

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>	5208 Lake Haven Lane, Grand Prairie, TEXAS 75052	<b>Order ID</b>	7644755	<b>Property ID</b>	31342900
<b>Inspection Date</b>	10/06/2021	<b>Date of Report</b>	10/07/2021		
<b>Loan Number</b>	46572	<b>APN</b>	28-12456-00E-020-0000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Dallas		

**Tracking IDs**

<b>Order Tracking ID</b>	1006BPO	<b>Tracking ID 1</b>	1006BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Vivian Raddler	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$6,860	The subject property appears adequately maintained per exterior inspection. There were no visible signs of deferred maintenance issues present.	
<b>Assessed Value</b>	\$243,320		
<b>Zoning Classification</b>	SF-1		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	Grand Prairie Lakewood HOA 972-960-2800		
<b>Association Fees</b>	\$300 / Year (Other: Private lake,playgrd, mtc common area )		
<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>	Stable	The subject immediate neighborhood consists mainly of SFD homes similar in age, size & style as 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 buy...	
<b>Sales Prices in this Neighborhood</b>	Low: \$160,000 High: \$560,000		
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Neighborhood Comments

The subject immediate neighborhood consists mainly of SFD homes similar in age, size & style as 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. There are several homes in this neighborhood that have recent updates with interior upgrades such as granite counters in kitchen and/or bathroom that add value. There is a possibility the subject property may have similar updates/upgrades completed but can only be verified through an interior inspection or appraisal.

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	5208 Lake Haven Lane	5320 Lake Garden Dr	5144 Showdown Ln	335 Gotland Dr
City, State	Grand Prairie, TEXAS	Grand Prairie, TX	Grand Prairie, TX	Grand Prairie, TX
Zip Code	75052	75052	75052	75052
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.32 <sup>1</sup>	0.52 <sup>1</sup>	0.87 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$328,900	\$325,000	\$370,000
List Price \$	--	\$328,000	\$325,000	\$370,000
Original List Date		09/14/2021	08/27/2021	09/29/2021
DOM · Cumulative DOM	-- · --	23 · 23	2 · 41	5 · 8
Age (# of years)	16	16	20	15
Condition	Average	Average	Excellent	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	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,341	1,964	2,268	2,490
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2	4 · 2 · 1
Total Room #	9	8	9	9
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	0.19 acres	0.16 acres	0.31 acres	0.21 acres
Other	None	Kitchen upgrade	None	Kitchen upgrade

\* 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** Located in the immediate subdivision, home is inferior in GLA but similar in all other characteristics. It has recent updates that include fresh paint, new flooring, & granite counters & SS appliances in the kitchen that can add value.

**Listing 2** Home is located in a neighboring subdivision that is not a HOA community. It is similar in GLA and all other characteristics. It appears well maintained but there have been no recent updates or upgrades completed to add value.

**Listing 3** Located in a neighboring HOA community, home is similar in GLA but superior in bathroom. It has granite counters & SS appliances in the kitchen that were most likely installed when the home was built and can add value.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	5208 Lake Haven Lane	1216 Lake Forest Dr	4903 Autumn Hill	4942 Autumn Hill
<b>City, State</b>	Grand Prairie, TEXAS	Grand Prairie, TX	Grand Prairie, TX	Grand Prairie, TX
<b>Zip Code</b>	75052	75052	75052	75052
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.34 <sup>1</sup>	0.53 <sup>1</sup>	0.50 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$295,000	\$325,000	\$370,000
<b>List Price \$</b>	--	\$295,000	\$325,000	\$378,000
<b>Sale Price \$</b>	--	\$310,000	\$325,000	\$370,000
<b>Type of Financing</b>	--	Conventional	Conventional	Fha
<b>Date of Sale</b>	--	07/22/2021	09/27/2021	09/22/2021
<b>DOM · Cumulative DOM</b>	-- · --	4 · 34	5 · 40	25 · 61
<b>Age (# of years)</b>	16	16	19	18
<b>Condition</b>	Average	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>	1 Story Traditional	1 Story Traditional	1 Story Traditional	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,341	1,964	2,220	2,511
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 2	3 · 2	4 · 2 · 1
<b>Total Room #</b>	9	8	8	9
<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>	0.19 acres	0.15 acres	0.20 acres	0.16 acres
<b>Other</b>	None	None	None	Kitchen upgrade
<b>Net Adjustment</b>	--	+\$16,965	+\$10,445	-\$30,650
<b>Adjusted Price</b>	--	\$326,965	\$335,445	\$339,350

\* 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.

### Recent Sales - Cont.

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

- Sold 1** Located in the immediate subdivision, home is inferior in GLA but similar in all other characteristics. It has had no recent updates or upgrades completed to add value. Adjustments: \$45/SF
- Sold 2** Located in a neighboring subdivision that is not a HOA community. Home is similar in GLA & all other characteristics. It appears well maintained per MLS photos, but there have been no recent updates or upgrades completed to add value. Adjustments; \$45/SF, \$5,000 for HOA
- Sold 3** Located in a neighboring subdivision that is not a HOA community, home is superior in GLA, bathroom & pool. It has granite counters in the kitchen but no other updates or upgrades have been completed to add value. Adjustments: \$45/SF, \$3,000 for bathroom, \$20,000 for pool, \$5,000 for kitchen upgrade, \$5,000 for HOA

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No evidence was found indicating the subject property has been listed for sale or sold on 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>	\$340,000	\$340,000
<b>Sales Price</b>	\$335,000	\$335,000
<b>30 Day Price</b>	\$325,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>A search was conducted for all sales within 1 mile of the subject property in the last 6 months between 1900-2800 SF built between 1995-2015 resulting in 12 sales, 2 sales in the immediate subdivision, but one sale was dated nearly 6 months ago and not used. Sale 2 &amp; 3 are located in a similar neighboring subdivision that is not a HOA community like the subject's subdivision. A similar search was conducted for listings that produced 4 listings, one in the immediate subdivision and was used a List 1. List 2 &amp; 3 are located in neighboring subdivisions, one being in a HOA community.</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



Street



## Listing Photos

**L1** 5320 Lake Garden Dr  
Grand Prairie, TX 75052



Front

**L2** 5144 Showdown Ln  
Grand Prairie, TX 75052



Front

**L3** 335 Gotland Dr  
Grand Prairie, TX 75052



Front

## Sales Photos

**S1** 1216 Lake Forest Dr  
Grand Prairie, TX 75052



Front

**S2** 4903 Autumn Hill  
Grand Prairie, TX 75052



Front

**S3** 4942 Autumn Hill  
Grand Prairie, TX 75052



Front

### ClearMaps Addendum

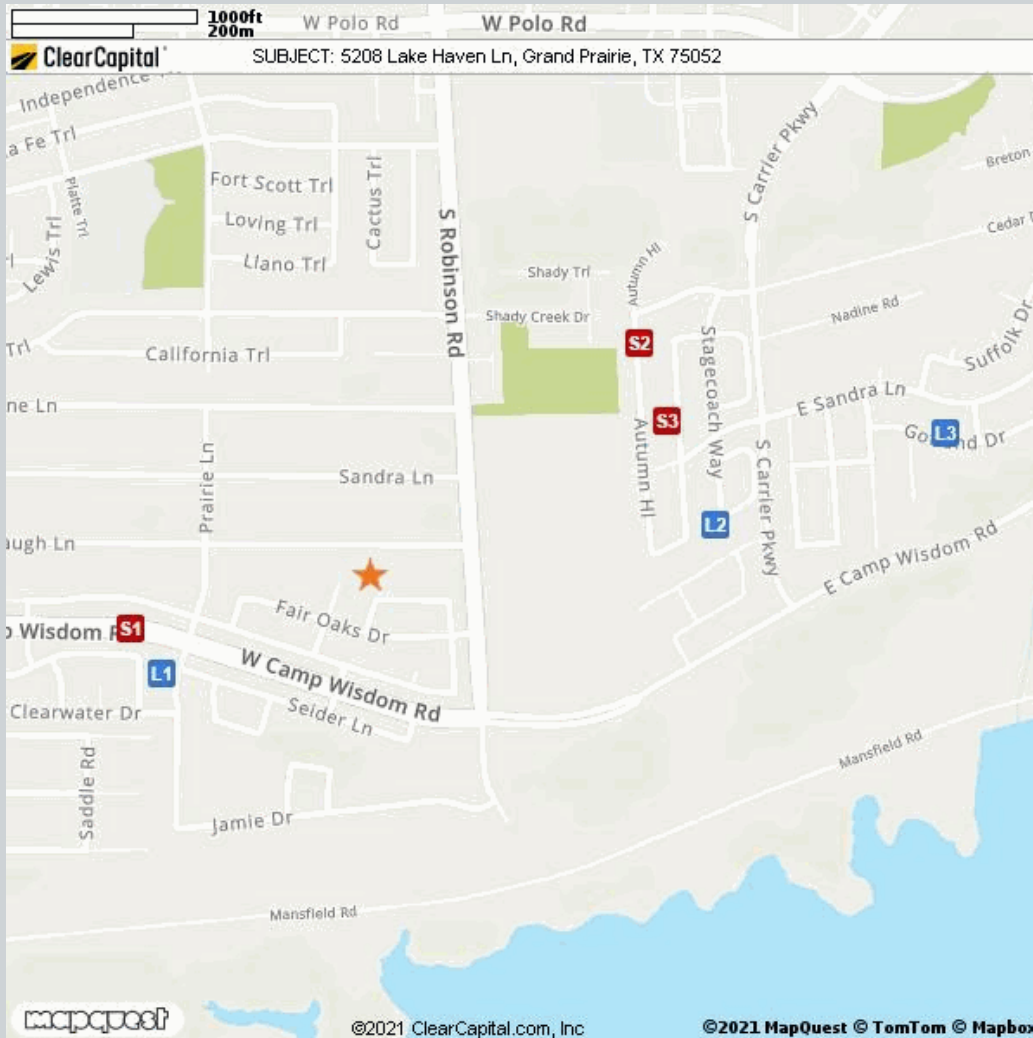
**Address** ★ 5208 Lake Haven Lane, Grand Prairie, TEXAS 75052

**Loan Number** 46572

**Suggested List** \$340,000

**Suggested Repaired** \$340,000

**Sale** \$335,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5208 Lake Haven Lane, Grand Prairie, Texas 75052	--	Parcel Match
L1 Listing 1	5320 Lake Garden Dr, Grand Prairie, TX 75052	0.32 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5144 Showdown Ln, Grand Prairie, TX 75052	0.52 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	335 Gotland Dr, Grand Prairie, TX 75052	0.87 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1216 Lake Forest Dr, Grand Prairie, TX 75052	0.34 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	4903 Autumn Hill, Grand Prairie, TX 75052	0.53 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	4942 Autumn Hill, Grand Prairie, TX 75052	0.50 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>	Carolyn Hutchinson	<b>Company/Brokerage</b>	Elite REO Services
<b>License No</b>	433561	<b>Address</b>	5256 High Ridge Rd Forest Hill TX 76119
<b>License Expiration</b>	03/31/2022	<b>License State</b>	TX
<b>Phone</b>	6825571642	<b>Email</b>	carolyn.hutchinson@elitereo.com
<b>Broker Distance to Subject</b>	13.31 miles	<b>Date Signed</b>	10/07/2021

*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.**