

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	2105 River Bend Road, Arlington, TX 76014	Order ID	8096484	Property ID	32474558
Inspection Date	04/02/2022	Date of Report	04/03/2022		
Loan Number	49001	APN	00270776		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Tarrant		

Tracking IDs

Order Tracking ID	04.01.22 BPO	Tracking ID 1	04.01.22 BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	DIONICIO CASAS	Condition Comments This is a one story home that appears to be in average condition. The subject has excess debris and trash in the yard.
R. E. Taxes	\$5,192	
Assessed Value	\$202,495	
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 The property is on an established neighborhood that displays mixed levels of maintenance and upkeep. Upkeep determines values.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$260,000 High: \$300,000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2105 River Bend Road	2401 Springridge	1919 Baywood	1819 E. Timberview
City, State	Arlington, TX	Arlington, TX	Arlington, TX	Arlington, TX
Zip Code	76014	76014	76014	76014
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.44 ¹	0.55 ¹	0.64 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$354,640	\$270,000	\$285,000
List Price \$	--	\$354,640	\$270,000	\$285,000
Original List Date		03/25/2022	03/30/2022	03/07/2022
DOM · Cumulative DOM	-- · --	1 · 9	3 · 4	4 · 27
Age (# of years)	45	40	43	51
Condition	Average	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,698	1,612	1,595	1,785
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	5	5	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	--	Pool - Yes	--	Pool - Yes
Lot Size	0.21 acres	0.19 acres	0.16 acres	0.22 acres
Other	--	--	--	--

* Listing 2 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 home is for relaxing and entertaining! Backyard pool is your private oasis! Kitchen has a pass through window for food and drinks. Living area has vaulted ceilings, Open concept in living are. Both bathrooms have been remodeled! Master bath has a door to the backyard for pool guest. Large corner lot. Surround sound, full security system and safe conveys with house! Convenient shopping. Granite counter tops in kitchen & bathrooms. Too many updates to list
- Listing 2** Investors wanted! Perfect rental for an investor that loves properties to stay rented. This is a beautiful well-maintained home that is ready for new owners. The current home is leased throughout the year for \$1705 with a long-term tenant. Tenant pays all utilities including lawn care. Professional Property Mgmt Co is in place and available to continue.
- Listing 3** ARLINGTON CORNER LOT WITH POOL!!! An updated home with a spacious backyard and pool that you would fall in love with. Quite neighborhood, quick access to HWY 360, also less than 10 minutes to UTA and downtown Arlington. Brand new carpet, vinyl wood flooring throughout the house and freshly painted light walls, open living concept with two living areas make it easy to entertain inside and out.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2105 River Bend Road	1609 Coronado	1908 Avalon	2001 Newbury
City, State	Arlington, TX	Arlington, TX	Arlington, TX	Arlington, TX
Zip Code	76014	76014	76014	76014
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.77 ¹	0.40 ¹	0.50 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$255,000	\$289,999	\$285,000
List Price \$	--	\$255,000	\$289,999	\$285,000
Sale Price \$	--	\$260,000	\$290,000	\$300,000
Type of Financing	--	Fha	Cash	Fha
Date of Sale	--	03/18/2022	03/15/2022	03/22/2022
DOM · Cumulative DOM	-- · --	5 · 36	9 · 32	3 · 32
Age (# of years)	45	45	51	43
Condition	Average	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,698	1,646	1,564	1,631
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	6	6	6	5
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	0.21 acres	0.17 acres	0.19 acres	0.18 acres
Other	--	--	--	--
Net Adjustment	--	+\$5,663	+\$2,423	+\$1,333
Adjusted Price	--	\$265,663	\$292,423	\$301,333

* 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.

Recent Sales - Cont.

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

- Sold 1** Come see this house with four bedrooms, two bathrooms, a very spacious patio with plenty of space to hold your family gatherings, close to Cowboy Stadium and UTA. the seller has no survey, recently the foundation was repaired (warranty is attach) the seller needs 60 days of leaseback. sold as is.
- Sold 2** This incredible, remodeled house has everything you need. It includes 3 spacious bedrooms, 2 full baths. The spacious owner's bedroom has an en suite bathroom with two separate vanities, a walk in shower with frameless glass doors. The second living area has vaulted ceilings with a wood burning fireplace and an open dining area connected to the kitchen with new shaker style cabinets, cooktop & granite countertops. This home also has a private office room with French doors so you can work or study at home. New roof, flooring, freshly painted interior & exterior, a covered patio & large backyard. It is centrally located in an established neighborhood with easy access to 360 hwy & 20 Fwy. This one won't last long.
- Sold 3** Spacious-updated single level 3-2-2 home in established neighborhood. Generous sized backyard appointed on a corner lot with mature trees. Upon entry, the main living room is anchored by a brick wood-burning fireplace. Natural light throughout. Kitchen features granite CT, new cabinets, new range- oven, New microwave, & fixtures. Owner's suite offers new carpet, lots of room and an updated bathroom with new vanity and shower tile. Secondary bathroom all updated too. Bedroom 2 & 3 larger than the standard size, features new carpet. Home has fresh paint inside & out. HVAC replaced 2022. Close to I- 20 for an easy commute to Dallas or Ft Worth and near great places to shop & dine. Turn-Key ready.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Home last sold October 2010.			
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

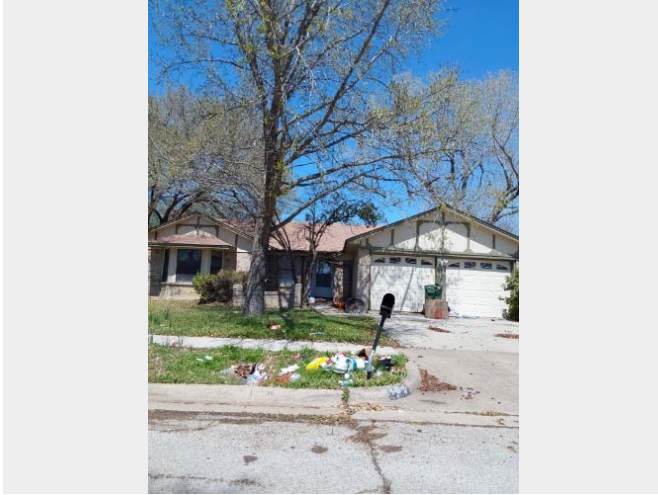
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$266,000	\$266,000
Sales Price	\$266,000	\$266,000
30 Day Price	\$265,000	--
Comments Regarding Pricing Strategy		
The suggested pricing is based on the subject's condition and the value is consistent with the likeness of most similar comps in the record. The property should be marketed as-is. The as-is value is based on most similar and comparable.		

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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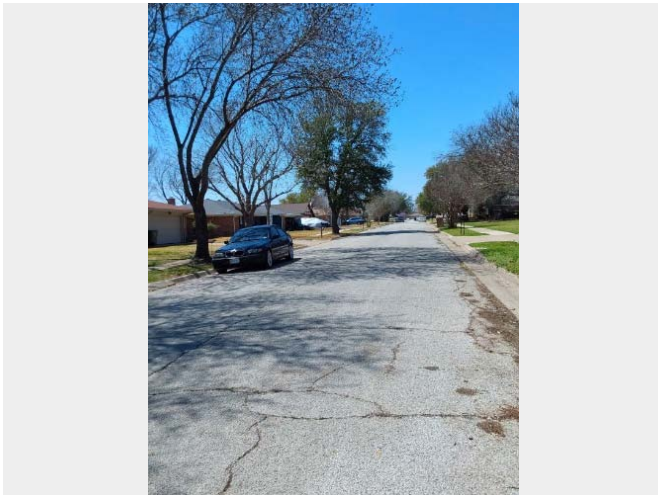
Subject Photos



Front



Address Verification



Street

Listing Photos

L1 2401 Springridge
Arlington, TX 76014



Front

L2 1919 Baywood
Arlington, TX 76014



Front

L3 1819 E. Timberview
Arlington, TX 76014



Front

Sales Photos

S1 1609 Coronado
Arlington, TX 76014



Front

S2 1908 Avalon
Arlington, TX 76014



Front

S3 2001 Newbury
Arlington, TX 76014



Front

ClearMaps Addendum

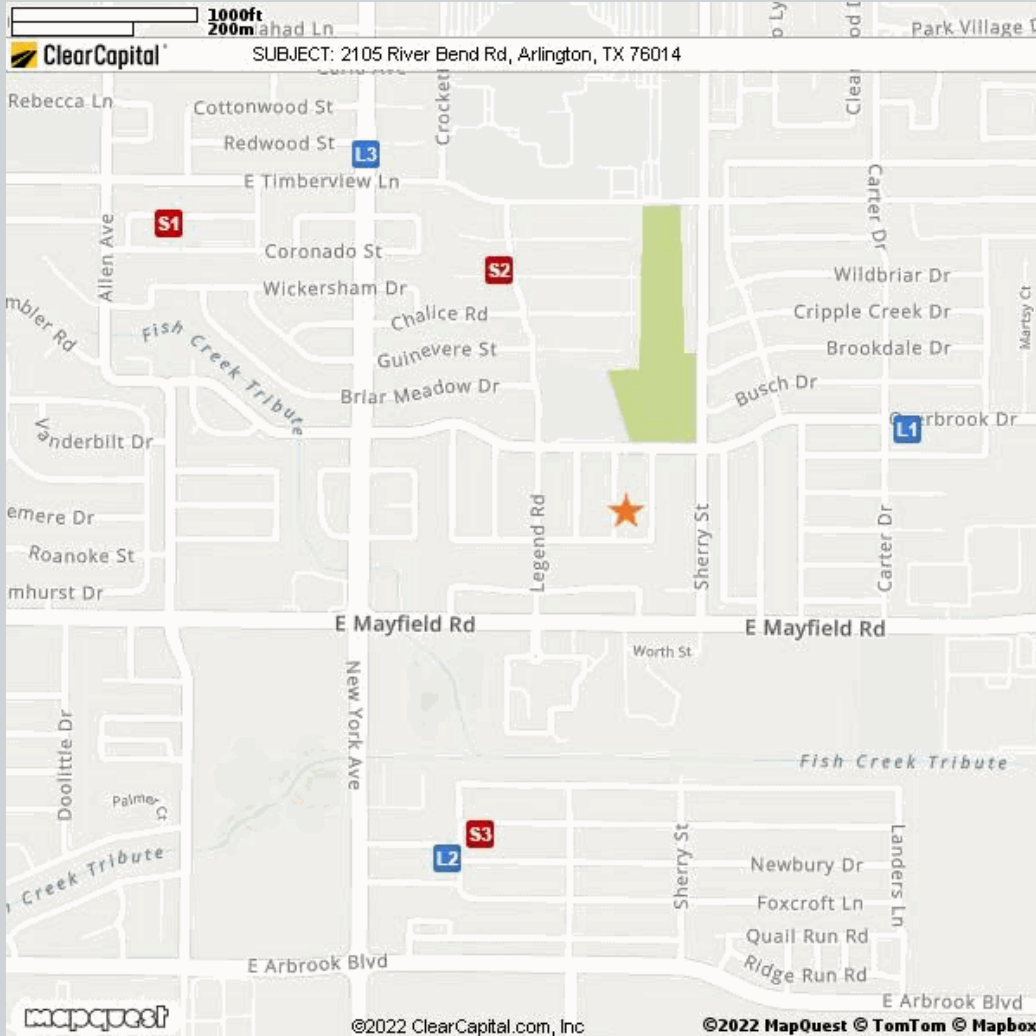
Address ★ 2105 River Bend Road, Arlington, TX 76014

Loan Number 49001

Suggested List \$266,000

Suggested Repaired \$266,000

Sale \$266,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2105 River Bend Road, Arlington, TX 76014	--	Parcel Match
L1 Listing 1	2401 Springridge, Arlington, TX 76014	0.44 Miles ¹	Parcel Match
L2 Listing 2	1919 Baywood, Arlington, TX 76014	0.55 Miles ¹	Parcel Match
L3 Listing 3	1819 E. Timberview, Arlington, TX 76014	0.64 Miles ¹	Parcel Match
S1 Sold 1	1609 Coronado, Arlington, TX 76014	0.77 Miles ¹	Parcel Match
S2 Sold 2	1908 Avalon, Arlington, TX 76014	0.40 Miles ¹	Parcel Match
S3 Sold 3	2001 Newbury, Arlington, TX 76014	0.50 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	Cherie Jordan	Company/Brokerage	Cherie Jordan
License No	761343	Address	903 Fieldstone Dr. Cedar Hill TX 75104
License Expiration	05/31/2023	License State	TX
Phone	4694359316	Email	cheriejordanrealtor@gmail.com
Broker Distance to Subject	10.71 miles	Date Signed	04/02/2022

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.