

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	2513 Pecan Meadow Drive, Garland, TX 75040	Order ID	8009147	Property ID	32258342
Inspection Date	03/02/2022	Date of Report	03/02/2022		
Loan Number	48505	APN	26625060030040000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Dallas		

Tracking IDs					
Order Tracking ID	03.01.22 BPO	Tracking ID 1	03.01.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	ROBERT S COWPERTHWAIT	Condition Comments	
R. E. Taxes	\$5,607	well maintained and feature limited physical depreciation due to normal wear and tear Some components	
Assessed Value	\$284,000		
Zoning Classification	Residential Z239		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
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	Urban	Neighborhood Comments	
Local Economy	Stable	The neighborhood contains residential properties that are comparable to the subject Well maintained and few instances of deferred maintenance Some upgrades typical in the market	
Sales Prices in this Neighborhood	Low: \$269940 High: \$424800		
Market for this type of property	Decreased 4 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2513 Pecan Meadow Drive	2233 Country Dell Dr	4136 Mane Dr	5517 Dearborn Ln
City, State	Garland, TX	Garland, TX	Sachse, TX	Garland, TX
Zip Code	75040	75040	75048	75040
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.18 ¹	1.50 ¹	1.80 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$420,000	\$475,000	\$455,000
List Price \$	--	\$420,000	\$475,000	\$495,000
Original List Date		01/30/2022	02/11/2022	12/31/2021
DOM · Cumulative DOM	-- · --	31 · 31	19 · 19	61 · 61
Age (# of years)	26	28	11	12
Condition	Good	Good	Good	Good
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	Beneficial ; Water
Style/Design	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,946	3,112	3,001	2,810
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	3 · 2 · 1	4 · 3
Total Room #	12	12	14	9
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	0.16 acres	0.16 acres	0.15 acres	0.16 acres
Other	10473487	14745144	--	14732540

* 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** 4 bedrooms, 2.5 baths, and 3 living areas! Oversized bedrooms, bathrooms, closets, kitchen, covered patio, and backyard! Fresh paint, NEW STAINLESS-STEEL stove, microwave, and dishwasher on order, wood like laminate floors, updated bathrooms, grand master suite w fireplace, garden tub, separate shower, double sinks, and massive walk-in closet!
- Listing 2** Nice covered front porch perfect for rocking chairs. Upon entry the warm flooring welcomes your guest to your formal living and dining areas. Kitchen has large center island perfect for the chef and has plenty of counter space which is great for entertaining. Family room includes fireplace with gas logs and has sprawling ceilings with a wall of windows that brings in plenty of natural lighting. Master suite is spacious and has on suite which includes double vanities, tub, shower and large walk in closet. Two secondary rooms, a bathroom, open loft living space, media room already equipped with screen and projector complete the second story.
- Listing 3** 4 bedroom 3 bath home Open floor plan and kitchen has stainless steel appliances including double ovens large living area upstairs. Shutter blinds

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2513 Pecan Meadow Drive	2313 Country Hollow Ln	2809 Pecan Meadow Dr	2006 Country Oaks Dr
City, State	Garland, TX	Garland, TX	Garland, TX	Garland, TX
Zip Code	75040	75040	75040	75040
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.26 ¹	0.23 ¹	0.28 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$369,000	\$414,900	\$445,000
List Price \$	--	\$369,000	\$414,900	\$445,000
Sale Price \$	--	\$400,000	\$435,000	\$451,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	12/29/2021	08/31/2021	02/10/2022
DOM · Cumulative DOM	-- · --	27 · 27	21 · 21	72 · 72
Age (# of years)	26	29	27	37
Condition	Good	Good	Good	Good
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 Other	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,946	3,064	3,192	2,684
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2
Total Room #	12	11	11	10
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	0.16 acres	0.21 acres	0.19 acres	0.74 acres
Other	10473487	14717939	14646564	14717872
Net Adjustment	--	\$0	\$0	-\$15,000
Adjusted Price	--	\$400,000	\$435,000	\$436,000

* 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** No HOA. rich hardwood & ceramic tile flooring throughout the first floor. updated stainless steel appliances, pendant lights over the island & recessed lighting
- Sold 2** Kitchen features SS appliances, granite countertops, gas cooktop, & under cabinet lighting. oversized frameless shower, garden tub, & modern vanity space automatic lighting system along the fence line.
- Sold 3** adjustment is based on the lot difference two-story cul-de-sac home offers a patio, granite countertops, and a two-car garage

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		no listing history					
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	\$435,000	\$435,000
Sales Price	\$430,000	\$430,000
30 Day Price	\$430,000	--
Comments Regarding Pricing Strategy		
Price is based on an outside view assuming the home is in good condition with no repairs needed inside with the listing comps I went out 2mi to find comparable sue to lack of comps within a mile and under a year old		

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

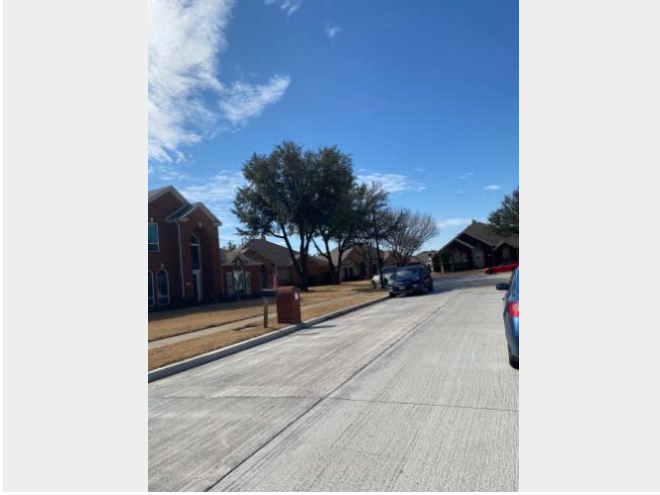


Street



Street

Subject Photos



Street



Other

Listing Photos

L1 2233 Country Dell Dr
Garland, TX 75040



Front

L2 4136 Mane Dr
Sachse, TX 75048



Front

L3 5517 Dearborn Ln
Garland, TX 75040



Front

Sales Photos

S1 2313 Country Hollow Ln
Garland, TX 75040



Front

S2 2809 Pecan Meadow Dr
Garland, TX 75040



Front

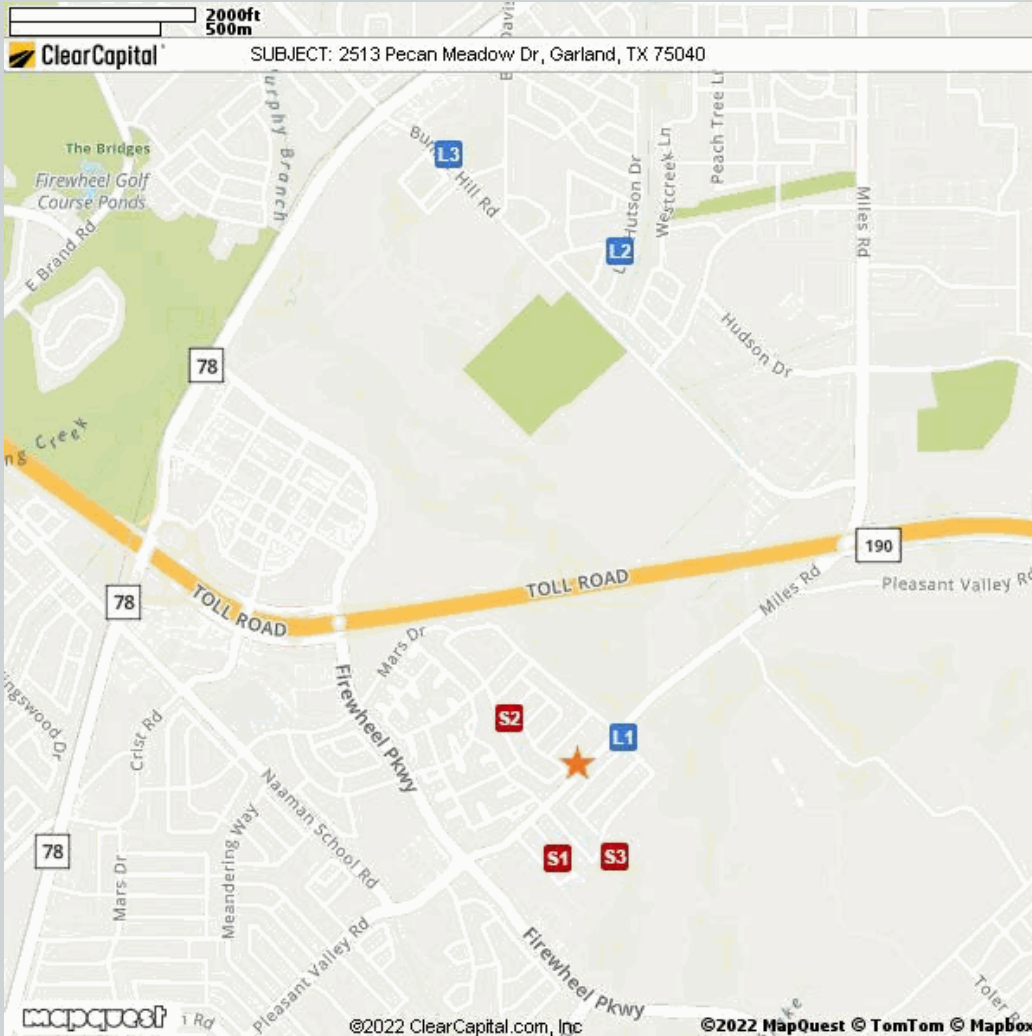
S3 2006 Country Oaks Dr
Garland, TX 75040



Front

ClearMaps Addendum

Address ★ 2513 Pecan Meadow Drive, Garland, TX 75040
Loan Number 48505 **Suggested List** \$435,000 **Suggested Repaired** \$435,000 **Sale** \$430,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2513 Pecan Meadow Drive, Garland, TX 75040	--	Parcel Match
L1 Listing 1	2233 Country Dell Dr, Garland, TX 75040	0.18 Miles ¹	Parcel Match
L2 Listing 2	4136 Mane Dr, Sachse, TX 75048	1.50 Miles ¹	Parcel Match
L3 Listing 3	5517 Dearborn Ln, Garland, TX 75040	1.80 Miles ¹	Parcel Match
S1 Sold 1	2313 Country Hollow Ln, Garland, TX 75040	0.26 Miles ¹	Parcel Match
S2 Sold 2	2809 Pecan Meadow Dr, Garland, TX 75040	0.23 Miles ¹	Parcel Match
S3 Sold 3	2006 Country Oaks Dr, Garland, TX 75040	0.28 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.

Report Instructions - cont.

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.

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	SELETHA JAMES	Company/Brokerage	KELLER WILLIAMS
License No	0763437	Address	10075 Royal In Dallas TX 75238
License Expiration	06/30/2023	License State	TX
Phone	7024206474	Email	selethajames@kw.com
Broker Distance to Subject	7.47 miles	Date Signed	03/02/2022

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.