

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>	217 Indian Creek Drive, Roanoke, TX 76262	<b>Order ID</b>	7585870	<b>Property ID</b>	31063910
<b>Inspection Date</b>	09/15/2021	<b>Date of Report</b>	09/16/2021		
<b>Loan Number</b>	46156	<b>APN</b>	72548		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Denton		

### Tracking IDs

<b>Order Tracking ID</b>	0914BPO	<b>Tracking ID 1</b>	0914BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	WESTBROOK, MERRITT D	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$51,559	No signs of damage nor need for repairs noted.	
<b>Assessed Value</b>	\$24,372		
<b>Zoning Classification</b>	SFR		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Excellent		
<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>	
<b>Local Economy</b>	Excellent	Homes in subject's area are similar in age, size, and condition.	
<b>Sales Prices in this Neighborhood</b>	Low: \$373,346 High: \$1,155,000		
<b>Market for this type of property</b>	Increased 10 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	217 Indian Creek Drive	204 Morningside	220 Morningside Dr	252 Crockett St
City, State	Roanoke, TX	Roanoke, TX	Roanoke, TX	Roanoke, TX
Zip Code	76262	76262	76262	76262
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	2.70 <sup>2</sup>	2.70 <sup>2</sup>	1.00 <sup>2</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$508,750	\$508,750	\$511,100
List Price \$	--	\$514,750	\$508,750	\$525,600
Original List Date		04/15/2021	05/24/2021	11/11/2020
DOM · Cumulative DOM	-- · --	153 · 154	114 · 115	201 · 309
Age (# of years)	1	1	1	1
Condition	Excellent	Excellent	Excellent	Excellent
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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,180	1,902	1,983	1,922
Bdrm · Bths · ½ Bths	3 · 3 · 1	3 · 3 · 1	3 · 3 · 1	3 · 3 · 1
Total Room #	10	10	10	10
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	0.07 acres	0.04 acres	0.009 acres	0.009 acres
Other	--	--	--	--

\* Listing 2 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** This 2 story Carlisle unit offers 3 bedrooms, 3.1 baths & 1902 sq ft of covered living space.

**Listing 2** Gorgeous kitchen with large quartz island & SS appliances. Upstairs offers a master suite with walk in closets. Two additional bedrooms with full bathrooms.

**Listing 3** Walking distance to all Oak St. entertainment, restaurants and the new Peabody Hotel.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	217 Indian Creek Drive	2 Gentry Court	14 Hillcrest Court S	2 Woodlands Court
<b>City, State</b>	Roanoke, TX	Roanoke, TX	Roanoke, TX	Roanoke, TX
<b>Zip Code</b>	76262	76262	76262	76262
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.29 <sup>1</sup>	0.11 <sup>1</sup>	0.34 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$475,000	\$490,000	\$525,000
<b>List Price \$</b>	--	\$475,000	\$490,000	\$525,000
<b>Sale Price \$</b>	--	\$510,000	\$520,000	\$570,700
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	08/19/2021	08/17/2021	07/07/2021
<b>DOM · Cumulative DOM</b>	-- · --	5 · 36	9 · 55	3 · 33
<b>Age (# of years)</b>	1	41	41	22
<b>Condition</b>	Excellent	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>	2 Stories Traditional	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,180	2,382	2,315	2,099
<b>Bdrm · Bths · ½ Bths</b>	3 · 3 · 1	4 · 3	4 · 2	3 · 2
<b>Total Room #</b>	10	10	9	8
<b>Garage (Style/Stalls)</b>	Attached 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>	--	--	--	Pool - Yes
<b>Lot Size</b>	0.07 acres	0.38 acres	0.25 acres	0.28 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$40,900	+\$44,250	+\$16,050
<b>Adjusted Price</b>	--	\$550,900	\$564,250	\$586,750

\* Sold 2 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.

#### Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

**Sold 1** age: \$41,000 gla: -10,100 condition: \$10,000 No updates nor upgrades mentioned in mls comments.

**Sold 2** age: \$41,000 gla: -6750 condition: \$10,000 No updates nor upgrades mentioned in mls comments.

**Sold 3** age: \$22,000 gla: 4050 condition: \$10,000 Pool: -\$20,000 No updates nor upgrades mentioned in mls comments.

### Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject has never been listed in the mls.			
<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>	\$575,000	\$575,000
<b>Sales Price</b>	\$575,000	\$575,000
<b>30 Day Price</b>	\$550,000	--
<b>Comments Regarding Pricing Strategy</b>		
Adjustments were made at \$1000 per year for difference in age; \$50 per sf for difference in gla; \$10,000 for difference in condition; \$20,000 for pool.		

### 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



Side



Side



Street



Street



## Subject Photos



Street



Street



Other



Other



Other



Other

## Subject Photos



Other



Other

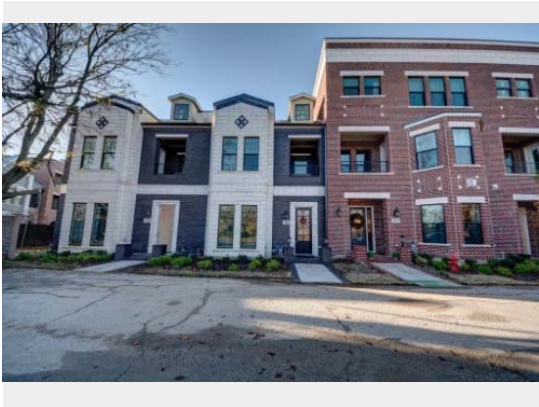


Other



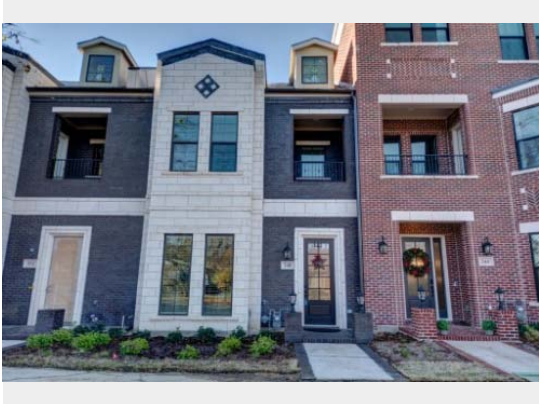
## Listing Photos

**L1** 204 MORNINGSIDE  
Roanoke, TX 76262



Front

**L2** 220 MORNINGSIDE DR  
Roanoke, TX 76262



Front

**L3** 252 CROCKETT ST  
Roanoke, TX 76262



Front



## Sales Photos

**S1** 2 Gentry Court  
Roanoke, TX 76262



Front

**S2** 14 Hillcrest Court S  
Roanoke, TX 76262



Front

**S3** 2 Woodlands Court  
Roanoke, TX 76262



Front

### ClearMaps Addendum

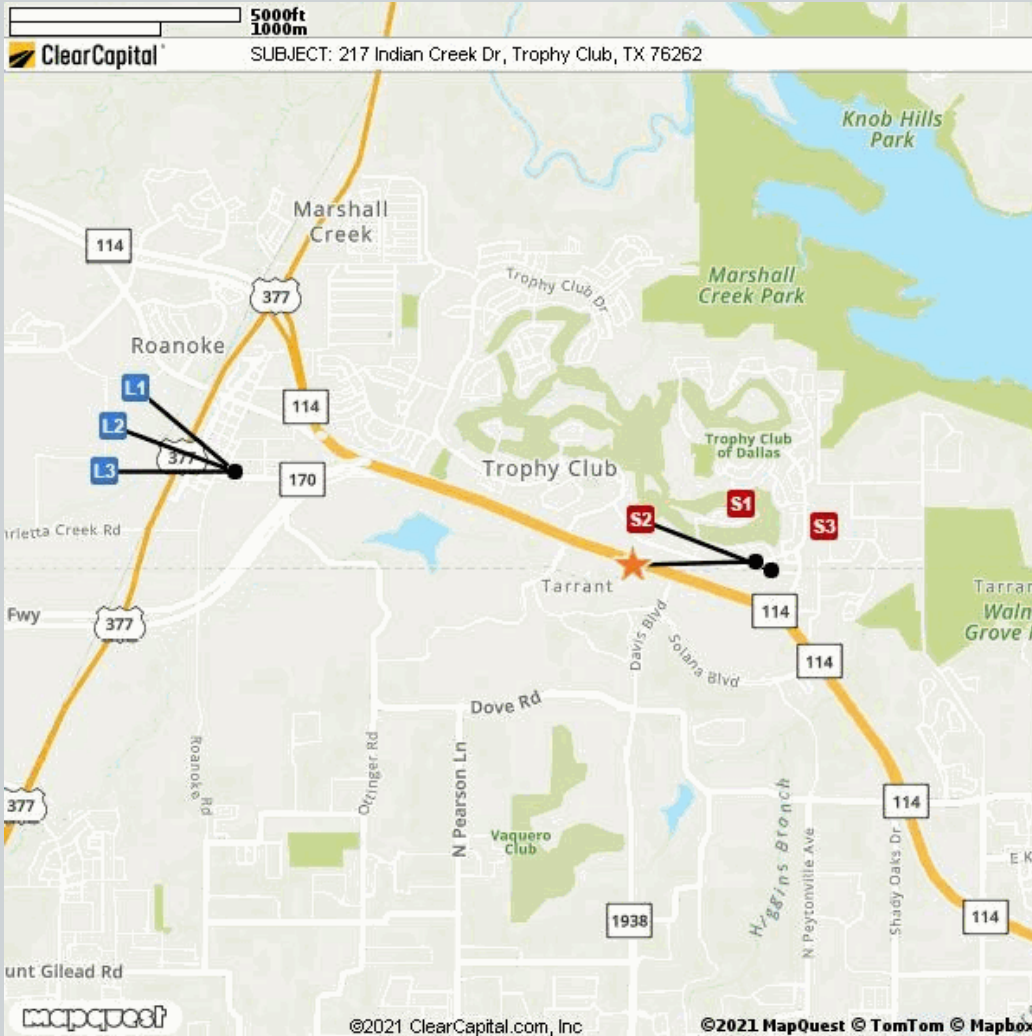
**Address** ★ 217 Indian Creek Drive, Roanoke, TX 76262

**Loan Number** 46156

**Suggested List** \$575,000

**Suggested Repaired** \$575,000

**Sale** \$575,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

★	Subject	217 Indian Creek Drive, Roanoke, TX 76262	--	Parcel Match
L1	Listing 1	204 Morningside, Roanoke, TX 76262	2.70 Miles <sup>2</sup>	Unknown Street Address
L2	Listing 2	220 Morningside Dr, Roanoke, TX 76262	2.70 Miles <sup>2</sup>	Unknown Street Address
L3	Listing 3	252 Crockett St, Roanoke, TX 76262	1.00 Miles <sup>2</sup>	Unknown Street Address
S1	Sold 1	2 Gentry Court, Roanoke, TX 76262	0.29 Miles <sup>1</sup>	Parcel Match
S2	Sold 2	14 Hillcrest Court S, Roanoke, TX 76262	0.11 Miles <sup>1</sup>	Parcel Match
S3	Sold 3	2 Woodlands Court, 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.

\*\*\* 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

<b>Broker Name</b>	Catherine Henderson	<b>Company/Brokerage</b>	Keller Williams Realty
<b>License No</b>	507236	<b>Address</b>	1766 Timber Ridge Circle Corinth TX 76210
<b>License Expiration</b>	10/31/2021	<b>License State</b>	TX
<b>Phone</b>	9404402224	<b>Email</b>	cathy.henderson.realtor@gmail.com
<b>Broker Distance to Subject</b>	12.64 miles	<b>Date Signed</b>	09/16/2021

*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.**