

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	743 Catalina Drive, Lancaster, TX 75146	Order ID	7804234	Property ID	31767056
Inspection Date	12/09/2021	Date of Report	12/09/2021		
Loan Number	47291	APN	36068200010140000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Dallas		

Tracking IDs					
Order Tracking ID	1208BPO	Tracking ID 1	BPF2		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	SONYA D WESTON	Condition Comments	
R. E. Taxes	\$3,660	Subject property shows no visible signs of any deterioration nor the need for any repairs from drive-by inspection.	
Assessed Value	\$215,730		
Zoning Classification	Residential Z345		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(Locked and no broken windows)			
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	Subject is located in a conforming neighborhood with homes of similar style and age. With park, schools, and some shopping. Very little REO activity in this neighborhood. No high cap power lines, sewage ponds, or railroad tracks in the area, or board ups	
Sales Prices in this Neighborhood	Low: \$176000 High: \$255,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	743 Catalina Drive	1138 Castlewood Court	1305 Harbor Court	1932 Indian Lilac Drive
City, State	Lancaster, TX	Desoto, TX	Lancaster, TX	Lancaster, TX
Zip Code	75146	75115	75134	75146
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.13 ¹	1.21 ¹	1.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$245,000	\$219,900	\$239,000
List Price \$	--	\$245,000	\$219,900	\$239,000
Original List Date		10/14/2021	05/06/2021	11/01/2021
DOM · Cumulative DOM	-- · --	29 · 56	4 · 217	7 · 38
Age (# of years)	23	23	17	15
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 ; City Street	Neutral ; City Street	Neutral ; City Street	Neutral ; City Street
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,678	1,500	1,878	1,704
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2	3 · 2
Total Room #	8	8	8	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	0.11 acres	.19 acres	.16 acres	.12 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace

* Listing 2 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.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** This is an opendoor.com listing. This Desoto cul-de-sac home has one story. Utility Room with Dryer Hookup- Electric, Full Size W/D Area, Separate Utility Room, Washer Hookup, with Carpet, Luxury Vinyl Plank flooring along with similar square footage to the subject. Fair market listing
- Listing 2** This listing has Two Living, Two dining areas. formal living and dining, kitchen with breakfast area, and family room with fireplace. The Master bedroom is at the back of the house with a master bath- separate tub and shower along with similar square footage to the subject. Fair market listing
- Listing 3** This listing is Well maintained and priced to sell carpet and vinyl plank flooring replaced within the last 2 years, kitchen with Breakfast Bar, Built-in Cabinets, Pantry, Walk-in Pantry, Built-in Microwave, Cooktop - Electric, Dishwasher, Disposal, Oven- Electric along with similar square footage to the subject. Fair market listing

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	743 Catalina Drive	1329 Rosewood	163 Palm Drive	133 Rolling Hills Place
City, State	Lancaster, TX	Lancaster, TX	Lancaster, TX	Lancaster, TX
Zip Code	75146	75146	75146	75146
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.74 ¹	0.32 ¹	0.43 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$159,900	\$225,000	\$240,000
List Price \$	--	\$159,900	\$225,000	\$240,000
Sale Price \$	--	\$175,000	\$237,500	\$241,260
Type of Financing	--	Cash	Fha	Fha
Date of Sale	--	08/03/2021	10/22/2021	09/01/2021
DOM · Cumulative DOM	-- · --	1 · 32	8 · 66	3 · 113
Age (# of years)	23	28	19	18
Condition	Average	Average	Good	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; City Street	Neutral ; City Street	Neutral ; City Street	Neutral ; City Street
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,678	1,596	1,713	1,976
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	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	0.11 acres	.11 acres	.17 acres	.18 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace
Net Adjustment	--	+\$5,625	-\$23,484	-\$14,655
Adjusted Price	--	\$180,625	\$214,016	\$226,605

* 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** This sale Kitchen Equipment includes Dishwasher, Disposal, Range/Oven-Electric, the property has Burglar, Carbon Monoxide Detector, Fire/Smoke, Smoke Detector, master bedroom with Dual Sinks, Jetted Tub, Separate Shower, Walk-in Closets. Adjusted age +\$2250 GLA +\$3375
- Sold 2** This sale is move-in ready with a flowing floor plan, with a formal dining room that can easily be used as an office or game room, cozy living room where the family can gather around the fireplace, Roof was replaced in July 2019, water heater and water heater plumbing replaced in March 2020. Adjusted age -\$1800 lot size -\$120 condition -\$20,000 GLA -\$1565
- Sold 3** This sale has 2 Living, with the family room open to the kitchen with an island. Lots of kitchen counter space. Flooring recently updated, LED touchpad light switches throughout the home. Nice size backyard. Extra-long drive-way. Adjusted GLA -\$12,265 age -\$2250 lot size -\$140

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		Listed on 05/01/2021 for \$203,000 expired on 09/30/2021					
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	\$180,900	\$180,900
Sales Price	\$180,500	\$180,500
30 Day Price	\$175,500	--
Comments Regarding Pricing Strategy		
I searched the MLS going back 6 months using age group 1988-2008 and square footage between 1378 and 1978 square footage and these sales and listings are the best available in area. NOTE: I priced this property at the lower end because according to previous listing property was listed at \$203,000 and did not sell, property was sold as is with no repairs.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes Internal research has confirmed the broker's statement regarding a lack of available comps which fit the characteristics of the subject. Most comps which share similar qualities to the subject in the surrounding area have been updated to some degree, so with this in mind, the comps chosen are deemed reliable. Adjustments have been properly applied to the comps and they accurately reflect the value of the subject. When taking into account the previous expired listing of the Subject, the DOM for the most applicable list comp (LC2), and the adjusted sale price of the most similar sold comp (SC1), 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



Street

Listing Photos

L1 1138 Castlewood Court
Desoto, TX 75115



Front

L2 1305 Harbor Court
Lancaster, TX 75134



Front

L3 1932 Indian Lilac Drive
Lancaster, TX 75146



Front

Sales Photos

S1 1329 Rosewood
Lancaster, TX 75146



Front

S2 163 Palm Drive
Lancaster, TX 75146



Front

S3 133 Rolling Hills Place
Lancaster, TX 75146



Front

ClearMaps Addendum

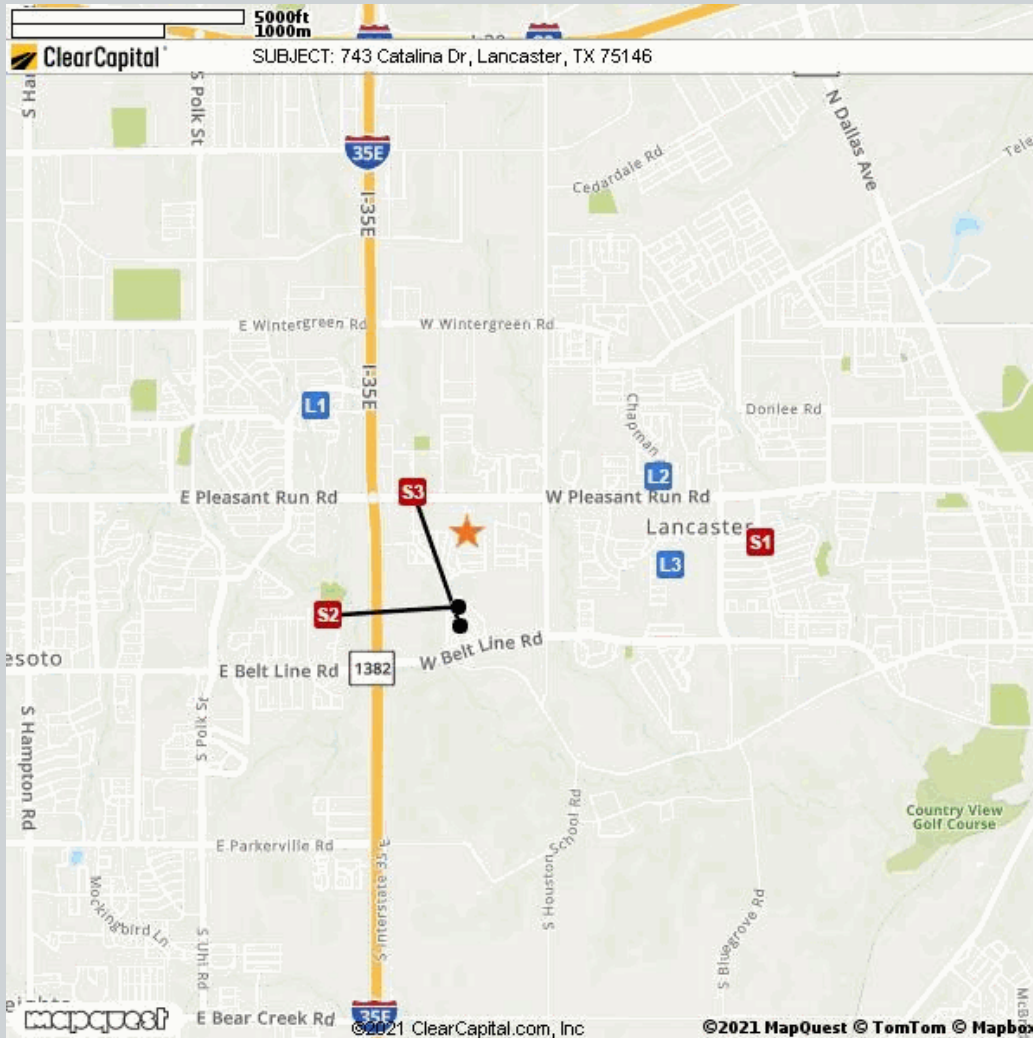
Address ★ 743 Catalina Drive, Lancaster, TX 75146

Loan Number 47291

Suggested List \$180,900

Suggested Repaired \$180,900

Sale \$180,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	743 Catalina Drive, Lancaster, TX 75146	--	Parcel Match
L1 Listing 1	1138 Castlewood Court, Desoto, TX 75115	1.13 Miles ¹	Parcel Match
L2 Listing 2	1305 Harbor Court, Lancaster, TX 75146	1.21 Miles ¹	Parcel Match
L3 Listing 3	1932 Indian Lilac Drive, Lancaster, TX 75146	1.23 Miles ¹	Parcel Match
S1 Sold 1	1329 Rosewood, Lancaster, TX 75146	1.74 Miles ¹	Parcel Match
S2 Sold 2	163 Palm Drive, Lancaster, TX 75146	0.32 Miles ¹	Parcel Match
S3 Sold 3	133 Rolling Hills Place, Lancaster, TX 75146	0.43 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.

*** 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 personally inspect the property, select comparables, and determine a price for the subject, please do not accept

Report Instructions - cont.

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

Broker Name	Willie Hickey	Company/Brokerage	Hickey Real Estate
License No	374357	Address	313 Pemberton Pl Cedar Hill TX 75104
License Expiration	10/31/2023	License State	TX
Phone	9722933860	Email	williejhickey@gmail.com
Broker Distance to Subject	8.17 miles	Date Signed	12/09/2021

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.