

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	2854 Creekwood Drive, Grapevine, TX 76051	Order ID	7940238	Property ID	32067059
Inspection Date	02/02/2022	Date of Report	02/03/2022		
Loan Number	48096	APN	0650781		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Tarrant		

Tracking IDs

Order Tracking ID	02.02.22_BPO	Tracking ID 1	02.02.22_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Lawrence Billings	Condition Comments	
R. E. Taxes	\$7,564	From an exterior visual inspection, property appears to need no repairs and exhibits no deferred maintenance.	
Assessed Value	\$355,026		
Zoning Classification	Single Family		
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 consists of homes built within a decade or less of the subject. Neighborhood homes are of similar style, construction and finish out.	
Sales Prices in this Neighborhood	Low: \$465,000 High: \$540,000		
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	2854 Creekwood Drive	2805 Timber Hill Drive	2908 Old Mill Run	2910 Ridgebend Drive
City, State	Grapevine, TX	Grapevine, TX	Grapevine, TX	Grapevine, TX
Zip Code	76051	76051	76051	76051
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.96 ¹	0.04 ¹	0.30 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$539,000	\$449,000	\$550,000
List Price \$	--	\$539,000	\$468,000	\$550,000
Original List Date		01/28/2022	01/13/2022	01/26/2022
DOM · Cumulative DOM	-- · --	6 · 6	8 · 21	6 · 8
Age (# of years)	43	35	38	36
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 Traditional	1 Story Traditional	1 Story Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,200	2,287	1,928	2,591
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2	4 · 2 · 1
Total Room #	9	9	8	9
Garage (Style/Stalls)	Attached 3 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
Lot Size	.19 acres	.20 acres	.23 acres	.18 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** List one is 87 more square feet, has one more half bath (-\$5K) and one less garage space (+\$10K). (An appraiser in our market will use one third of the sold value per square foot of the sold comps-as long as the difference is greater than 100 sf. In this neighborhood, that adjustment is \$25/sf.)
- Listing 2** List two is 272 less square feet (+\$6800) and has one less garage space (+\$10K). (An appraiser in our market will use one third of the sold value per square foot of the sold comps-as long as the difference is greater than 100 sf. In this neighborhood, that adjustment is \$25/sf.)
- Listing 3** List three is 391 more square feet (-\$9775), has one more half bath (-\$5K), one less garage space (+\$10K) and a pool (-\$25K). (An appraiser in our market will use one third of the sold value per square foot of the sold comps-as long as the difference is greater than 100 sf. In this neighborhood, that adjustment is \$25/sf.)

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2854 Creekwood Drive	2824 Timber Hill Drive	2902 Creekview Circle	2823 Creekwood Drive
City, State	Grapevine, TX	Grapevine, TX	Grapevine, TX	Grapevine, TX
Zip Code	76051	76051	76051	76051
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.95 ¹	0.23 ¹	0.12 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$450,000	\$599,000	\$551,000
List Price \$	--	\$450,000	\$535,000	\$550,000
Sale Price \$	--	\$465,000	\$535,000	\$540,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	11/05/2021	12/01/2021	12/29/2021
DOM · Cumulative DOM	-- · --	5 · 29	24 · 54	80 · 131
Age (# of years)	43	34	36	43
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 Traditional	1 Story Traditional	2 Stories Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,200	2,272	2,195	2,444
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2 · 1	3 · 2
Total Room #	9	9	9	10
Garage (Style/Stalls)	Attached 3 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
Lot Size	.19 acres	.22 acres	.22 acres	.42 acres
Other	--	--	--	--
Net Adjustment	--	+\$5,000	+\$5,000	-\$21,100
Adjusted Price	--	\$470,000	\$540,000	\$518,900

* 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** Sold one is 72 more square feet, has one more half bath (-\$5K) and one less garage space (+\$10K). (An appraiser in our market will use one third of the sold value per square foot of the sold comps-as long as the difference is greater than 100 sf. In this neighborhood, that adjustment is \$25/sf.)
- Sold 2** Sold two is 5 less square feet, has one more half bath (-\$5K) and has one less garage space (+\$10K). (An appraiser in our market will use one third of the sold value per square foot of the sold comps-as long as the difference is greater than 100 sf. In this neighborhood, that adjustment is \$25/sf.)
- Sold 3** Sold three is 244 more square feet (-\$6100), has one less garage space (+\$10K) and a pool (-\$25K). (An appraiser in our market will use one third of the sold value per square foot of the sold comps-as long as the difference is greater than 100 sf. In this neighborhood, that adjustment is \$25/sf.)

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 0

Listing History Comments

There is no MLS data for this property. The most recent warranty deed transfer took place on 5/25/2018 according to the tax data from the county.

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	\$490,000	\$490,000
Sales Price	\$490,000	\$490,000
30 Day Price	\$490,000	--

Comments Regarding Pricing Strategy

Since no repairs are observed, the repaired and "as is" value are the same.

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



Address Verification



Side



Side



Street

Subject Photos



Street



Other

Listing Photos

L1 2805 Timber Hill Drive
Grapevine, TX 76051



Front

L2 2908 Old Mill Run
Grapevine, TX 76051



Front

L3 2910 Ridgebend Drive
Grapevine, TX 76051



Front

Sales Photos

S1 2824 Timber Hill Drive
Grapevine, TX 76051



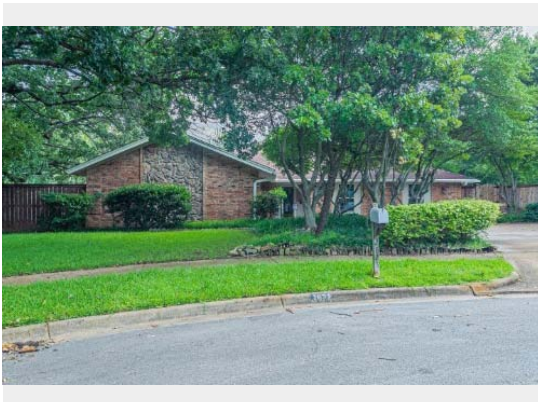
Front

S2 2902 Creekview Circle
Grapevine, TX 76051



Front

S3 2823 Creekwood Drive
Grapevine, TX 76051



Front

ClearMaps Addendum

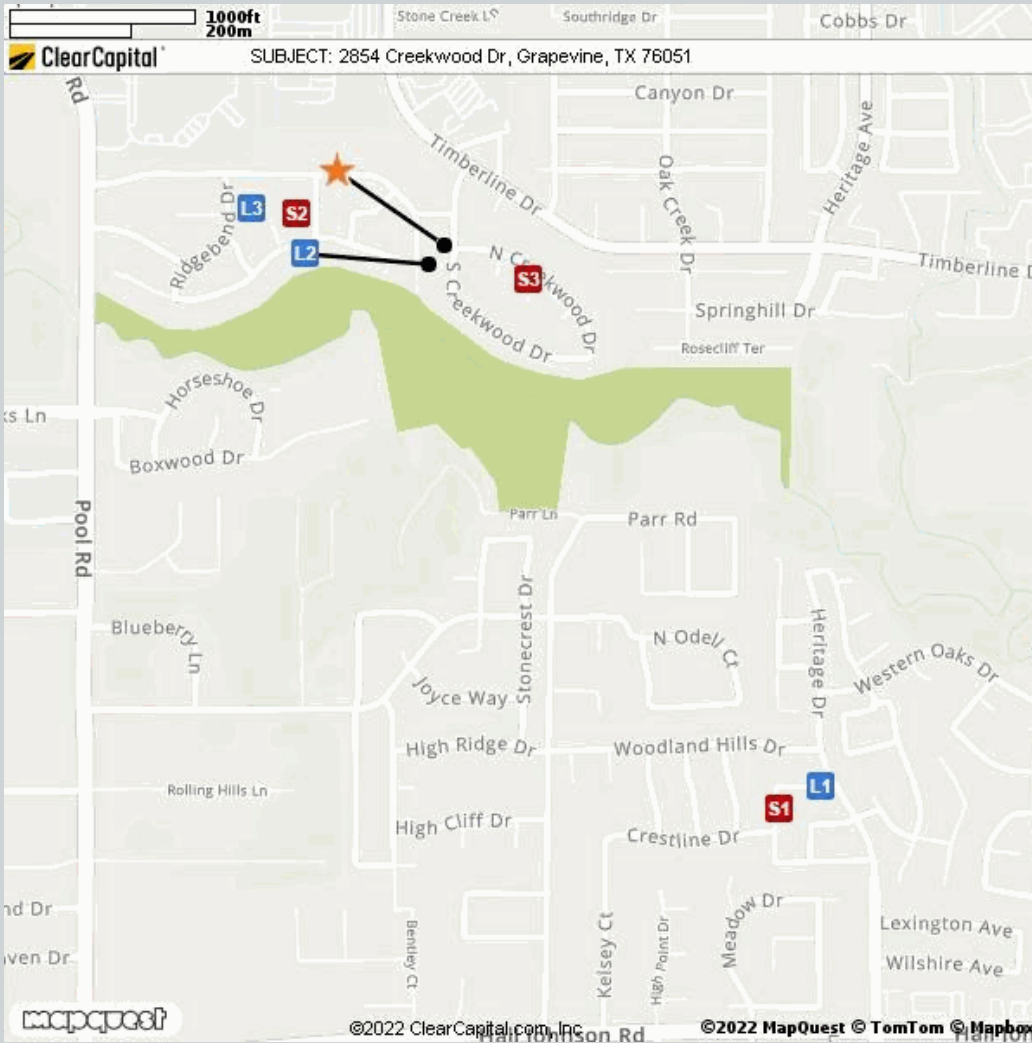
Address ★ 2854 Creekwood Drive, Grapevine, TX 76051

Loan Number 48096

Suggested List \$490,000

Suggested Repaired \$490,000

Sale \$490,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2854 Creekwood Drive, Grapevine, TX 76051	--	Parcel Match
L1 Listing 1	2805 Timber Hill Drive, Grapevine, TX 76051	0.96 Miles ¹	Parcel Match
L2 Listing 2	2908 Old Mill Run, Grapevine, TX 76051	0.04 Miles ¹	Parcel Match
L3 Listing 3	2910 Ridgebend Drive, Grapevine, TX 76051	0.30 Miles ¹	Parcel Match
S1 Sold 1	2824 Timber Hill Drive, Grapevine, TX 76051	0.95 Miles ¹	Parcel Match
S2 Sold 2	2902 Creekview Circle, Grapevine, TX 76051	0.23 Miles ¹	Parcel Match
S3 Sold 3	2823 Creekwood Drive, Grapevine, TX 76051	0.12 Miles ¹	Street Centerline 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	Jason Hewitt	Company/Brokerage	REMAX Trinity
License No	593477	Address	2220 Ellis Drive Flower Mound TX 75028
License Expiration	10/31/2023	License State	TX
Phone	9728160184	Email	jason@jasonhewitthomes.com
Broker Distance to Subject	8.27 miles	Date Signed	02/03/2022

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.