

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	1124 April Springs Drive, Fort Worth, TX 76134	Order ID	7804234	Property ID	31767055
Inspection Date	12/08/2021	Date of Report	12/09/2021		
Loan Number	47312	APN	40472264		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Tarrant		

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

General Conditions		Condition Comments
Owner	2018 HOUSES LLC	Subject is located in a suburban single family neighborhood. There are no adverse site conditions or external factors such as easements, encroachments, environmental conditions or land uses. Proximity and convenience to employment, schools, parks, shopping and transportation are good.
R. E. Taxes	\$6,211	
Assessed Value	\$238,668	
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		Neighborhood Comments
Location Type	Suburban	Subject is located in a suburban single family neighborhood. There are no adverse site conditions or external factors such as easements, encroachments, environmental conditions or land uses. Proximity and convenience to employment, schools, parks, shopping and transportation are good.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$48666 High: \$280000	
Market for this type of property	Decreased 5 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1124 April Springs Drive	348 Allenwood Dr	8300 Prairie Wind Trl	2701 Gains Mill
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76134	76134	76134	76123
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	0.05 ¹	1.88 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$349,900	\$295,000	\$325,000
List Price \$	--	\$349,900	\$295,000	\$325,000
Original List Date		11/11/2021	11/19/2021	12/01/2021
DOM · Cumulative DOM	-- · --	27 · 28	10 · 20	7 · 8
Age (# of years)	15	15	11	4
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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,548	3,367	2,481	2,406
Bdrm · Bths · ½ Bths	5 · 3	5 · 3	4 · 2 · 1	5 · 3 · 1
Total Room #	15	14	10	15
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	.12 acres	0.13 acres	0.19 acres	.13 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** THIS BEAUTIFUL WELL LOVED 5 BEDROOM 3 BATH HOME is ready for your family! This home is great for entertaining with its nice open floorplan, two living areas downstairs along with a nice spacious gameroom upstairs. The kitchen offers tons of storage and meal prep space and is located right off the family room with a wood burning fireplace. Upstairs is the oversized master suite along with 3 other bedrooms and bath. This master suite is perfect for relaxing with a good book or soaking in the tub. The large bonus room could also be used as a media room or gaming room. The back yard has a large extended concrete slab perfect for outdoor entertainment or playing basketball. Come see what all this home has to offer!
- Listing 2** Welcome to this Fort Worth beauty! Walk in to this breathtaking entrance with vaulted ceilings and wrought iron stair casing. Lots of space for a growing family which includes 4 bedrooms, game room, 2 dining areas and cozy living area with a wood burning fireplace. Spacious kitchen with multiple cabinets, decorative countertops and Stainless Steel Appliances. Cul-de-sac lot provides a Large backyard with numerous possibilities. Ring Doorbell will stay with home. Make this your home today!
- Listing 3** Green buyers will love this beautiful DR Horton home, only 3 years old*Large covered entry leads to private office with cool barn door entrance* Wide open floor plan, island kitchen, breakfast room & family room*Master bedroom & garden bath are on the first floor*Half bath down*Secondary bedrooms are all ups*Office is away from liv areas and bedrooms for max privacy*Solar panels with Tesla Power Wall Battery Backup & loads of benefits including availability of energy when other power is out*Seller's asking price is conditional on the buyer assuming the current note for solar panels*PLEASE READ INFORMATION IN MLS DOCUMENTS REGARDING THE SOLAR PANEL LOAN*Sellers request a lender's qualification with offers

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1124 April Springs Drive	8405 Whispering Willow Ln	1101 Sunderland Lane	8516 Willow Creek
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76134	76134	76134	76134
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	1.09 ¹	0.33 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$270,000	\$299,000	\$269,900
List Price \$	--	\$270,000	\$299,000	\$269,900
Sale Price \$	--	\$285,000	\$328,900	\$266,000
Type of Financing	--	Fha	Cash	Fha
Date of Sale	--	09/03/2021	10/20/2021	11/30/2021
DOM · Cumulative DOM	-- · --	9 · 34	13 · 26	6 · 47
Age (# of years)	15	13	14	34
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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,548	2,797	2,432	1,969
Bdrm · Bths · ½ Bths	5 · 3	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	15	11	13	12
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	.12 acres	0.14 acres	.13 acres	.20 acres
Other	--	--	--	--
Net Adjustment	--	-\$6,205	+\$5,000	+\$5,000
Adjusted Price	--	\$278,795	\$333,900	\$271,000

* 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.

Recent Sales - Cont.

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

- Sold 1** This comp is similar in size & features. This comp has a GLA adjustment of -\$11,205, using \$45 per sq.ft.; this comp has one less bedroom, an adjustment of +\$5,000 was made. Welcome home to this beautiful 2 story in Crowley!! Downstairs features an open kitchen with island and nook which opens to the living room is great for entertaining. Spacious master features large bathroom with separate shower and tub. Upstairs is another living area which is great for a game room or extra entertaining area. Relax under the covered patio in the backyard.
- Sold 2** This comp is similar in size & features. This comp has one less bedroom, an adjustment of +\$5,000 was made. Beautiful 4 Bedroom home with 2.5 bathrooms. Spacious backyard! Nestled in a nice neighborhood perfect for a growing family! The eat-in kitchen overlooks the family room boasts, ample counter space that allows you to be part of the of conversation when you are cooking. Split floor plan with private master suite, walk-in closet! The upstairs living area features large entertainment room. Just a short drive to shopping & the Interstate for a quick commute.
- Sold 3** This comp is similar in size & features. This comp has one less bedroom, an adjustment of +\$5,000 was made. Location is everything. This open and bright home is located a block from Parkway Elem. with plenty of shopping and easy access to freeways. The oversized backyard is perfect for gatherings and family fun. This home is move in ready with fresh paint and new flooring. Master bedroom is on first floor while all other bedrooms are located on 2nd floor.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No listing history noted				
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	\$333,000	\$333,000
Sales Price	\$333,000	\$333,000
30 Day Price	\$333,000	--
Comments Regarding Pricing Strategy		
Market is stable. Homes in this price range and area are selling well.		

Subject Photos



Front



Address Verification



Street



Street

Listing Photos

L1 348 Allenwood Dr
Fort Worth, TX 76134



Front

L2 8300 Prairie Wind Trl
Fort Worth, TX 76134



Front

L3 2701 Gains Mill
Fort Worth, TX 76123



Front

Sales Photos

S1 8405 Whispering Willow Ln
Fort Worth, TX 76134



Front

S2 1101 Sunderland Lane
Fort Worth, TX 76134



Front

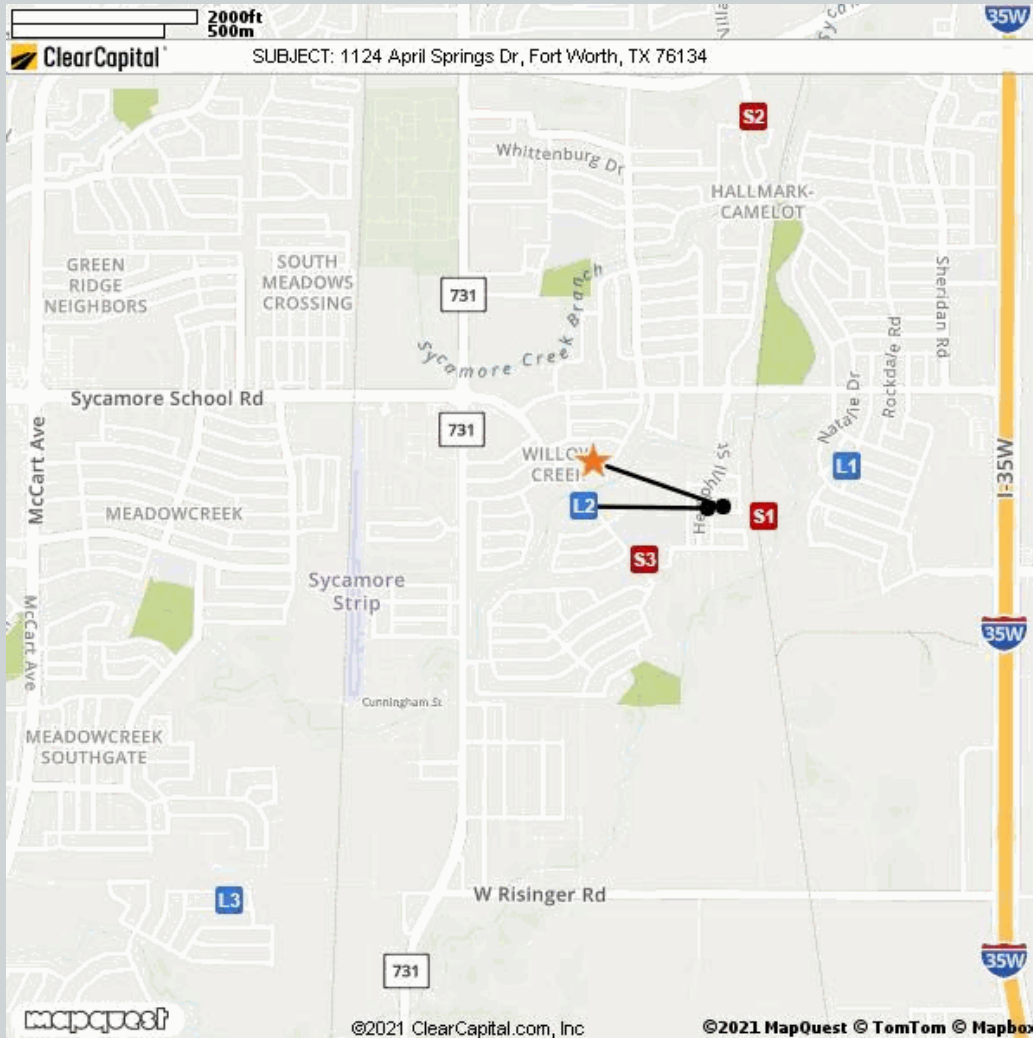
S3 8516 Willow Creek
Fort Worth, TX 76134



Front

ClearMaps Addendum

Address ★ 1124 April Springs Drive, Fort Worth, TX 76134
Loan Number 47312 **Suggested List** \$333,000 **Suggested Repaired** \$333,000 **Sale** \$333,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1124 April Springs Drive, Fort Worth, TX 76134	--	Parcel Match
L1 Listing 1	348 Allenwood Dr, Fort Worth, TX 76134	0.33 Miles ¹	Parcel Match
L2 Listing 2	8300 Prairie Wind Trl, Fort Worth, TX 76134	0.05 Miles ¹	Parcel Match
L3 Listing 3	2701 Gains Mill, Fort Worth, TX 76123	1.88 Miles ¹	Parcel Match
S1 Sold 1	8405 Whispering Willow Ln, Fort Worth, TX 76134	0.11 Miles ¹	Parcel Match
S2 Sold 2	1101 Sunderland Lane, Fort Worth, TX 76134	1.09 Miles ¹	Parcel Match
S3 Sold 3	8516 Willow Creek, Fort Worth, TX 76134	0.33 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	Marsha Blevins	Company/Brokerage	Fathom Realty
License No	0432849	Address	280 Merced Street Burleson TX 76028
License Expiration	08/31/2022	License State	TX
Phone	8014730140	Email	bpo.marsha@gmail.com
Broker Distance to Subject	7.77 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.