

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	4812 Barberry Drive, Fort Worth, TX 76133	Order ID	7969992	Property ID	32141305
Inspection Date	02/15/2022	Date of Report	02/16/2022		
Loan Number	47770	APN	05410029		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Tarrant		

Tracking IDs					
Order Tracking ID	46593	Tracking ID 1	46593		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	JOHN SAYRE	Condition Comments	
R. E. Taxes	\$5,090	Property is brick construction with composition roof. It conforms to the neighborhood and has nice curb appeal. Surrounded by other residential homes.	
Assessed Value	\$189,859		
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	Neighborhood is in South fort Worth. The location is within 5 minutes of a new toll way that makes it much easier to get out of this area. No community features. No industrial in the area. Major corporation employment is approx 20 minutes away.	
Sales Prices in this Neighborhood	Low: \$207,000 High: \$300,000		
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	4812 Barberry Drive	7724 Whirlwind Dr	7536 Red Willow Rd	5025 Alicia Dr
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76133	76133	76133	76133
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.34 ¹	0.75 ¹	0.25 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$210,000	\$245,000	\$329,000
List Price \$	--	\$210,000	\$245,000	\$299,000
Original List Date		01/06/2022	02/04/2022	01/16/2022
DOM · Cumulative DOM	-- · --	11 · 41	11 · 12	4 · 31
Age (# of years)	26	42	44	35
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Investor
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	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,420	1,442	1,696	1,553
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	6	6	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.136 acres	.132 acres	.150 acres	.145 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** Comparable neighborhood. Same beds, baths and garage spaces. Older construction but comparable in quality and style. One story brick home featuring 3 bedrooms, 2 baths and a 2 car garage. Home is located on a large corner lot of an established community. Home features wood floors, crown molding, six panel doors and solid surface counters in kitchen. The home also features a brick fireplace in the living room and an en-suite for the owners. Backyard is oversized and has a covered patio that is screened in.
- Listing 2** Comparable neighborhood. Same baths and garage spaces. Older construction but comparable in quality and style. A rare 4 bedroom 2 bathrooms in Parkwood Estates with 2 living areas. As soon as you walk in you are greeted with a large open living room with a stunning wood burning fireplace. The front living room has a built-in bookcase, tons of natural light and with a beautiful brick fireplace. The kitchen has granite countertop, stainless steel appliances, new extra quiet dishwasher, new garbage disposal, a breakfast bar that overlooks the second living room that has wonderful views of the large backyard. This home offers new carpet, interior doors and interior paint. AC, roof and exterior paint replaced in 2018.
- Listing 3** Comparable neighborhood. Same beds, baths and garage spaces. Older construction but comparable in quality and style. Brand new plumbing fixtures, sinks, lighting, plank flooring, fresh paint, interior doors, oversized kitchen with double ovens, island and large windows. Large master bedroom with a walk-in closet, large walk-in shower and double vanity with cooper sinks. Relax outside on your covered patio with oversized pecan trees and a custom cedar fence with decorative gates. This home houses lots of extra storage with an oversized garage with a work bench and additional storage shed in the back yard.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4812 Barberry Drive	7520 Parkwood Ln	4017 Marsh Lane	3704 Fairhaven Dr
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76133	76133	76123	76123
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.72 ¹	0.81 ¹	1.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$239,000	\$225,000	\$266,000
List Price \$	--	\$239,000	\$225,000	\$266,000
Sale Price \$	--	\$245,000	\$260,000	\$286,000
Type of Financing	--	Fha	Fha	Cash
Date of Sale	--	11/23/2021	01/28/2022	11/18/2021
DOM · Cumulative DOM	-- · --	29 · 62	4 · 43	3 · 10
Age (# of years)	26	44	27	35
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Investor
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	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,420	1,502	1,679	1,528
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	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	--	--	--	--
Lot Size	.136 acres	.162 acres	.263 acres	.250 acres
Other	--	--	--	--
Net Adjustment	--	-\$4,000	-\$13,000	-\$5,400
Adjusted Price	--	\$241,000	\$247,000	\$280,600

* 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** Comparable neighborhood. Same beds, baths and garage spaces. Older construction but comparable in quality and style. As soon as you walk in you are greeted with a large open living room with a stunning wood burning fireplace. The breakfast nook is just off the galley kitchen with granite and backsplash, glass upper cabinetry and a bar height countertop. There is plenty of space with 3 bedrooms, 2 bathrooms and an oversized storage closet. The owners suite has great natural lighting and a walk-in closet. Enjoy the custom tile shower with a full body spray system and farmhouse custom shelves to decorate or use for extra storage. You'll love the new privacy fence installed in the backyard that backs up to the park!
- Sold 2** Comparable neighborhood. Same beds, baths and garage spaces. Older construction but comparable in quality and style. Sweet home on a huge quarter-acre lot in quiet, conveniently-located Hulen Meadow neighborhood in Fort Worth. Owners installed all-new flooring throughout: wood-look floors tie living, dining, hallways and bedrooms together, and new ceramic tile is found in the kitchen and bathrooms. Large living area with high ceilings open to dining and breakfast nooks. Good-sized bedrooms and full bath are down the hall. Large master includes spacious ensuite with separate shower, soaking tub and dual closets. Generous covered back porch with storage shed overlooks huge, private backyard. Newer roof as well! With minimum updating in kitchen and bathrooms - this house would wow
- Sold 3** Comparable neighborhood. Same beds, baths and garage spaces. Older construction but comparable in quality and style. one-story home offers a patio, and a two-car garage. This home has been virtually staged to illustrate its potential

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Not sure the home has been in the MLS. The address appears on a MLS report with the picture of a different property. The same property picture appears on the MLS report for 4812 Barberry Tree Cove.			
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	\$260,000	\$260,000
Sales Price	\$265,000	\$265,000
30 Day Price	\$255,000	--
Comments Regarding Pricing Strategy		
I had to search a nearby comparable area to find enough comparable properties. Most homes in the area are larger square feet. Value is derived from the sold values.		

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



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 7724 Whirlwind Dr
Fort Worth, TX 76133



Front

L2 7536 Red Willow Rd
Fort Worth, TX 76133



Garage

L3 5025 Alicia Dr
Fort Worth, TX 76133



Front

Sales Photos

S1 7520 Parkwood Ln
Fort Worth, TX 76133



Front

S2 4017 Marsh Lane
Fort Worth, TX 76123



Front

S3 3704 Fairhaven Dr
Fort Worth, TX 76123



Front

ClearMaps Addendum

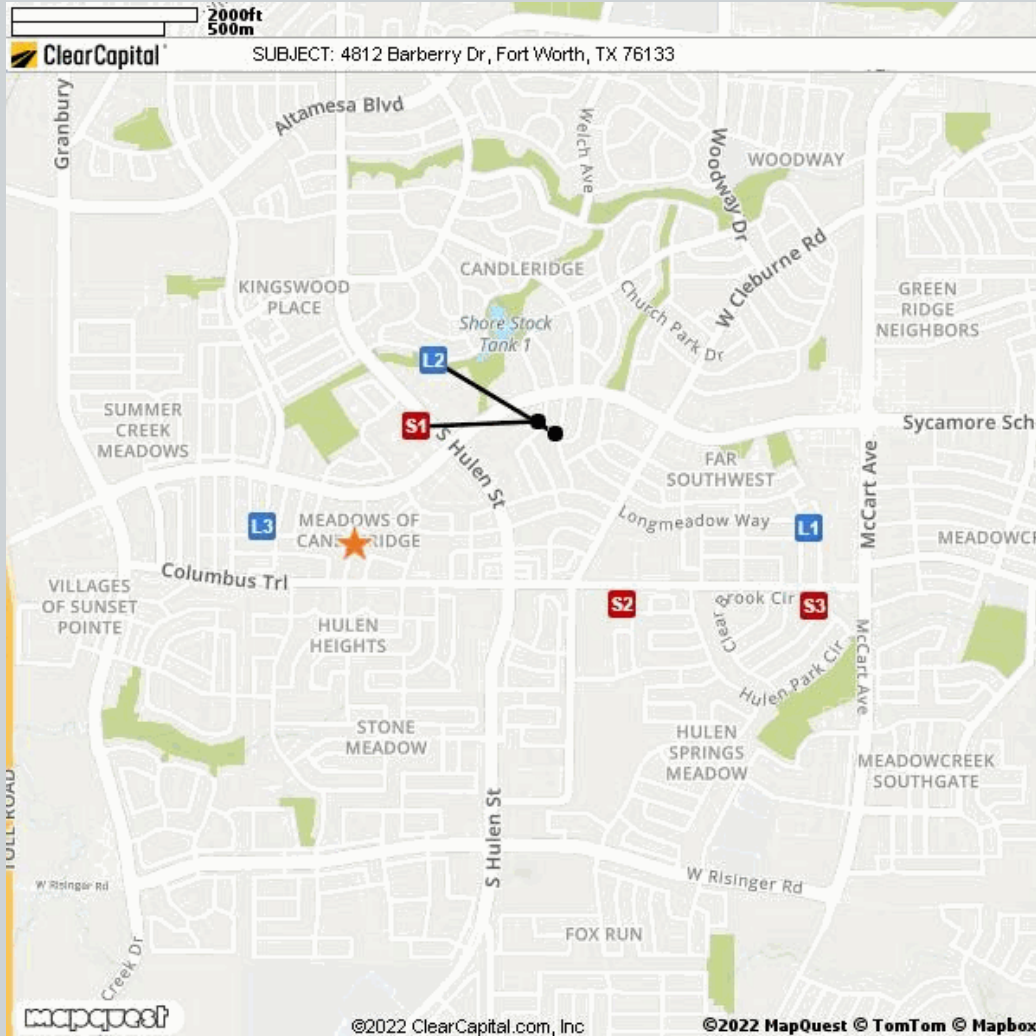
Address ★ 4812 Barberry Drive, Fort Worth, TX 76133

Loan Number 47770

Suggested List \$260,000

Suggested Repaired \$260,000

Sale \$265,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4812 Barberry Drive, Fort Worth, TX 76133	--	Parcel Match
L1 Listing 1	7724 Whirlwind Dr, Fort Worth, TX 76133	1.34 Miles ¹	Parcel Match
L2 Listing 2	7536 Red Willow Rd, Fort Worth, TX 76133	0.75 Miles ¹	Parcel Match
L3 Listing 3	5025 Alicia Dr, Fort Worth, TX 76133	0.25 Miles ¹	Parcel Match
S1 Sold 1	7520 Parkwood Ln, Fort Worth, TX 76133	0.72 Miles ¹	Parcel Match
S2 Sold 2	4017 Marsh Lane, Fort Worth, TX 76123	0.81 Miles ¹	Parcel Match
S3 Sold 3	3704 Fairhaven Dr, Fort Worth, TX 76123	1.36 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	Jerry Hayden	Company/Brokerage	Hayden Group, Inc.
License No	0454586	Address	6333 Camp Bowie Blvd, Ste 268 Fort Worth TX 76116
License Expiration	05/31/2022	License State	TX
Phone	8174755911	Email	jhaydenrealestate@gmail.com
Broker Distance to Subject	6.95 miles	Date Signed	02/15/2022

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.