

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	533 Buffalo Creek Drive, Desoto, TX 75115	Order ID	7632908	Property ID	31319036
Inspection Date	10/02/2021	Date of Report	10/05/2021		
Loan Number	46515	APN	20028009A01300001		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Dallas		

Tracking IDs

Order Tracking ID	1001BPO	Tracking ID 1	1001BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Vanessa Y Hull	Condition Comments Subject appears in average condition for the community. Subject faces SFR like itself.
R. E. Taxes	\$8,653	
Assessed Value	\$301,450	
Zoning Classification	Residential	
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	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Neighborhood of semi custom homes in a convenient location and all appear well maintained. Comps used are the best for the subject and have been updated to prepare for market. Because of the neatness of appearance the subject could very well be in good condition.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$354,000 High: \$559,000	
Market for this type of property	Increased 5 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	533 Buffalo Creek Drive	1417 Wolf Dr.	924 Plantation	1732 Blue Stream Dr.
City, State	Desoto, TX	Desoto, TX	Desoto, TX	Desoto, TX
Zip Code	75115	75115	75115	75115
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.43 ¹	3.84 ¹	0.89 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$435,000	\$479,000	\$449,900
List Price \$	--	\$435,000	\$479,000	\$459,900
Original List Date		08/12/2021	10/04/2021	08/05/2021
DOM · Cumulative DOM	-- · --	40 · 54	1 · 1	57 · 61
Age (# of years)	21	18	30	12
Condition	Average	Fair	Average	Good
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 Contempo	2 Stories Contempo	2 Stories Contempo	2 Stories Contempo
# Units	1	1	1	1
Living Sq. Feet	4,022	4,007	3,841	4,296
Bdrm · Bths · ½ Bths	5 · 3 · 1	5 · 2 · 1	5 · 3 · 1	5 · 4
Total Room #	10	9	11	4296
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	0.2063 acres	0.275 acres	0.207 acres	0.214 acres
Other	None	None	None	None

* 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 has been staged to show potential, is FHA eligible.

Listing 2 Home features lots of upgrades and has been well maintained moe in ready.

Listing 3 Immaculate move in ready home, updates throughout, even new sprinkler system.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	533 Buffalo Creek Drive	1542 Bramble Creek Circle	800 Mulberry Lane	1409 Wolf Dr.
City, State	Desoto, TX	Desoto, TX	Desoto, TX	Desoto, TX
Zip Code	75115	75115	75115	75115
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.64 ¹	0.44 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$379,900	\$385,000	\$402,000
List Price \$	--	\$379,900	\$390,000	\$402,000
Sale Price \$	--	\$376,000	\$407,000	\$405,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	08/13/2021	06/04/2021	05/03/2021
DOM · Cumulative DOM	-- · --	35 · 401	39 · 39	85 · 84
Age (# of years)	21	20	18	17
Condition	Average	Good	Average	Good
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 Contempo	2 Stories Contempo	2 Stories Contempo	2 Stories Contempo
# Units	1	1	1	1
Living Sq. Feet	4,022	3,349	4,078	4,170
Bdrm · Bths · ½ Bths	5 · 3 · 1	5 · 3 · 1	5 · 3 · 1	4 · 3 · 1
Total Room #	10	11	12	11
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	0.2063 acres	0.245 acres	0.152 acres	0.254 acres
Other	None	None	None	None
Net Adjustment	--	+\$35,000	+\$100	+\$4,000
Adjusted Price	--	\$411,000	\$407,100	\$409,000

* 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.

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

Sold 1 Home has had lots of upgrades and has been well maintained.

Sold 2 Home has been lovingly maintained, has lots of natural light and is move in ready.

Sold 3 Home is like a mini mansion very impressive and ready for new owners. Two fireplaces.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No listing information available in the MLS system.				
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	\$409,000	\$409,000
Sales Price	\$408,000	\$408,000
30 Day Price	\$406,500	--
Comments Regarding Pricing Strategy		
Priced like other homes in area its size.		

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.
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Subject Photos



Front



Front



Front



Address Verification



Side



Side

Subject Photos



Other

Listing Photos

L1 1417 Wolf Dr.
Desoto, TX 75115



Front

L2 924 Plantation
Desoto, TX 75115



Front

L3 1732 Blue Stream Dr.
Desoto, TX 75115



Front

Sales Photos

S1 1542 Bramble Creek Circle
Desoto, TX 75115



Front

S2 800 Mulberry Lane
Desoto, TX 75115



Front

S3 1409 Wolf Dr.
Desoto, TX 75115



Front

ClearMaps Addendum

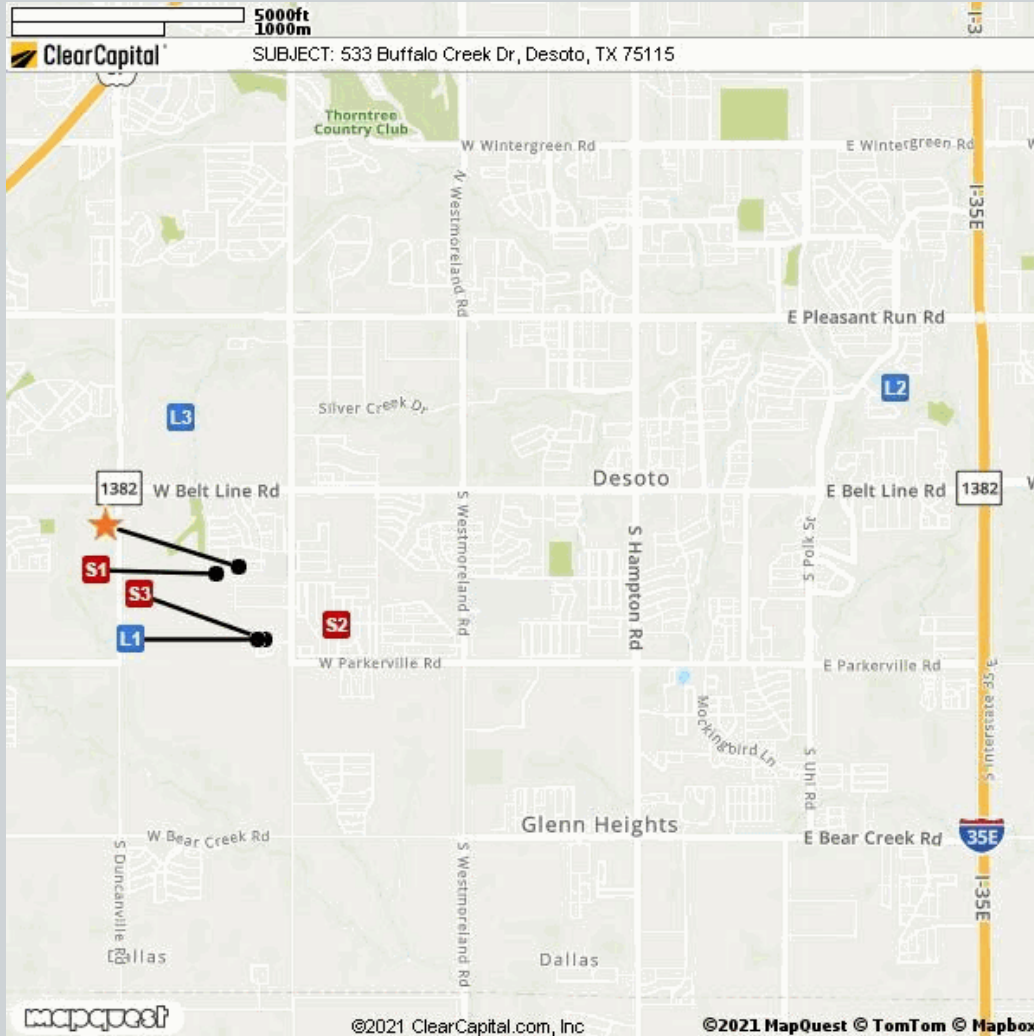
Address ★ 533 Buffalo Creek Drive, Desoto, TX 75115

Loan Number 46515

Suggested List \$409,000

Suggested Repaired \$409,000

Sale \$408,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	533 Buffalo Creek Drive, Desoto, TX 75115	--	Parcel Match
L1	1417 Wolf Dr., Desoto, TX 75115	0.43 Miles ¹	Parcel Match
L2	924 Plantation, Desoto, TX 75115	3.84 Miles ¹	Parcel Match
L3	1732 Blue Stream Dr., Desoto, TX 75115	0.89 Miles ¹	Parcel Match
S1	1542 Bramble Creek Circle, Desoto, TX 75115	0.14 Miles ¹	Parcel Match
S2	800 Mulberry Lane, Desoto, TX 75115	0.64 Miles ¹	Parcel Match
S3	1409 Wolf Dr., Desoto, TX 75115	0.44 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	Edna Robinson	Company/Brokerage	E F H R Realtors
License No	415544	Address	512 N Hampton Unit 237 Desoto TX 75115
License Expiration	08/31/2022	License State	TX
Phone	2148688836	Email	thebiggrande@yahoo.com
Broker Distance to Subject	2.47 miles	Date Signed	10/05/2021

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.