adjustments:,HBath:\$1000,GLA:\$1720,Garage:\$4000,Carport:\$-2000,Total Adjustment:4720,Net Adjustment Value:\$244720 conventional tract single family home similar in GLA and condition, standard sale.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	The Hughes Group Real Estate	None Noted					
<b>Listing Agent Name</b>	Paulette Washington						
<b>Listing Agent Phone</b>	(214) 552-4329						
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<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>
03/17/2021	\$230,000	--	--	--	--	--	MLS

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$250,000	\$250,000
<b>Sales Price</b>	\$240,000	\$240,000
<b>30 Day Price</b>	\$230,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Based on the exterior observation the subject is in average condition. All maintenance appears to be up to date and no repairs are necessary based on the exterior inspection. I have searched within 6 months, +/- 20% GLA, +/- 10 years, proximity up to 1 mile. There are limited comparable's with similar condition available. So I exceeded closed date, condition, style, bed bath count, year built, and lot size guidelines. The value and marketability will not be affected with the subject being located near a commercial area, worship, school, and busy street. In delivering the final valuation, most weight has been placed on CS3 and LC1 are the best comparable's. The subject details are taken from the tax record.</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



Street

## Listing Photos

**L1** 406 Penguin Drive  
Dallas, TX 75241



Front

**L2** 1511 Matagorda Drive  
Dallas, TX 75232



Front

**L3** 5528 Oak Trail  
Dallas, TX 75232



Front



## Sales Photos

**S1** 1416 W Red Bird Lane  
Dallas, TX 75232



Front

**S2** 816 Glen Stone Lane  
Dallas, TX 75232



Front

**S3** 1208 Gregory Drive  
Dallas, TX 75232



Front

### ClearMaps Addendum

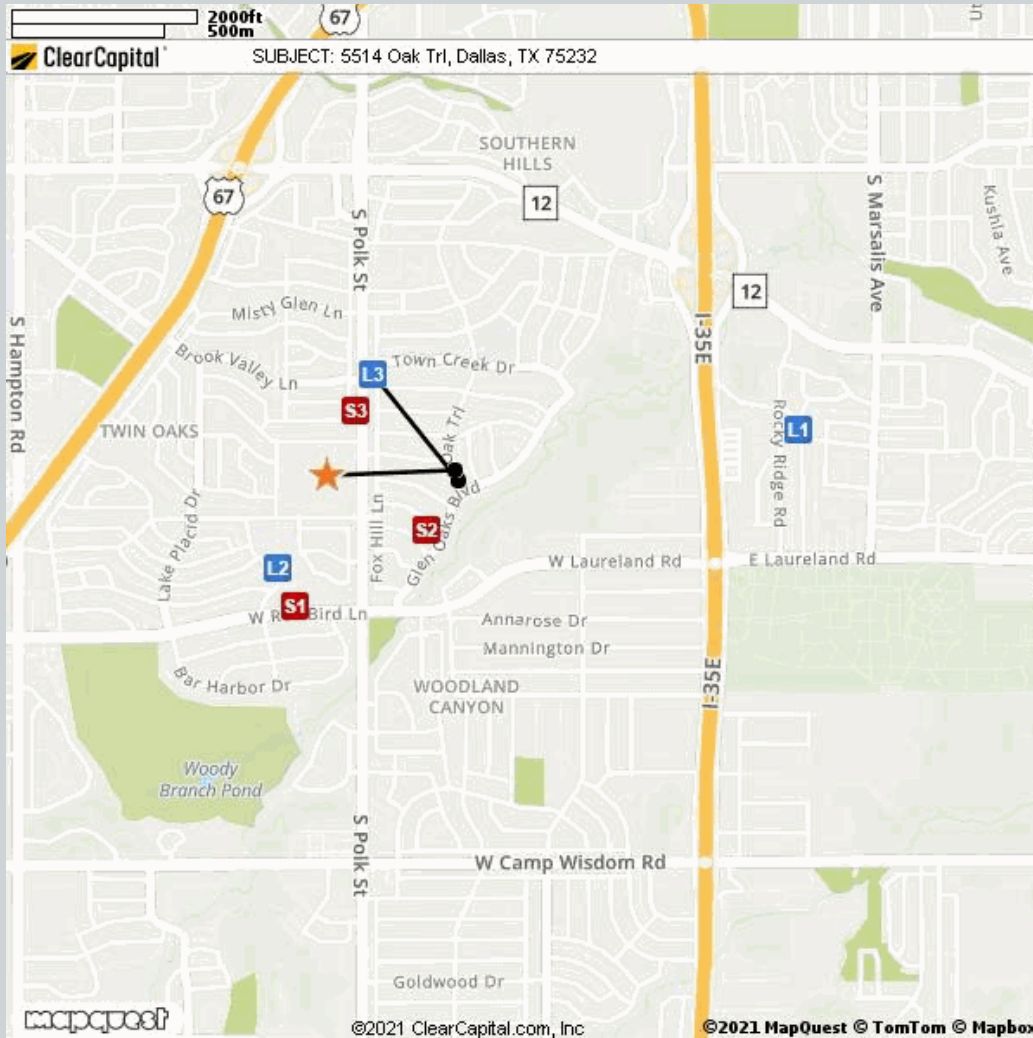
**Address** ★ 5514 Oak Trail, Dallas, TX 75232

**Loan Number** 44282

**Suggested List** \$250,000

**Suggested Repaired** \$250,000

**Sale** \$240,000



#### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5514 Oak Trail, Dallas, TX 75232	--	Parcel Match
L1 Listing 1	406 Penguin Drive, Dallas, TX 75241	0.96 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1511 Matagorda Drive, Dallas, TX 75232	0.64 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5528 Oak Trail, Dallas, TX 75232	0.03 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1416 W Red Bird Lane, Dallas, TX 75232	0.66 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	816 Glen Stone Lane, Dallas, TX 75232	0.25 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1208 Gregory Drive, Dallas, TX 75232	0.35 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>	Mondale Onuoha	<b>Company/Brokerage</b>	VIP Premier Realty
<b>License No</b>	673985	<b>Address</b>	10228 E Northwest Hwy #301 Dallas TX 75238
<b>License Expiration</b>	06/30/2022	<b>License State</b>	TX
<b>Phone</b>	9724326684	<b>Email</b>	moresigningsre@gmail.com
<b>Broker Distance to Subject</b>	14.74 miles	<b>Date Signed</b>	04/07/2021

*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.**