

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	4018 Tracey Trail, Rowlett, TX 75088	Order ID	7810681	Property ID	31780516
Inspection Date	12/11/2021	Date of Report	12/11/2021		
Loan Number	47192	APN	44-02305-014-010-0000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Dallas		

Tracking IDs

Order Tracking ID	1210BPO	Tracking ID 1	BPF2
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Alns Investments LLC	Condition Comments	
R. E. Taxes	\$6,263	Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.	
Assessed Value	\$237,130		
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	
Local Economy	Stable	The subject is located in a suburban neighborhood with stable property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.	
Sales Prices in this Neighborhood	Low: \$260,000 High: \$320,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	4018 Tracey Trail	4201 Skyline Dr	3721 Smartt St	4206 Southridge Dr
City, State	Rowlett, TX	Rowlett, TX	Rowlett, TX	Rowlett, TX
Zip Code	75088	75088	75088	75088
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.97 ¹	0.98 ¹	0.98 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$274,900	\$310,000	\$315,000
List Price \$	--	\$274,900	\$310,000	\$315,000
Original List Date		11/28/2021	12/09/2021	11/22/2021
DOM · Cumulative DOM	-- · --	12 · 13	1 · 2	18 · 19
Age (# of years)	37	57	28	50
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 Ranch	1 Story Ranch	2 Stories 2 Story Conventional	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,900	1,695	1,977	2,138
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2 · 1	3 · 2
Total Room #	7	6	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	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	0.170 acres	0.29 acres	0.15 acres	0.28 acres
Other	None	None	None	None

* Listing 1 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 Adjustments: Bed:\$4000, GLA:\$4100, Age:\$500, Lot:\$-240, Pool:\$7000, Total Adjustment:\$15360, Net Adjustment Value:\$290260
The property is similar in view and condition to the subject.

Listing 2 Adjustments: HBath:\$-1000, GLA:\$-1540, Style=\$-1000, Garage:\$4000, Pool:\$7000, Total Adjustment:\$7460, Net Adjustment Value:\$317460
The property is superior in GLA and similar in bed count to the subject.

Listing 3 Adjustments: Bed:\$4000, GLA:\$-4760, Age:\$325, Lot:\$-220, Pool:\$7000, Total Adjustment:\$6345, Net Adjustment Value:\$321345
The property is superior in GLA and inferior in bed count to the subject.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4018 Tracey Trail	3501 Amber Ave	2509 Amy Ave	4022 Tracey Trl
City, State	Rowlett, TX	Rowlett, TX	Rowlett, TX	Rowlett, TX
Zip Code	75088	75088	75088	75088
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.44 ¹	0.18 ¹	0.01 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$285,000	\$310,000	\$325,000
List Price \$	--	\$285,000	\$310,000	\$301,000
Sale Price \$	--	\$270,000	\$300,000	\$301,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	05/04/2021	11/23/2021	10/15/2021
DOM · Cumulative DOM	-- · --	58 · 59	45 · 46	133 · 135
Age (# of years)	37	38	37	37
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,900	2,082	1,938	1,880
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	6	6	6
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	Pool - Yes	Pool - Yes	--
Lot Size	0.170 acres	0.2 acres	0.2 acres	0.17 acres
Other	None	None	None	None
Net Adjustment	--	+\$1,360	+\$4,000	+\$9,000
Adjusted Price	--	\$271,360	\$304,000	\$310,000

* 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** Sold1 => Bed= \$4000, GLA= \$-3640,Closed date=\$1000, Total= \$1360, Net Adjusted Value= \$271360 The property is similar in view and condition to the subject.
- Sold 2** Adjustments:,Bed:\$4000,Total Adjustment:4000,Net Adjustment Value:\$304000 The property is similar in GLA and condition to the subject.
- Sold 3** Adjustments:,Bed:\$4000,Pool:\$7000,Carport:\$-2000,Total Adjustment:9000,Net Adjustment Value:\$310000 The property is inferior in bed count and similar in view to the subject.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	0581554-Eartha Wang	PENDING					
Listing Agent Name	Eartha Wang						
Listing Agent Phone	(214) 695-5681						
# 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
11/21/2021	\$289,000	--	--	Pending/Contract	11/29/2021	\$289,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$299,000	\$299,000
Sales Price	\$289,000	\$289,000
30 Day Price	\$279,000	--
Comments Regarding Pricing Strategy		
<p>Based on the exterior observation the subject is in average condition. All maintenance appears to be up to date and no repairs are necessary based on the exterior inspection. Within 1 mile, 20% GLA +/-, sale date to 3 months, Year built 20 +/-, there were limited comparables available in the subject neighborhood. Therefore it was necessary to exceed the closed date to 12 months, style, bed bath count, pool, lot size. In order to stay closer proximity, I have exceeded the bed count in sold comps. Due to limited comparables, I have exceeded the pool in active comps. The comparable selected were considered to be the best available. The value and marketability will not be affected with the subject being located near a residential area, worship, school, park, RR track, busy street, commercial area. Due to limited comparable from same subject location, it was necessary to use comparable from across the major roads, but from the similar neighborhood. It will not affect the current market value of the subject. In delivering the final valuation, most weight has been placed on CS1 and LC1 as they are most similar to subject condition and overall structure. The subject details are taken from the tax record.</p>		

Subject Photos



Front



Address Verification



Street

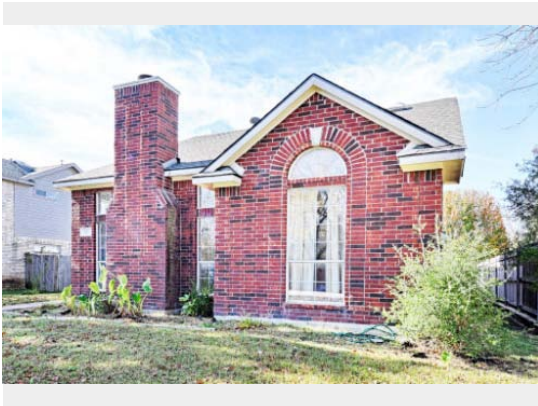
Listing Photos

L1 4201 Skyline DR
Rowlett, TX 75088



Front

L2 3721 Smartt ST
Rowlett, TX 75088



Front

L3 4206 Southridge DR
Rowlett, TX 75088



Front

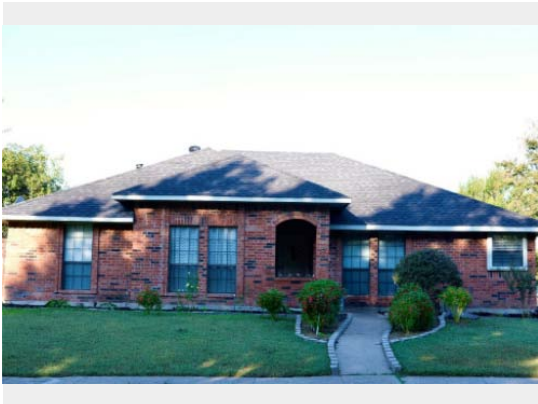
Sales Photos

S1 3501 Amber AVE
Rowlett, TX 75088



Front

S2 2509 Amy AVE
Rowlett, TX 75088



Front

S3 4022 Tracey TRL
Rowlett, TX 75088



Front

ClearMaps Addendum

Address	★ 4018 Tracey Trail, Rowlett, TX 75088			
Loan Number	47192	Suggested List	\$299,000	Suggested Repaired \$299,000 Sale \$289,000

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	Mondale Onuoha	Company/Brokerage	VIP Premier Realty
License No	673985	Address	10228 E Northwest Hwy #301 Dallas TX 75238
License Expiration	06/30/2022	License State	TX
Phone	9724326684	Email	moresigningsre@gmail.com
Broker Distance to Subject	8.61 miles	Date Signed	12/11/2021

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.