

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	2103 Yucatan Plaza, Dallas, TX 75211	Order ID	7959093	Property ID	32104891
Inspection Date	02/10/2022	Date of Report	02/10/2022		
Loan Number	47882	APN	00-80130-003-044-0000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Dallas		

Tracking IDs

Order Tracking ID	47395_Multiple Days	Tracking ID 1	47395_Multiple Days
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Brad Weaver	Condition Comments the entire subdivision consists of 2 story frame homes that look almost identical
R. E. Taxes	\$3,475	
Assessed Value	\$217,000	
Zoning Classification	sfr	
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	Los Encinos HOA 415-595-9119	
Association Fees	\$99 / Month (Other: maintenance of common areas)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments there is NOT alot of pride in this neighborhood and they are o-lot line homes and pushed together
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$190,000 High: \$230,000	
Market for this type of property	Increased 1 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2103 Yucatan Plaza	1110 Nueva Leon	4502 Cedar Path	4655 Larkhill
City, State	Dallas, TX	Dallas, TX	Dallas, TX	Dallas, TX
Zip Code	75211	75211	75211	75211
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.49 ¹	0.19 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$199,000	\$200,000	\$200,000
List Price \$	--	\$199,000	\$200,000	\$200,000
Original List Date		01/04/2022	02/09/2022	01/24/2022
DOM · Cumulative DOM	-- · --	2 · 37	1 · 1	6 · 17
Age (# of years)	21	20	60	60
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Other	Neutral ; Other	Neutral ; Other	Neutral ; Other
View	Neutral ; Other	Neutral ; Other	Neutral ; Other	Neutral ; Other
Style/Design	2 Stories traditional	2 Stories traditional	2 Stories traditional	2 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	1,411	1,365	1,559	1,497
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	31 · 1	3 · 2
Total Room #	11	11	10	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.049 acres	.044 acres	.17 acres	.17 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 same subdivision and size and same number of bedrooms and baths

Listing 2 larger lot and older than subject

Listing 3 older than subject but about the same square footage

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2103 Yucatan Plaza	816 Isla Verde	1505 Saltillo	1908 Viera Plaza
City, State	Dallas, TX	Dallas, TX	Dallas, TX	Dallas, TX
Zip Code	75211	75211	75211	75211
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.10 ¹	0.03 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$230,000	\$198,999	\$225,900
List Price \$	--	\$230,000	\$198,999	\$225,900
Sale Price \$	--	\$200,000	\$227,000	\$232,950
Type of Financing	--	Cash	Cash	Conventional
Date of Sale	--	12/08/2021	10/19/2021	09/20/2021
DOM · Cumulative DOM	-- · --	21 · 43	7 · 110	43 · 84
Age (# of years)	21	21	19	19
Condition	Average	Average	Average	Average
Sales Type	--	Auction	Fair Market Value	Auction
Location	Neutral ; Other	Neutral ; Other	Neutral ; Other	Neutral ; Other
View	Neutral ; Other	Neutral ; Other	Neutral ; Other	Neutral ; Other
Style/Design	2 Stories traditional	2 Stories traditional	2 Stories traditional	2 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	1,411	1,323	1,506	1,323
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	11	11	11	11
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.049 acres	.024 acres	.021 acres	.049 acres
Other	none	none	none	none
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$200,000	\$227,000	\$232,950

* 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.

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

Sold 1 closest in size and number of bedrooms and baths

Sold 2 slightly larger than subject and a year newer

Sold 3 closest in size to subject but this sold for \$30,000+ more than subject209

Subject Sales & Listing History

Current Listing Status Not Currently Listed

Listing Agency/Firm

Listing Agent Name

Listing Agent Phone

of Removed Listings in Previous 12 Months 0

of Sales in Previous 12 Months 1

Listing History Comments

subject was listed for \$219000 for 47 days and sold 2/7/22 for \$192000. Thjs is the. only time that it has been sold that I can see and it has not been listed and removed ever. When it sold this week it was remove from mls

Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
11/04/2021	\$219,000	--	--	Sold	02/07/2022	\$219,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$209,000	\$214,900
Sales Price	\$205,000	\$209,900
30 Day Price	\$199,000	--

Comments Regarding Pricing Strategy

I have not seen the interior of the homes but these opinion are based on exterior observations and the overall neighborhood

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



Street

Listing Photos

L1 1110 Nueva Leon
Dallas, TX 75211



Front

L2 4502 Cedar Path
Dallas, TX 75211



Front

L3 4655 Larkhill
Dallas, TX 75211



Front

Sales Photos

S1 816 isla verde
Dallas, TX 75211



Front

S2 1505 Saltillo
Dallas, TX 75211



Front

S3 1908 Viera Plaza
Dallas, TX 75211



Front

ClearMaps Addendum

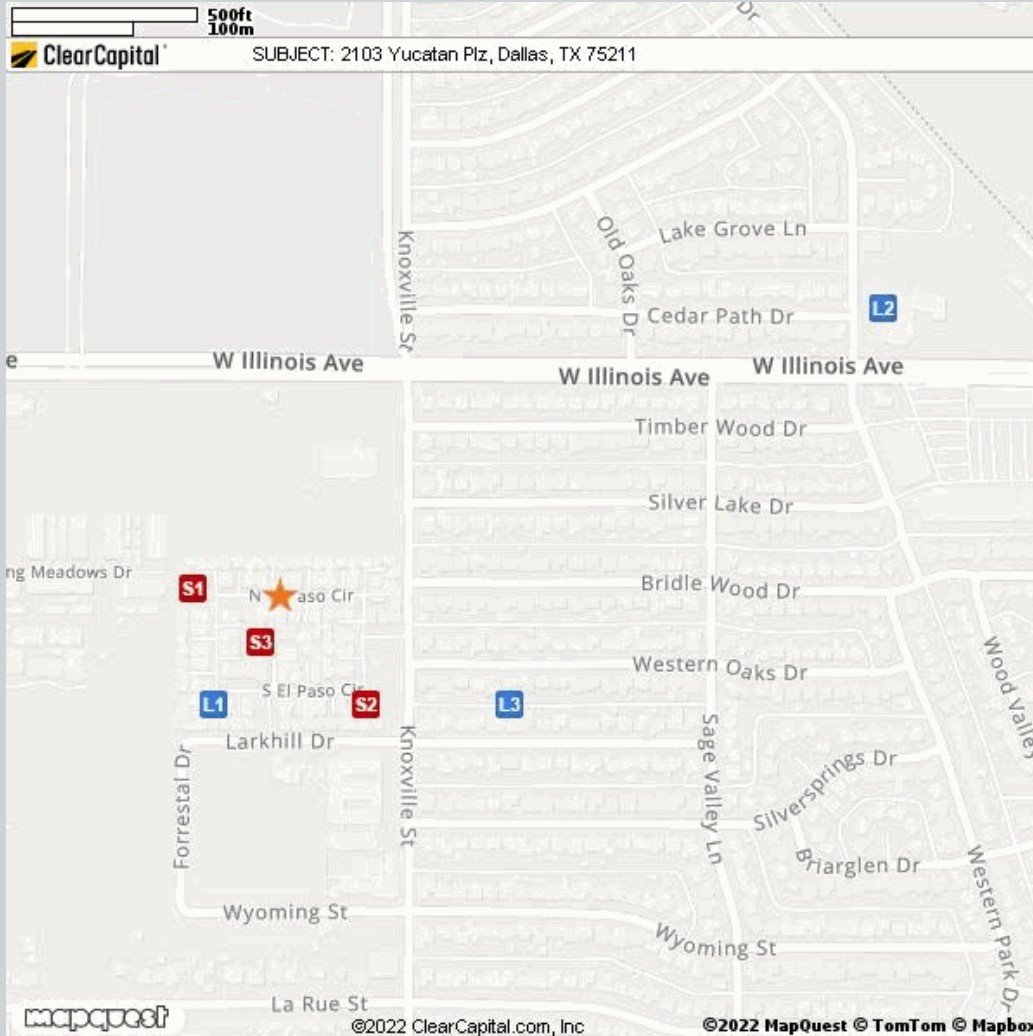
Address ★ 2103 Yucatan Plaza, Dallas, TX 75211

Loan Number 47882

Suggested List \$209,000

Suggested Repaired \$214,900

Sale \$205,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2103 Yucatan Plaza, Dallas, TX 75211	--	Parcel Match
L1 Listing 1	1110 Nueva Leon, Dallas, TX 75211	0.09 Miles ¹	Parcel Match
L2 Listing 2	4502 Cedar Path, Dallas, TX 75211	0.49 Miles ¹	Street Centerline Match
L3 Listing 3	4655 Larkhill, Dallas, TX 75211	0.19 Miles ¹	Parcel Match
S1 Sold 1	816 Isla Verde, Dallas, TX 75211	0.06 Miles ¹	Parcel Match
S2 Sold 2	1505 Saltillo, Dallas, TX 75211	0.10 Miles ¹	Parcel Match
S3 Sold 3	1908 Viera Plaza, Dallas, TX 75211	0.03 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

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

Broker Name	Tom Stites	Company/Brokerage	COLDWELL BANKER
License No	227528	Address	5950 sherry Lane #200 dallas TX 75225
License Expiration	09/30/2022	License State	TX
Phone	2149574872	Email	tom.stites@cbdfw.com
Broker Distance to Subject	11.27 miles	Date Signed	02/10/2022

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.