

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>	6644 Moss Lane, Fort Worth, TX 76148	<b>Order ID</b>	7242891	<b>Property ID</b>	30005354
<b>Inspection Date</b>	04/20/2021	<b>Date of Report</b>	04/21/2021		
<b>Loan Number</b>	44526	<b>APN</b>	04792254		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Tarrant		

### Tracking IDs

<b>Order Tracking ID</b>	0419BPO	<b>Tracking ID 1</b>	0419BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	SHELL L TANCY	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$4,503	The property appears to be in good condition and all comps are in similar condition. The selected comps have been repaired and updated and subject's value is based on good condition comparable. There were also no obvious negative or positive external influences that would affect the value of the property.	
<b>Assessed Value</b>	\$176,673		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Good		
<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>	Urban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	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.	
<b>Sales Prices in this Neighborhood</b>	Low: \$185000 High: \$255000		
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	6644 Moss Lane	7900 Berrybrook Dr	6472 Loma Vista Dr	6476 High Lawn Ter
<b>City, State</b>	Fort Worth, TX	Watauga, TX	Watauga, TX	Watauga, TX
<b>Zip Code</b>	76148	76148	76148	76148
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.65 <sup>1</sup>	0.40 <sup>1</sup>	0.40 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$215,000	\$229,900	\$230,000
<b>List Price \$</b>	--	\$215,000	\$229,900	\$230,000
<b>Original List Date</b>		04/07/2021	04/07/2021	03/22/2021
<b>DOM · Cumulative DOM</b>	-- · --	14 · 14	14 · 14	30 · 30
<b>Age (# of years)</b>	37	37	37	37
<b>Condition</b>	Good	Good	Good	Good
<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>	1,502	1,548	1,498	1,552
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Carport 2 Car(s)	Attached 2 Car(s)	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>	0.17 acres	0.19 acres	0.17 acres	0.18 acres
<b>Other</b>	FP, Porch	FP, Covered Porch(es), Storage Building	FP, Covered Porch(es), Patio Covered, Satelli	

\* 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.

## Current Listings - Cont.

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

- Listing 1** The property is 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 similar in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: Welcome Home! Watauga home in Birdville ISD! Located in a fantastic neighborhood, this gem has a variety of nearby shopping, dining, parks and entertainment. Notice the picture-frame paneling in the living room & large covered back porch. SPLIT BEDROOMS Floor Plan! Master bedroom with dual sinks, dual closets, as well as separate shower and tub. Walk-in jetted tub in the guest bath.
- Listing 2** The property is 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 similar in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: \*MULITPLE OFFERS. BEST AND FINAL OFFERS DUE BY 8PM ON SATURDAY 4.10.21\*This beautiful home showcases a fabulous floor plan with 3 bedrooms,2 full bathrooms,vaulted ceilings in the main living area and more! The kitchen features a breakfast bar with granite countertops, stainless steel appliances and abundant cabinet and counter space.Breakfast room with a built-in buffet area! The main living area anchored by a cozy gas log fireplace is the perfect space for entertaining. Your primary suite is sure to impress with a sliding barn door, separate vanities and a walk-in closet. Relax and enjoy the beautiful outdoor living area with a covered patio and plenty of room for pets or play! Storage shed is an added bonus!
- Listing 3** The property is 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 similar in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: \*\*MULTIPLE OFFERS- HIGHEST & BEST DUE 03.27 @ 1:00PM\*\* KELLER ISD! This updated, open, 3-2 boasts tons of natural light! You'll love the stunning view of the wood burning fireplace as soon as you walk through the front door. As you enter the dining room and kitchen area, you'll notice the updated tile flooring, new SS apps, painted white cabinetry, mosaic tile backsplash, and granite countertops.The flow of the kitchen-dining-living space is perfect for entertaining! The master bedroom is equip with 2 closets and an updated ensuite bathroom. No carpet in this home whatsoever! Step out back and enjoy some shade under the covered patio.The yard is spacious & offers plenty of space for dogs to run and kids to play

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	6644 Moss Lane	8029 Miles Dr	7916 Lazy Brook Dr	6432 Heather Drive
City, State	Fort Worth, TX	Watauga, TX	Watauga, TX	Watauga, TX
Zip Code	76148	76148	76148	76148
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 <sup>1</sup>	0.26 <sup>1</sup>	0.75 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$226,500	\$205,700	\$185,000
List Price \$	--	\$226,500	\$205,700	\$185,000
Sale Price \$	--	\$220,000	\$210,700	\$170,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	11/06/2020	03/15/2021	03/08/2021
DOM · Cumulative DOM	-- · --	35 · 35	55 · 55	2 · 32
Age (# of years)	37	37	38	41
Condition	Good	Good	Good	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	1,502	1,541	1,531	1,332
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Carport 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	0.16 acres	0.14 acres	0.159 acres
Other	FP, Porch	FP, Patio Covered	FP, Covered Porch(es), Patio Covered	FP
Net Adjustment	--	\$0	\$0	+\$48,776
Adjusted Price	--	\$220,000	\$210,700	\$218,776

\* 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** The property is 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 similar in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: This cute starter home conveniently located close to restaurants, shopping, and easy access to highways, yet situated in a quiet neighborhood. The floorplan flows well with an open living space and split bedrooms. The spacious living room with wood burning fireplace opens to the breakfast room and kitchen. Granite counters, retextured ceilings, updated kitchen and bathrooms, new doors throughout, and no carpet in the home are all features you will love. The large covered patio offers plenty of space to relax or entertain while overlooking the large backyard. Don't miss this little gem located in Birdville ISD.
- Sold 2** The property is 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 similar in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: MULTIPLE OFFERS RECEIVED. ACCEPTING OFFERS UNTIL 9AM FEBRUARY 2ND Find yourself charmed by this conveniently located home in the highly desired Birdville school district. The spacious family room with vaulted ceilings and fireplace will no doubt be a favorite gathering spot. This floorplan features split bedrooms with two nice sized secondary bedrooms, and a full bath on one side, and a huge master bedroom with two walk-in closets and ensuite bath. Kitchen has plenty of counter space, and a nice window above the sink and a roomy dining area. Call and tour this lovely home today. No showings til Saturday at 1pm
- Sold 3** 8776 due to less square footage. 40000 due to average condition. The property is located on a similar lot with similar external influences. 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: There is no MLS history for the subject property.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Sold in 2021 at \$216000 Sale Price				
<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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$220,900	\$220,900
<b>Sales Price</b>	\$220,000	\$220,000
<b>30 Day Price</b>	\$215,000	--
<b>Comments Regarding Pricing Strategy</b>		
<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



Address Verification



Address Verification



Side



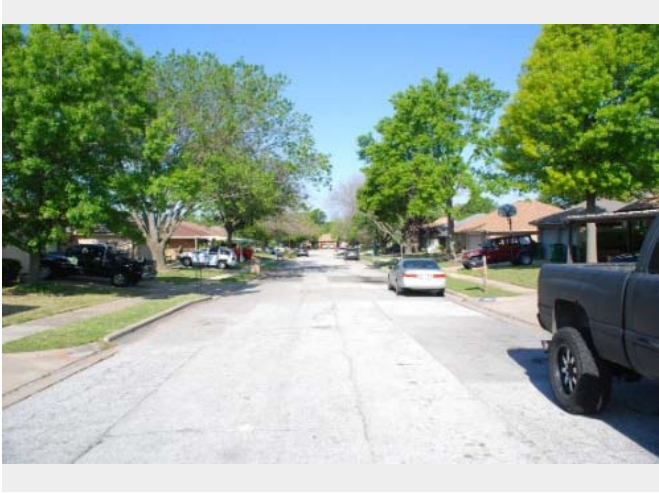
Side



Street



## Subject Photos



Street

## Listing Photos

**L1** 7900 Berrybrook Dr  
Watauga, TX 76148



Front

**L2** 6472 Loma Vista Dr  
Watauga, TX 76148



Front

**L3** 6476 High Lawn Ter  
Watauga, TX 76148



Front

## Sales Photos

**S1** 8029 Miles Dr  
Watauga, TX 76148



Front

**S2** 7916 Lazy Brook Dr  
Watauga, TX 76148



Front

**S3** 6432 Heather Drive  
Watauga, TX 76148



Front

## ClearMaps Addendum

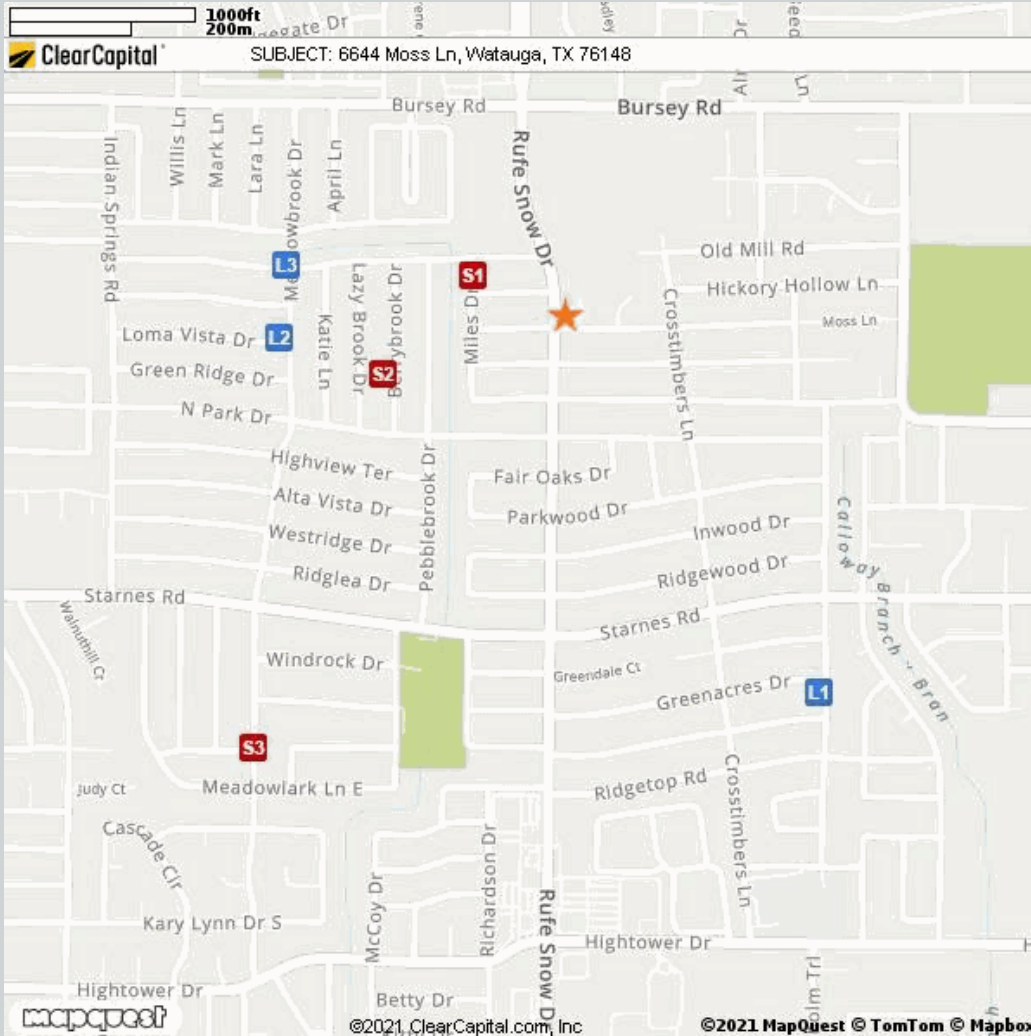
**Address** ★ 6644 Moss Lane, Fort Worth, TX 76148

**Loan Number** 44526

**Suggested List** \$220,900

**Suggested Repaired** \$220,900

**Sale** \$220,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6644 Moss Lane, Fort Worth, TX 76148	--	Parcel Match
L1 Listing 1	7900 Berrybrook Dr, Fort Worth, TX 76148	0.65 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	6472 Loma Vista Dr, Fort Worth, TX 76148	0.40 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	6476 High Lawn Ter, Fort Worth, TX 76148	0.40 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	8029 Miles Dr, Fort Worth, TX 76148	0.14 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	7916 Lazy Brook Dr, Fort Worth, TX 76148	0.26 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	6432 Heather Drive, Fort Worth, TX 76148	0.75 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>	Susan Hill	<b>Company/Brokerage</b>	Susan Hill REO Services
<b>License No</b>	351010	<b>Address</b>	2303 Roosevelt Drive Arlington TX 76016
<b>License Expiration</b>	01/31/2022	<b>License State</b>	TX
<b>Phone</b>	8179946995	<b>Email</b>	sue@suehillgroup.com
<b>Broker Distance to Subject</b>	13.38 miles	<b>Date Signed</b>	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.**