

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	6424 Canyon Lake Drive, Dallas, TX 75249	Order ID	7220532	Property ID	29923918
Inspection Date	04/07/2021	Date of Report	04/10/2021		
Loan Number	44318	APN	0087090L000030000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Dallas		

Tracking IDs					
Order Tracking ID	0407BPO	Tracking ID 1	BPF2		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	SONIA D JACINTO	The subject property appears to be in average condition for the neighborhood. There were no obvious needed repairs that were noted from an exterior drive-by inspection. There were also no obvious negative or positive external influences that would affect the value of the property.
R. E. Taxes	\$5,627	
Assessed Value	\$234,850	
Zoning Classification	Residential Z239	
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		Neighborhood Comments
Location Type	Suburban	The subject's subdivision consists of typical single and two story homes and is an older established tract home neighborhood. There are schools and city parks nearby which may be attractive to some buyers. Freeways, shopping, restaurants, and an entertainment district are also in close proximity. The home conforms well to the neighborhood.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$186000 High: \$301000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	6424 Canyon Lake Drive	6236 Parkstone Way	5661 Hunters Bend Ln	6554 Lighthouse Way
City, State	Dallas, TX	Dallas, TX	Dallas, TX	Dallas, TX
Zip Code	75249	75249	75249	75249
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.28 ¹	0.73 ¹	0.19 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$239,900	\$289,900	\$295,000
List Price \$	--	\$239,900	\$289,900	\$285,000
Original List Date		02/24/2021	03/03/2021	01/25/2021
DOM · Cumulative DOM	-- · --	44 · 45	37 · 38	74 · 75
Age (# of years)	19	19	18	14
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 Traditional	1 Story Traditional	1 Story Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,986	1,451	1,483	2,568
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2 · 1
Total Room #	7	7	7	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	0.26 acres	0.19 acres	0.12 acres	0.16 acres
Other	FP	FP, Gazebo, Pergola, Outdoor Fireplace, Pit, Pa	Covered Porch(es), Gazebo, Pergola, Gutters, L	--

* 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.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: This beautiful 3 bedroom, 2 bath home is located in the Duncanville ISD. Lovely cork plank flooring and a cozy wood burning fireplace with built in shelves as a focal point in the living room plus tons of natural light are just a few of the homes many features. The kitchen features large cabinets, SS appliances, and an additional breakfast nook with bay windows. The master bedroom and bathroom feature a double vanity, separate shower, WIC and a bonus closet for added storage. The home sits on a spacious lot and features a covered patio, additional extended stone paver patio, and a wood deck.
- Listing 2** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home appears to have been repaired and updated recently. It is superior in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: Pride of Ownership! This home is meticulously maintained. The house has been completely updated throughout. The Master Bedroom has it's private entrance to the landscaped backyard and Hot Tub. The Hot Tub is covered by a 12 x 12 Gazebo so one can enjoy. The 20 x 12 covered patio allows friends and family to be entertained and outdoor grilling in the shade. This home features surround sound in the living area, master bedroom and is also pre wired for outdoor speakers. This home is a must see to appreciate all the upgrades and the attention to details.
- Listing 3** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home appears to have been repaired and updated recently. It is superior in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: Welcome to this beautiful, quiet neighborhood, surrounded by scenic rolling hills in the highest point of the DFW Metroplex. This area is an outdoor enthusiast paradise with close proximity to Cedar Hill State Park, Cedar Ridge Preserve, and the Dallas Audubon Dogwood Canyon. Hiking trails are currently being built on FM 1382 from Cedar Hill down to the Mountain Creek community. This home has a beautiful open floor plan with a large Primary suite, front bedroom, the main hallway and bathrooms. Large living Master Suite. The kitchen has an island great for preparing food or entertaining guests. The location of this Mountain Creek home is perfect for easy access to highways. Roof and HVAC unit are under 1 yr. old

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	6424 Canyon Lake Drive	5772 Goldfinch Way	5654 Hunters Bend Lane	6428 Knoll Ridge Dr
City, State	Dallas, TX	Dallas, TX	Dallas, TX	Dallas, TX
Zip Code	75249	75249	75249	75249
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.72 ¹	0.76 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$220,000	\$215,000	\$239,990
List Price \$	--	\$220,000	\$215,000	\$235,000
Sale Price \$	--	\$220,000	\$220,000	\$235,000
Type of Financing	--	Cash	Conventional	Va
Date of Sale	--	06/09/2020	07/31/2020	06/19/2020
DOM · Cumulative DOM	-- · --	27 · 27	16 · 47	105 · 105
Age (# of years)	19	16	18	31
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,986	1,904	1,618	2,125
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	7	7	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	0.26 acres	0.12 acres	0.117 acres	0.16 acres
Other	FP	FP	Covered Porch(es), Gutters, Patio Open, Sprin	FP, Patio Open
Net Adjustment	--	\$0	+\$3,221	-\$14,543
Adjusted Price	--	\$220,000	\$223,221	\$220,457

* 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** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: Cute and cozy 4 bedroom home. Enjoy this OPEN CONCEPT HOME with views from the family room to the dining room to the Kitchen. Relax in the MASTER BEDROOM WITH LARGE VAULTED CEILINGS. Home has UV mold detector in the attic and NEW ROOF recently installed!. This gem is located just seconds from Joe Pool Lake and minutes away from Cedar Hill Uptown shopping centers. Come and see this home today!
- Sold 2** 3221 due to less square footage. The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: BACK ON THE MARKET! The seller has REALLY prepped this move-in ready home for its next owner to enjoy! Gorgeous unique light fixtures and an open layout floor plan are some great highlights of this home. Super close walking distance to neighborhood playground, and also steps away from Hyman Elementary! Minutes away from Joe Pool Lake, numerous parks, Grand Prairie Premium Outlets, and tons of other food and retail areas. Pride of ownership displays well in this beauty, be sure to check out the virtual 3D tour online!
- Sold 3** -1000 due to additional bedroom count. -3543 due to superior GLA. -10000 due to superior condition. The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home appears to have been repaired and updated recently. It is superior in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: BUYER FINANCING FELL THRU - (Showings start tomorrow) Updated 4 bedroom dollhouse with engineered hardwoods throughout. In sought after Mountain Creek Meadows, close to hiking trails, State parks, Joe Pool Lake and Nature Preserve. Open concept in kitchen and living room area with an abundance of space in backyard with a patio and shed. Move-in ready with designer colors close to everything!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no MLS history for the past 36 months.			
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	\$220,900	\$220,900
Sales Price	\$220,000	\$220,000
30 Day Price	\$215,000	--
Comments Regarding Pricing Strategy		
<p>The local real estate market has been flourishing as a Seller's Market, and values have been increasing in most areas. Covid-19 has not affected the local real estate market which continues to be a Seller's market with increasing values and lack of inventory. Market time has been decreasing for most properties if priced competitively, and many are obtaining multiple offers soon after coming on the market. There are many buyers available both as owner occupants and Investors. Inventory has been low and demand has been high with most properties selling over asking price. Market time is usually under 30 days. All of the sales and listings utilized in this report are the closest most recent comparable properties that could be found and verified in subject's own subdivision and surrounding areas. These properties are deemed to be the most comparable properties in terms of location, condition, and physical characteristics. After making the necessary adjustments, all sales were concluded to provide a reliable indication of value for the subject property and were included in the final analysis.</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



Front



Address Verification



Address Verification



Side



Side

Subject Photos



Side



Side



Side



Street



Street

Listing Photos

L1 6236 Parkstone Way
Dallas, TX 75249



Front

L2 5661 Hunters Bend Ln
Dallas, TX 75249



Front

L3 6554 Lighthouse Way
Dallas, TX 75249



Front

Sales Photos

S1 5772 Goldfinch Way
Dallas, TX 75249



Front

S2 5654 Hunters Bend Lane
Dallas, TX 75249



Front

S3 6428 Knoll Ridge Dr
Dallas, TX 75249



Front

ClearMaps Addendum

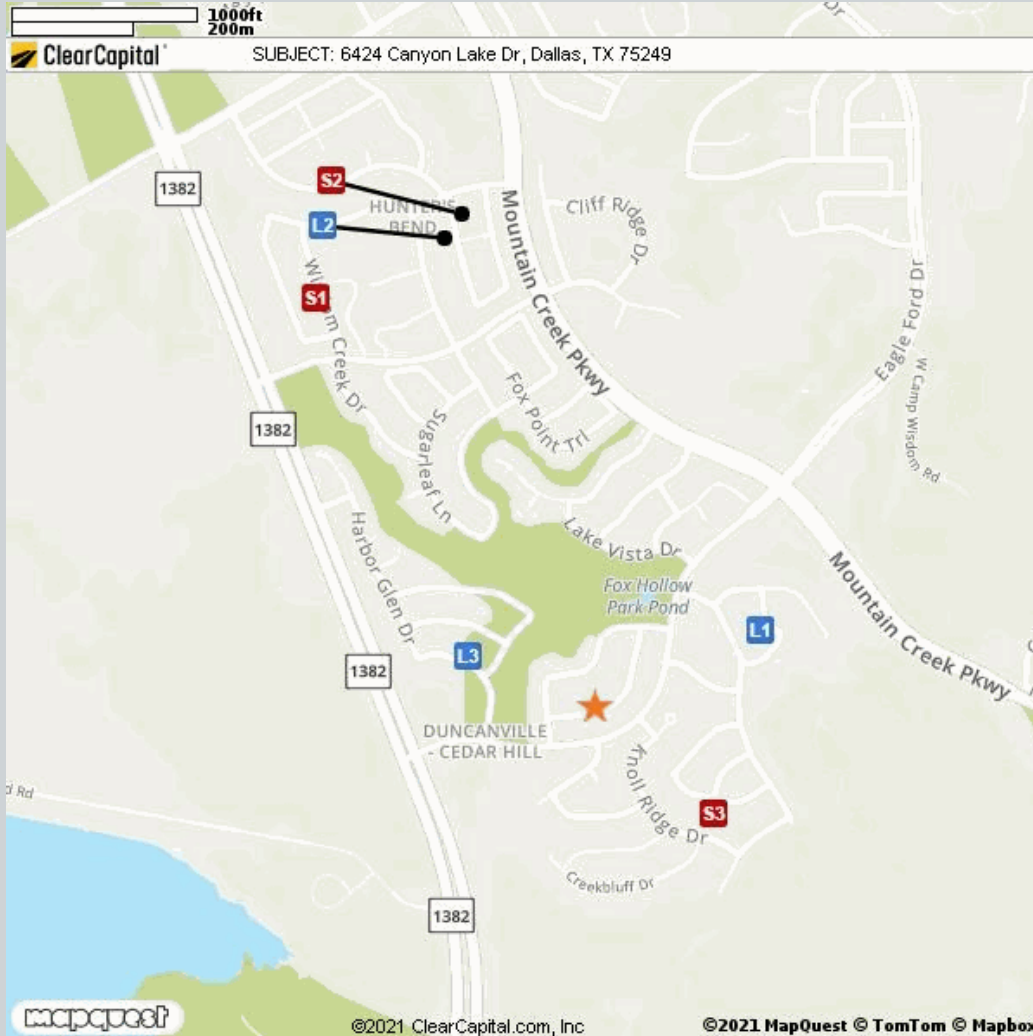
Address ★ 6424 Canyon Lake Drive, Dallas, TX 75249

Loan Number 44318

Suggested List \$220,900

Suggested Repaired \$220,900

Sale \$220,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6424 Canyon Lake Drive, Dallas, TX 75249	--	Parcel Match
L1 Listing 1	6236 Parkstone Way, Dallas, TX 75249	0.28 Miles ¹	Parcel Match
L2 Listing 2	5661 Hunters Bend Ln, Dallas, TX 75249	0.73 Miles ¹	Parcel Match
L3 Listing 3	6554 Lighthouse Way, Dallas, TX 75249	0.19 Miles ¹	Parcel Match
S1 Sold 1	5772 Goldfinch Way, Dallas, TX 75249	0.72 Miles ¹	Parcel Match
S2 Sold 2	5654 Hunters Bend Lane, Dallas, TX 75249	0.76 Miles ¹	Parcel Match
S3 Sold 3	6428 Knoll Ridge Dr, Dallas, TX 75249	0.23 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	Susan Hill	Company/Brokerage	Susan Hill REO Services
License No	351010	Address	2303 Roosevelt Drive Arlington TX 76016
License Expiration	01/31/2022	License State	TX
Phone	8179946995	Email	sue@suehillgroup.com
Broker Distance to Subject	11.67 miles	Date Signed	04/09/2021

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.