

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	2718 Ellis Court, Plano, TX 75075	Order ID	7545468	Property ID	30939502
Inspection Date	08/31/2021	Date of Report	08/31/2021		
Loan Number	46005	APN	R-0459-008-0020-1		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Collin		

Tracking IDs

Order Tracking ID	0830BPO	Tracking ID 1	0830BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Holguin, Eutiquio	Condition Comments	
R. E. Taxes	\$5,254	One story brick home. Interior cul de sac lot. Some trees. Covered entry, fireplace, wood fence, . Rear entry 2 car attached garage. Exterior trim paint is aged/faded/uneven. Fence shows age/wear/damage. According to notice on window the pools was a complete demolition. The debris remains in rear yard (see photos) . The exterior front entry tile is chipped and cracked.	
Assessed Value	\$259,360		
Zoning Classification	SFR		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Lock box- No code available)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$13,850		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$13,850		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Suburban location. One- two story homes. Mixed age/style/lot and gla. Average drive to local shopping, schools, medical care. Deferred maintenance noted in immediate proximity to subject: Exterior paint /foundation, yard care and aged/damaged fencing. No REO/ Short Sale activity noted in 2 mile market area. Subject is in need of exterior repairs and interior inspection is recommended.	
Sales Prices in this Neighborhood	Low: \$220,000 High: \$335,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2718 Ellis Court	2504 Kimberly Lane	2517 Brennan Dr.	2813 La Qunita Dr.
City, State	Plano, TX	Plano, TX	Plano, TX	Plano, TX
Zip Code	75075	75075	75075	75023
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.97 ¹	1.76 ¹	1.64 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$300,000	\$330,000	\$330,000
List Price \$	--	\$300,000	\$330,000	\$330,000
Original List Date		07/23/2021	07/22/2021	07/30/2021
DOM · Cumulative DOM	-- · --	3 · 39	14 · 40	5 · 32
Age (# of years)	42	49	48	42
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 Trad	1 Story Trad	1 Story Trad	1 Story Trad
# Units	1	1	1	1
Living Sq. Feet	2,203	1,855	2,160	2,227
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	4 · 2 · 1
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	Yes	Yes
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	0	0
Pool/Spa	--	--	Pool - Yes	--
Lot Size	.44 acres	.20 acres	.22 acres	.22 acres
Other	Wood fence, Fp	Wood fence, FP.	Wood fence, 2Fp.	Wood fence, Fp.

* 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 Similar market area. Similar style/gla. Smaller interior lot. Older age built. Covered entry, patio, gutters, fireplace and wood fence. Adjustments: Age + \$2000, lot + 34000, bedroom + \$2000, GLA + \$2784. Adjusted value:\$308,784.

Listing 2 Similar market area. Similar style/gla. Smaller interior lot. Covered entry, patio, sprinkler system, fireplace and wood fence. In ground pool. Needs repairs and updates per MLS. Adjustments: Age +\$1000, lot + \$2000, Additional Fireplace - \$500, pool - \$5000. Adjusted value: \$327,500.

Listing 3 Similar market area. Similar age/style/gla. Smaller interior lot. Covered entry, fireplace, patio, deck, sprinkler system, wood fence and inground pool. Adjustments: Pool -\$5000, hald bath -\$1000, room count -\$2000, age + \$2000, lot + \$2000. Adjusted value: \$326,000.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2718 Ellis Court	3633 Westview Lane	2409 Travis Dr.	2000 Stain Glass Dr.
City, State	Plano, TX	Plano, TX	Plano, TX	Plano, TX
Zip Code	75075	75075	75093	75075
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.16 ¹	0.69 ¹	0.88 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$249,000	\$320,000	\$315,000
List Price \$	--	\$249,000	\$320,000	\$315,000
Sale Price \$	--	\$275,000	\$323,500	\$320,000
Type of Financing	--	Other	Conventional	Cash
Date of Sale	--	06/24/2021	05/06/2021	07/15/2021
DOM · Cumulative DOM	-- · --	2 · 9	27 · 87	5 · 32
Age (# of years)	42	49	42	41
Condition	Average	Average	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 Trad	1 Story Trad	1 Story Trad	1 Story Trad
# Units	1	1	1	1
Living Sq. Feet	2,203	1,903	2,110	2,420
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	3 · 2	4 · 3
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	--	--	Pool - Yes	--
Lot Size	.44 acres	.20 acres	.26 acres	.23 acres
Other	Wood fence, Fp	Wood fence, Fp.	Wood fence, Fp.	Wood fence, Fp.
Net Adjustment	--	+\$6,400	-\$13,200	-\$5,736
Adjusted Price	--	\$281,400	\$310,300	\$314,264

* 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** Similar market area. Similar style/gla. Smaller corner lot. Older age built. Covered entry, open patio, fireplace, wood fence. Seller looking for cash offer. Will not pass FHA loan per MLS. Adjustments: Age +\$2000, Lot + \$2000, GLA + \$2400.
- Sold 2** Similar age/style/gla. Smaller lot. Interior lot. Covered entry, fireplace, sprinkler system, wood fence and in ground pool. Updated/Remodel 2017 per MLS. Adjustments: Remodel - \$12,000, pool -\$5000, lot +\$1800, bedroom + \$2000.
- Sold 3** same subdivision. Similar age/style/gla. Smaller corner lot. Covered entry, patio, fireplace and wood fence. Needs updates per MLS. Adjustments: GLA - \$1736, bath -\$2000, room count-\$2000, lot + \$2000.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		No listing/ Sale history available.					
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	\$308,500	\$322,599
Sales Price	\$288,000	\$302,000
30 Day Price	\$285,000	--
Comments Regarding Pricing Strategy		
<p>Estimated bed/bath and total room count due to unavailable tax data for those items. Range in market area is 3- 4 bedrooms and 2-2.5 baths and total room count range average is 7-9. Current tax accessed value does not reflect current exterior damages/repairs. Recommend interior inspection. The exterior condition/debris paces this asset on the lower as is FMV range and comps were selected to bracket reflect that value range and as repaired value range. Limited suitable comps in 2 mile radial search past 12 months to bracket gla/age/lot and meet client criteria. Extended mileage to 2 miles market search to obtain suitable comps to bracket age/lot and gla when possible. All comps in similar market areas. Unable to bracket lot/gla/age/condition/ value in 2 mile market area past 12 months on all comps with in 20 % and remain in same city. . Value reflect as is and as repaired values and mixed age/condition market. Due to limited suitable comps in 2 mile market area: Mileage/ gla/age/style/ location/value range/room count/ DOM/value/condition were extended in considering comps includes bracketing lot/gla and age when possible. Extending these variances was necessary to provide a fair market value with adjustments. Utilized comps similar in gross living area and amenities. Appropriate adjustments were made accordingly. These sales are considered to be the most accurate indicators of value available. All comps received consideration in the final estimation of value in comps available having gla/age/lot/ value ranges.</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



Back



Back

Subject Photos



Street



Street



Street



Street



Other



Other

Subject Photos



Other



Other



Other

Listing Photos

L1 2504 Kimberly Lane
Plano, TX 75075



Other

L2 2517 Brennan Dr.
Plano, TX 75075



Other

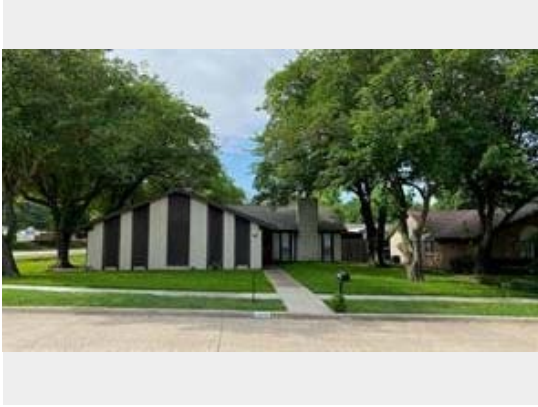
L3 2813 La Qunita Dr.
Plano, TX 75023



Other

Sales Photos

S1 3633 Westview Lane
Plano, TX 75075



Other

S2 2409 Travis Dr.
Plano, TX 75093



Other

S3 2000 Stain Glass Dr.
Plano, TX 75075



Other

ClearMaps Addendum

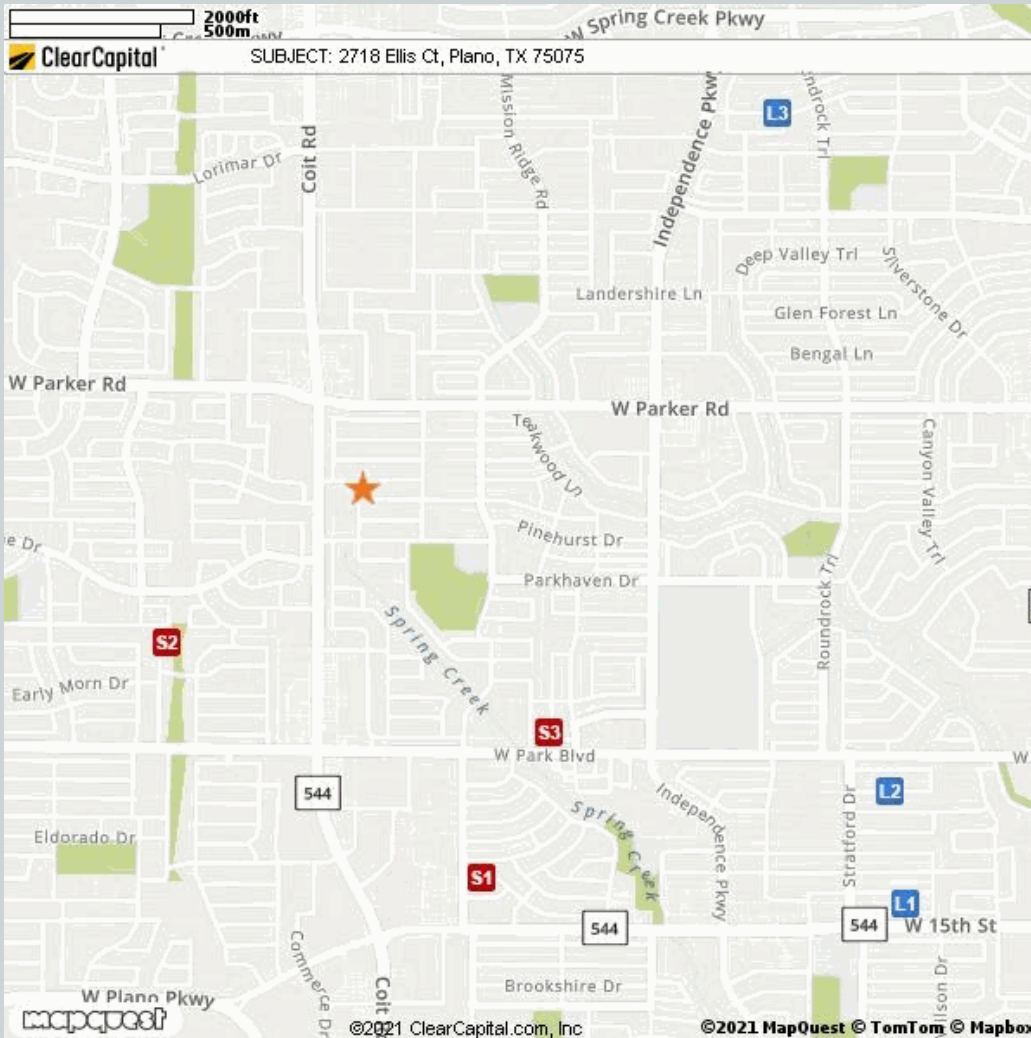
Address ★ 2718 Ellis Court, Plano, TX 75075

Loan Number 46005

Suggested List \$308,500

Suggested Repaired \$322,599

Sale \$288,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2718 Ellis Court, Plano, TX 75075	--	Parcel Match
L1 Listing 1	2504 Kimberly Lane, Plano, TX 75075	1.97 Miles ¹	Parcel Match
L2 Listing 2	2517 Brennan Dr., Plano, TX 75075	1.76 Miles ¹	Parcel Match
L3 Listing 3	2813 La Qunita Dr., Plano, TX 75023	1.64 Miles ¹	Parcel Match
S1 Sold 1	3633 Westview Lane, Plano, TX 75075	1.16 Miles ¹	Parcel Match
S2 Sold 2	2409 Travis Dr., Plano, TX 75093	0.69 Miles ¹	Parcel Match
S3 Sold 3	2000 Stain Glass Dr., Plano, TX 75075	0.88 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	Bobbie Powell	Company/Brokerage	Stewart Realty Group
License No	0507035	Address	2209 Westridge Dr. Plano TX 75075
License Expiration	04/30/2023	License State	TX
Phone	9403905936	Email	srg.re@stewartrealtygroup.com
Broker Distance to Subject	2.58 miles	Date Signed	08/31/2021

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.