

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	621 Nemitz Street, Crowley, TEXAS 76036	Order ID	7561128	Property ID	30970650
Inspection Date	09/05/2021	Date of Report	09/08/2021		
Loan Number	46072	APN	40637638		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Tarrant		

Tracking IDs					
Order Tracking ID	0903BPO	Tracking ID 1	0903BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Kristan Livingston	Condition Comments	
R. E. Taxes	\$5,061	The subject property appears adequately maintained per exterior inspection. There were no visible signs of deferred maintenance issues present. Per MLS sheet dated 04/24/2020, the subject has granite counters in the kitchen that were installed when the home was built and can add value.	
Assessed Value	\$178,951		
Zoning Classification	SF-1		
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	Crescent Springs HOA		
Association Fees	\$350 / Year (Pool,Other: Playground)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject immediate neighborhood consists mainly of SFD homes similar in age, size & style as the subject property. There are 2 builders that have built in the subject's subdivision (DR Horton & Bloomfield) that install signature upgrades in all homes they build (predominantly granite counters & SS appliances in the kitchen), which (per MLS sheet dated 04/24/2020) are present in the subject property. While the local economy has remained stable, the real estate mkt has been trending upward over the last 6 months at a rate of approximately 0.5% per mo. Much of this trend is due ...	
Sales Prices in this Neighborhood	Low: \$115,000 High: \$360,000		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<90		

Neighborhood Comments

The subject immediate neighborhood consists mainly of SFD homes similar in age, size & style as the subject property. There are 2 builders that have built in the subject's subdivision (DR Horton & Bloomfield) that install signature upgrades in all homes they build (predominantly granite counters & SS appliances in the kitchen), which (per MLS sheet dated 04/24/2020) are present in the subject property. While the local economy has remained stable, the real estate mkt has been trending upward over the last 6 months at a rate of approximately 0.5% per mo. Much of this trend is due to the opening of the economy and the low interest rates that has encouraged prospective buyers to purchase homes in record numbers. The majority of homes receive multiple offers within 72 hours of being listed and thus homes are selling at or above list prices. There are clearly more buyers looking to purchase a home at the current time than available properties on the market. The prevalence of REO properties is very low with less than 1% of homes in this area being bank owned.

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	621 Nemitz Street	809 Wylie St	721 Watson Way	922 Rutherford Dr
City, State	Crowley, TEXAS	Crowley, TX	Crowley, TX	Crowley, TX
Zip Code	76036	76036	76036	76036
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	0.26 ¹	0.50 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$280,000	\$285,000	\$280,000
List Price \$	--	\$280,000	\$285,000	\$280,000
Original List Date		08/25/2021	08/18/2021	08/10/2021
DOM · Cumulative DOM	-- · --	12 · 14	19 · 21	6 · 29
Age (# of years)	10	2	3	2
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	1,595	1,820	1,771	1,575
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2	4 · 2
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	0.17 acres	0.13 acres	0.13 acres	0.13 acres
Other	Kitchen upgrade	Kitchen upgrade	Kitchen upgrade	Kitchen upgrade

* Listing 3 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 but similar in all other characteristics. It has standard builder upgrades with granite counters & SS appliances in the kitchen like the subject and all other homes built by the same builder but no other updates/upgrades completed.

Listing 2 Home is superior in GLA & similar in all other characteristics. It has the standard kitchen upgrades which are installed by builder and a buyer's expectation for this area, but no other updates/upgrades completed.

Listing 3 Home is similar in GLA & all other characteristics. It has the standard builder upgrades in the kitchen like the subject property but no other updates/upgrades completed.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	621 Nemitz Street	513 Kerry St	832 Rutherford Dr	948 Cheryl St
City, State	Crowley, TEXAS	Crowley, TX	Crowley, TX	Crowley, TX
Zip Code	76036	76036	76036	76036
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.39 ¹	0.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$232,000	\$255,000	\$245,000
List Price \$	--	\$232,000	\$255,000	\$245,000
Sale Price \$	--	\$260,000	\$265,000	\$270,000
Type of Financing	--	Cash	Conventional	Cash
Date of Sale	--	08/06/2021	09/03/2021	06/14/2021
DOM · Cumulative DOM	-- · --	24 · 24	1 · 31	7 · 48
Age (# of years)	10	11	2	2
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	1,595	1,491	1,605	1,762
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	4 · 2
Total Room #	7	6	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	0.17 acres	0.17 acres	0.13 acres	0.14 acres
Other	Kitchen upgrade	Kitchen upgrade	Kitchen upgrade	Kitchen upgrade
Net Adjustment	--	+\$4,680	\$0	-\$7,515
Adjusted Price	--	\$264,680	\$265,000	\$262,485

* 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 similar in GLA & all other characteristics. It has standard builder upgrades in the kitchen like the subject but no recent updates/upgrades completed. Adjustments: \$45/SF
- Sold 2** Home is similar in GLA & all other characteristics. It appears well maintained per MLS photos and has granite counters & SS appliances installed when the home was built but no other updates or upgrades completed to add value.
- Sold 3** Home is superior in GLA but similar in all other characteristics. Aside from the granite counters & SS appliances installed by the builder, there have been no other updates/upgrades completed. Adjustments: \$45/SF

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Per MLS the home was listed 04/24/2020 and the listing was cancelled 05/19/2020 without receiving a contract.			
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	\$270,000	\$270,000
Sales Price	\$265,000	\$265,000
30 Day Price	\$260,000	--
Comments Regarding Pricing Strategy		
A search was conducted for all sales within 1 mile of the subject property in the last 6 months between 1300-1900 SF built between 2001-2021 resulting in 27 sales, 17 sales in the immediate subdivision. The 3 most similar and recent sales in the subdivision were used. A similar search for listings produced 10 listings, 8 listings in the subject's subdivision. The 3 most similar were chosen.		

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

Listing Photos

L1 809 Wylie St
Crowley, TX 76036



Front

L2 721 Watson Way
Crowley, TX 76036



Front

L3 922 Rutherford Dr
Crowley, TX 76036



Front

Sales Photos

S1 513 Kerry St
Crowley, TX 76036



Front

S2 832 Rutherford Dr
Crowley, TX 76036



Front

S3 948 Cheryl St
Crowley, TX 76036



Front

ClearMaps Addendum

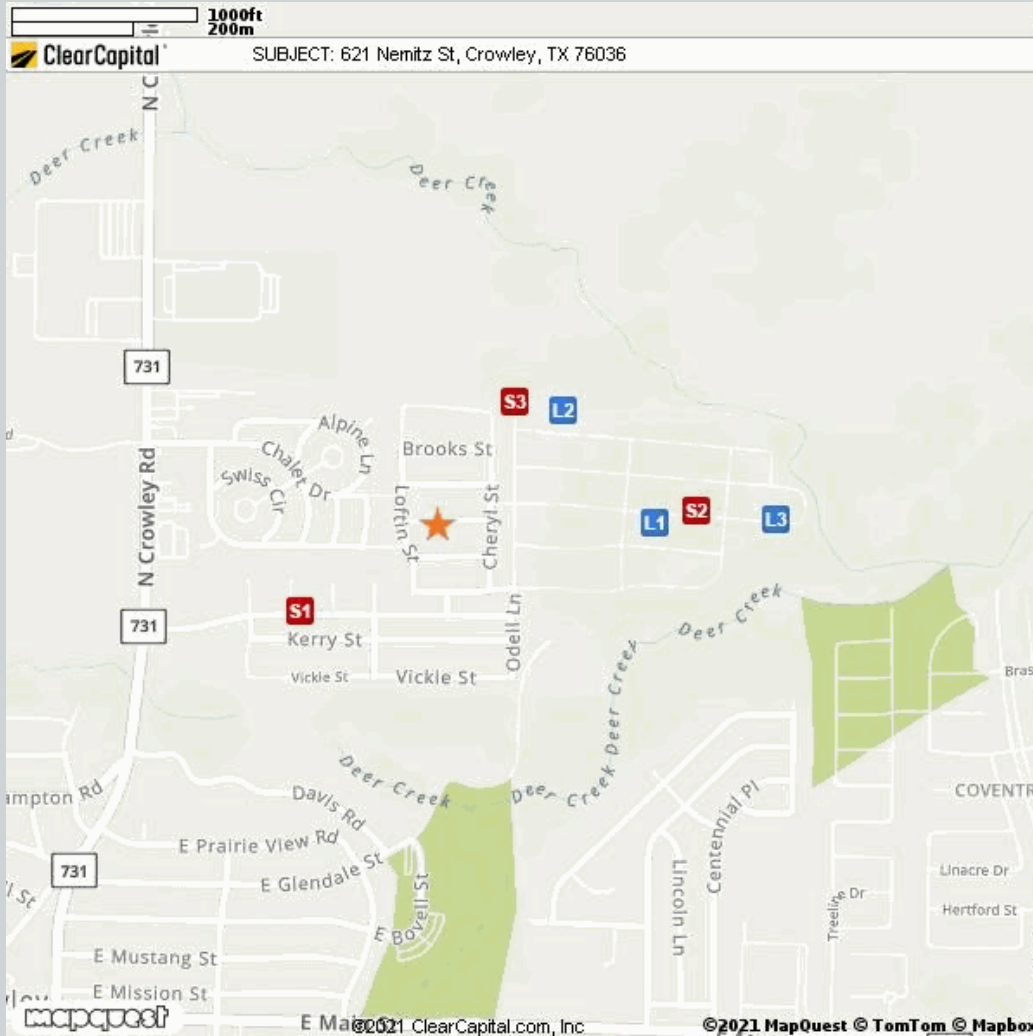
Address ★ 621 Nemitz Street, Crowley, TEXAS 76036

Loan Number 46072

Suggested List \$270,000

Suggested Repaired \$270,000

Sale \$265,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	621 Nemitz Street, Crowley, Texas 76036	--	Parcel Match
L1 Listing 1	809 Wylie St, Crowley, TX 76036	0.33 Miles ¹	Parcel Match
L2 Listing 2	721 Watson Way, Crowley, TX 76036	0.26 Miles ¹	Parcel Match
L3 Listing 3	922 Rutherford Dr, Crowley, TX 76036	0.50 Miles ¹	Parcel Match
S1 Sold 1	513 Kerry St, Crowley, TX 76036	0.22 Miles ¹	Parcel Match
S2 Sold 2	832 Rutherford Dr, Crowley, TX 76036	0.39 Miles ¹	Parcel Match
S3 Sold 3	948 Cheryl St, Crowley, TX 76036	0.22 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	7.86 miles	Date Signed	09/06/2021

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.