

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>	1015 Cimarron Circle - Holdback, Roanoke, TX 76262	<b>Order ID</b>	7269432	<b>Property ID</b>	30082427
<b>Inspection Date</b>	04/30/2021	<b>Date of Report</b>	05/01/2021		
<b>Loan Number</b>	44366	<b>APN</b>	04547772		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Tarrant		

Tracking IDs					
<b>Order Tracking ID</b>	0430BPO	<b>Tracking ID 1</b>	0430BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	Louis Barron	<b>Condition Comments</b> From an exterior visual inspection, property appears to need no repairs and exhibits no deferred maintenance.
<b>R. E. Taxes</b>	\$7,715	
<b>Assessed Value</b>	\$324,375	
<b>Zoning Classification</b>	Single Family	
<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> Neighborhood consists of homes built within a decade or less of the subject. Neighborhood homes are of similar style, construction and finish out.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$335,000 High: \$425,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	1015 Cimarron Circle - Holdback	1100 Johnson Court	1109 Hillside Drive	817 Santa Cruz
<b>City, State</b>	Roanoke, TX	Keller, TX	Keller, TX	Keller, TX
<b>Zip Code</b>	76262	76248	76248	76248
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.94 <sup>1</sup>	2.05 <sup>1</sup>	2.48 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$464,900	\$499,900	\$410,000
<b>List Price \$</b>	--	\$459,900	\$499,900	\$400,000
<b>Original List Date</b>		02/01/2021	04/27/2021	04/09/2021
<b>DOM · Cumulative DOM</b>	-- · --	88 · 89	2 · 4	20 · 22
<b>Age (# of years)</b>	46	45	46	27
<b>Condition</b>	Average	Average	Average	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 Traditional	2 Stories Traditional	1 Story Traditional	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,356	2,250	2,901	2,352
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	4 · 2	5 · 3	4 · 2
<b>Total Room #</b>	9	9	10	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Attached 2 Car(s)
<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>	.76 acres	.82 acres	.78 acres	.20 acres
<b>Other</b>	--	--	--	--

\* Listing 3 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** List one is 106 less square feet (+2650) and has one less garage space (+\$10K). (An appraiser in our market will use one third of the sold value per square foot of the sold comps-as long as the difference is greater than 100 sf. In this neighborhood, that adjustment is \$25/sf.)

**Listing 2** List two is 545 more square feet (-\$13,625), and has one more bath (-\$10K). (An appraiser in our market will use one third of the sold value per square foot of the sold comps-as long as the difference is greater than 100 sf. In this neighborhood, that adjustment is \$25/sf.)

**Listing 3** List three is 4 less square feet. (An appraiser in our market will use one third of the sold value per square foot of the sold comps-as long as the difference is greater than 100 sf. In this neighborhood, that adjustment is \$25/sf.)

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	1015 Cimarron Circle - Holdback	1014 Cimarron Circle	2441 Fawkes Lane	2021 Vista Road
<b>City, State</b>	Roanoke, TX	Keller, TX	Keller, TX	Keller, TX
<b>Zip Code</b>	76262	76262	76262	76262
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.03 <sup>1</sup>	0.68 <sup>1</sup>	0.34 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$325,000	\$425,000	\$429,000
<b>List Price \$</b>	--	\$325,000	\$425,000	\$429,000
<b>Sale Price \$</b>	--	\$345,000	\$419,900	\$425,000
<b>Type of Financing</b>	--	Conventional	Cash	Conventional
<b>Date of Sale</b>	--	03/12/2021	03/23/2021	03/16/2021
<b>DOM · Cumulative DOM</b>	-- · --	7 · 35	2 · 26	9 · 40
<b>Age (# of years)</b>	46	42	35	43
<b>Condition</b>	Average	Average	Average	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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,356	1,958	2,023	2,556
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	4 · 2
<b>Total Room #</b>	9	9	9	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 4 Car(s)	Attached 2 Car(s)
<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>	--	--	--	Pool - Yes
<b>Lot Size</b>	.76 acres	.50 acres	.70 acres	.45 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$9,950	-\$11,675	-\$30,000
<b>Adjusted Price</b>	--	\$354,950	\$408,225	\$395,000

\* Sold 1 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** Sold one is 398 less square feet (+\$9950). (An appraiser in our market will use one third of the sold value per square foot of the sold comps-as long as the difference is greater than 100 sf. In this neighborhood, that adjustment is \$25/sf.)
- Sold 2** Sold two is 333 less square feet (+\$8325) and has two more garage spaces (-\$20K). (An appraiser in our market will use one third of the sold value per square foot of the sold comps-as long as the difference is greater than 100 sf. In this neighborhood, that adjustment is \$25/sf.)
- Sold 3** Sold three is 200 more square feet (-\$5K) and has a pool (-\$25K). (An appraiser in our market will use one third of the sold value per square foot of the sold comps-as long as the difference is greater than 100 sf. In this neighborhood, that adjustment is \$25/sf.)

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			The last transaction in MLS was listed on 10/16/2015 for \$355,900. It sold for \$349,900 pm 12/1/2015.				
<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>	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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$400,000	\$400,000
<b>Sales Price</b>	\$400,000	\$400,000
<b>30 Day Price</b>	\$390,000	--
<b>Comments Regarding Pricing Strategy</b>		
Since no repairs are observed, the repaired and "as is" value are the same.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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.
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## Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

## Listing Photos

**L1** 1100 Johnson Court  
Keller, TX 76248



Front

**L2** 1109 Hillside Drive  
Keller, TX 76248



Front

**L3** 817 Santa Cruz  
Keller, TX 76248



Front

## Sales Photos

**S1** 1014 Cimarron Circle  
Keller, TX 76262



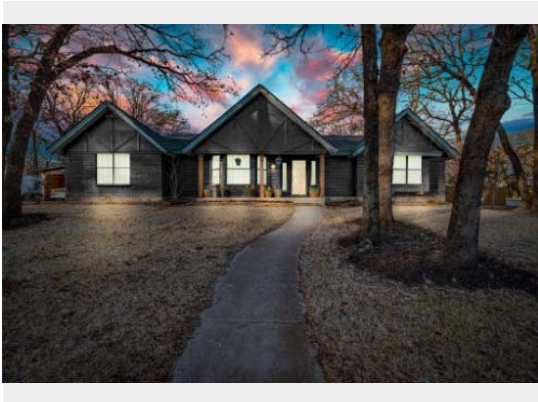
Front

**S2** 2441 Fawkes Lane  
Keller, TX 76262



Front

**S3** 2021 Vista Road  
Keller, TX 76262



Front



## ClearMaps Addendum

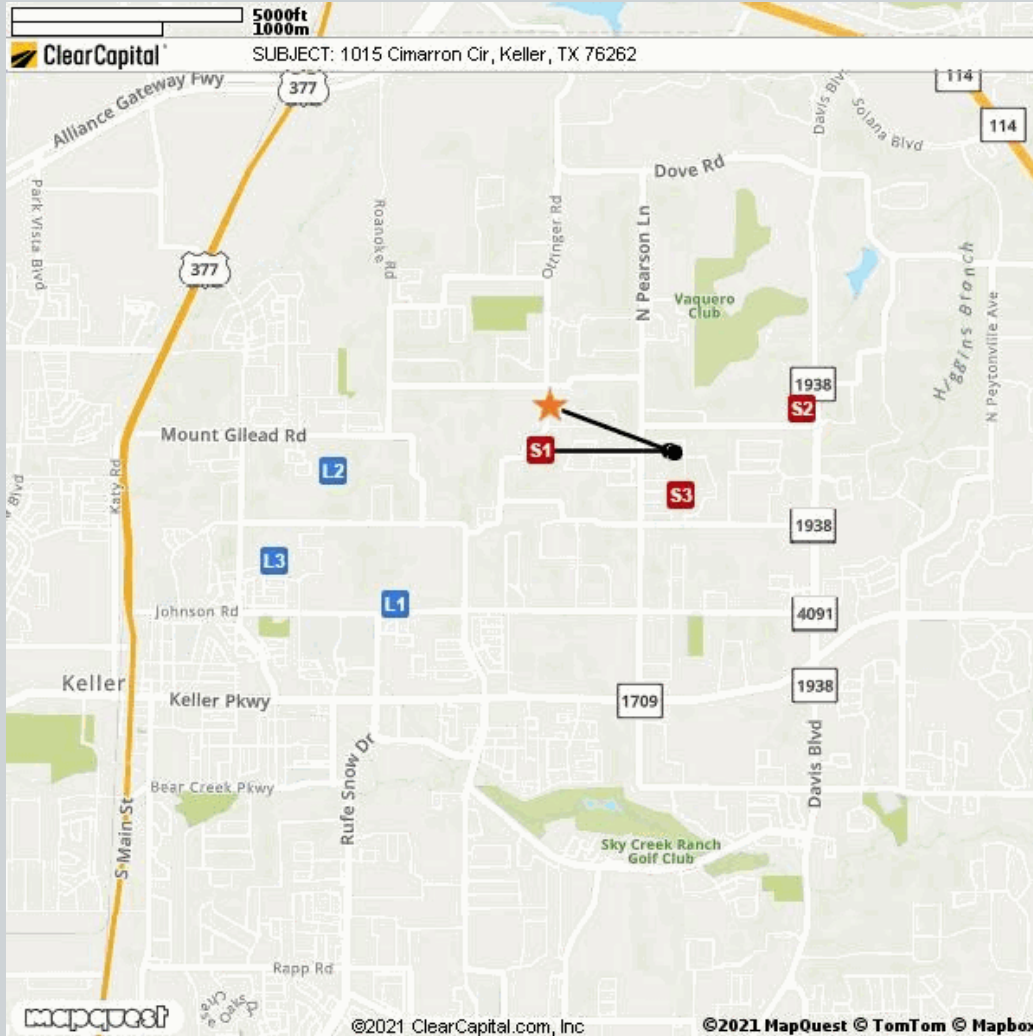
**Address** ★ 1015 Cimarron Circle - Holdback, Roanoke, TX 76262

**Loan Number** 44366

**Suggested List** \$400,000

**Suggested Repaired** \$400,000

**Sale** \$400,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1015 Cimarron Circle - Holdback, Roanoke, TX 76262	--	Parcel Match
L1 Listing 1	1100 Johnson Court, Keller, TX 76248	1.94 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1109 Hillside Drive, Keller, TX 76248	2.05 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	817 Santa Cruz, Keller, TX 76248	2.48 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1014 Cimarron Circle, Roanoke, TX 76262	0.03 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2441 Fawkes Lane, Roanoke, TX 76262	0.68 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2021 Vista Road, Roanoke, TX 76262	0.34 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>	Jason Hewitt	<b>Company/Brokerage</b>	REMAX Trinity
<b>License No</b>	593477	<b>Address</b>	2220 Ellis Drive Flower Mound TX 75028
<b>License Expiration</b>	10/31/2021	<b>License State</b>	TX
<b>Phone</b>	9728160184	<b>Email</b>	jason@jasonhewitthomes.com
<b>Broker Distance to Subject</b>	9.11 miles	<b>Date Signed</b>	05/01/2021

*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.**