

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	3305 Denbury Drive, Fort Worth, TX 76133	Order ID	7242891	Property ID	30005890
Inspection Date	04/20/2021	Date of Report	04/21/2021		
Loan Number	44328	APN	02842793		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Tarrant		

Tracking IDs					
Order Tracking ID	0419BPO	Tracking ID 1	0419BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Albert W Stewart	Condition Comments The subject property appears adequately maintained per exterior inspection. There were no obvious repairs needed.
R. E. Taxes	\$3,835	
Assessed Value	\$139,792	
Zoning Classification	SF-1	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(The home was secured by an electronic lockbox)		
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 Values have remained overall stable over the last 6 months although there has been a trend of prices rising slightly in the since Aug 2020 due to the reopening of the economy coupled with historically low interest rates and a high number of qualified buyers pursuing home ownership. There are fewer listings than available buyers leading to listings receiving multiple offers that exceed list prices. There are several homes in this area that have some interior upgrades that can add value. There is a good chance the subject property may have some similar upgrades which can only be co...
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$124,000 High: \$355,000	
Market for this type of property	Increased 5 % in the past 6 months.	
Normal Marketing Days	<90	

Neighborhood Comments

Values have remained overall stable over the last 6 months although there has been a trend of prices rising slightly in the since Aug 2020 due to the reopening of the economy coupled with historically low interest rates and a high number of qualified buyers pursuing home ownership. There are fewer listings than available buyers leading to listings receiving multiple offers that exceed list prices. There are several homes in this area that have some interior upgrades that can add value. There is a good chance the subject property may have some similar upgrades which can only be confirmed with an interior inspection.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3305 Denbury Drive	3621 Wayland Dr	2845 Southgate Dr	5205 Rector Ave
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76133	76133	76133	76133
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.35 ¹	0.42 ¹	0.62 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$250,000	\$247,500	\$260,000
List Price \$	--	\$250,000	\$247,500	\$260,000
Original List Date		04/14/2021	04/01/2021	04/02/2021
DOM · Cumulative DOM	-- · --	7 · 7	20 · 20	19 · 19
Age (# of years)	50	54	59	60
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	1,512	1,726	1,720	1,490
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	7	7	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	--	Pool - Yes	--	--
Lot Size	0.23 acres	0.32 acres	0.23 acres	0.19 acres
Other	None	None	Kitchen upgrade	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 Home is superior in GLA & pool. There have been no recent updates or upgrades completed per MLS photos and comments

Listing 2 Home is superior in GLA, but similar in all other characteristics. It has recent updates that include fresh paint, new flooring & granite counters & SS appliances in the kitchen that can add value.

Listing 3 Home is similar in GLA. It has been recently renovated to above average condition with fresh paint, new flooring, granite counters in kitchen & bathrooms, SS appliances, etc that add value.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3305 Denbury Drive	3624 Kelvin Ave	3308 Glenmont Dr	2808 Wren Ave
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76133	76133	76133	76133
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.46 ¹	0.09 ¹	0.44 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$215,000	\$235,000	\$245,000
List Price \$	--	\$215,000	\$235,000	\$245,000
Sale Price \$	--	\$225,000	\$238,000	\$245,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	03/08/2021	03/11/2021	03/02/2021
DOM · Cumulative DOM	-- · --	3 · 32	4 · 29	3 · 41
Age (# of years)	50	44	46	56
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	1,512	1,677	1,621	1,791
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	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	0.23 acres	0.22 acres	0.26 acres	0.27 acres
Other	None	Kitchen upgrade	Kitchen upgrade	Kitchen & bath upgrade
Net Adjustment	--	-\$10,600	-\$9,360	-\$19,160
Adjusted Price	--	\$214,400	\$228,640	\$225,840

* Sold 2 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 superior in GLA, but similar in all other characteristics. It has fresh paint and granite counters in the kitchen that can add value, but no other upgrades completed. Adjustments: \$40/SF, \$4,000 for kitchen granite counters
- Sold 2** Home is similar in GLA, & all other characteristics. It has fresh paint new windows and granite counters & SS appliances in the kitchen that can add value. Adjustments: \$40/SF, \$5,000 for kitchen upgrade
- Sold 3** Home is superior in GLA but similar in all other characteristics. It has had some recent updates that include fresh paint new flooring, granite counters in the kitchen & one bathroom & SS appliances that can add value. Adjustments: \$40/SF, \$8,000 for kitchen & bath upgrade

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject property was listed on MLS 03/30/2021 and the sale closed 04/19/2021.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
03/30/2021	\$209,900	--	--	Sold	04/19/2021	\$209,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$230,000	\$230,000
Sales Price	\$227,500	\$227,500
30 Day Price	\$218,000	--
Comments Regarding Pricing Strategy		
<p>A search was conducted for all sales within 1 mile of the subject property south of IH-20 in the last 6 months between 1200-1800 SF built between 1861-1981 resulting in 16 sales, 11 sales in the subject's subdivision, but only 5 sales in the last 3 months. The 3 most similar recent sales in the subject's subdivision in average condition, like the subject property, were used despite all being recently updated. A similar search for listings resulted in 11 listings, 7 listings in the subject's subdivision. The 3 most similar listings in the subdivision were used, despite List 3 having been recently renovated to above average condition. There were no sales smaller in GLA than the subject property sold in the last 3 months to reflect the current market trend; therefore it was not possible to bracket GLA for sales.</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

Listing Photos

L1 3621 Wayland Dr
Fort Worth, TX 76133



Front

L2 2845 Southgate Dr
Fort Worth, TX 76133



Front

L3 5205 Rector Ave
Fort Worth, TX 76133



Front

Sales Photos

S1 3624 Kelvin Ave
Fort Worth, TX 76133



Front

S2 3308 Glenmont Dr
Fort Worth, TX 76133



Front

S3 2808 Wren Ave
Fort Worth, TX 76133



Front

ClearMaps Addendum

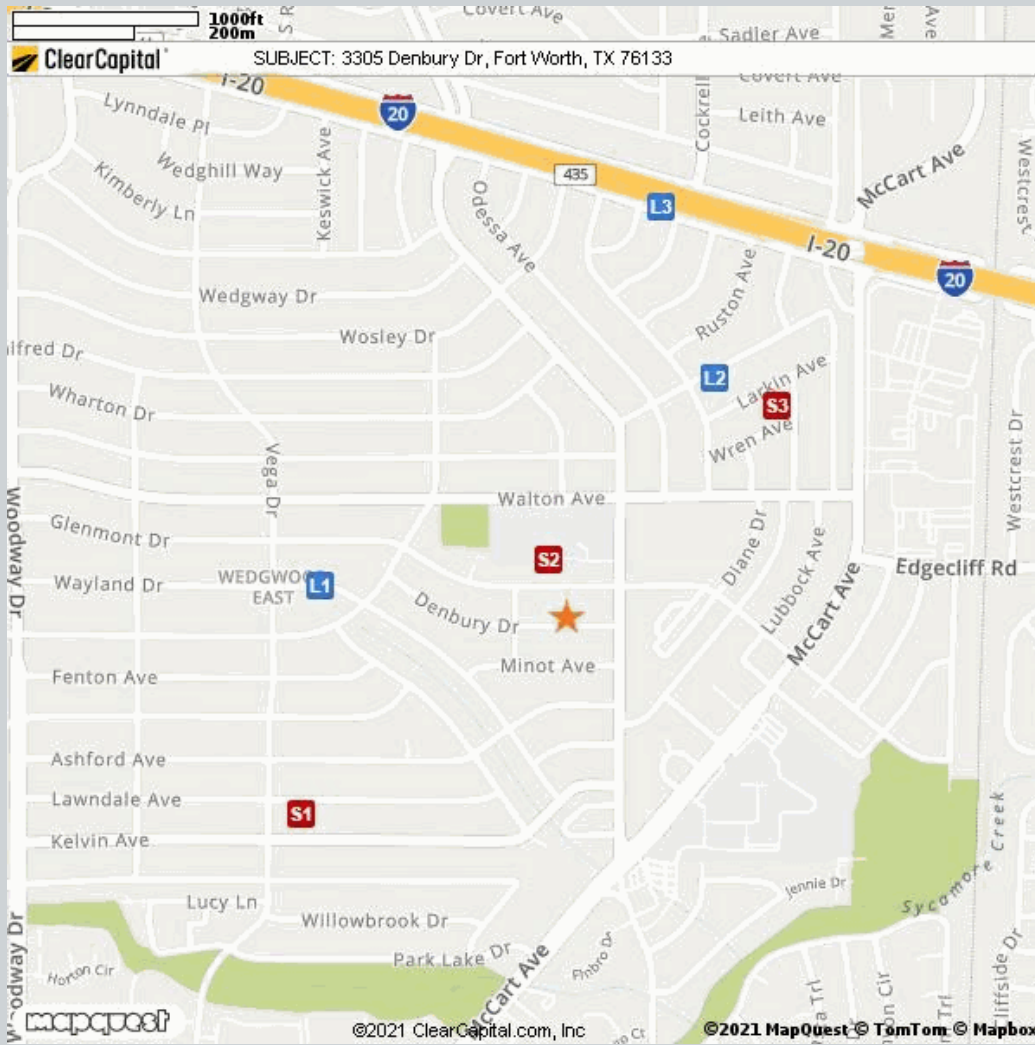
Address ★ 3305 Denbury Drive, Fort Worth, TX 76133

Loan Number 44328

Suggested List \$230,000

Suggested Repaired \$230,000

Sale \$227,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3305 Denbury Drive, Fort Worth, TX 76133	--	Parcel Match
L1 Listing 1	3621 Wayland Dr, Fort Worth, TX 76133	0.35 Miles ¹	Parcel Match
L2 Listing 2	2845 Southgate Dr, Fort Worth, TX 76133	0.42 Miles ¹	Parcel Match
L3 Listing 3	5205 Rector Ave, Fort Worth, TX 76133	0.62 Miles ¹	Parcel Match
S1 Sold 1	3624 Kelvin Ave, Fort Worth, TX 76133	0.46 Miles ¹	Parcel Match
S2 Sold 2	3308 Glenmont Dr, Fort Worth, TX 76133	0.09 Miles ¹	Parcel Match
S3 Sold 3	2808 Wren Ave, Fort Worth, TX 76133	0.44 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	6.91 miles	Date Signed	04/21/2021

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.