

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	1300 Willow Tree Drive, Mc Kinney, TX 75071	Order ID	8107297	Property ID	32497092
Inspection Date	04/06/2022	Date of Report	04/08/2022		
Loan Number	49190	APN	Unknown		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Collin		

Tracking IDs

Order Tracking ID	04.06.22 BPO	Tracking ID 1	04.06.22 BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Darrell and Tonia Thomas	Condition Comments	
R. E. Taxes	\$5,689	The quality of this property is in need of paint for exterior trim for curb appeal. The estimate of repair is for the total exterior trim house. This property is locate in a residential community with HOA. This should be a demand from HOA.	
Assessed Value	\$267,871		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$500		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$500		
HOA	RTI - Community Management Association 972 943-2800		
Association Fees	\$284 / Year (Other: none)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Excellent	Residential Neighborhood maintained by HOA. Walking Distance from Boyd High School and 3-5 minute drive to Elementary and Middle School	
Sales Prices in this Neighborhood	Low: \$374,940 High: \$412,450		
Market for this type of property	Increased 6 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1300 Willow Tree Drive	5409 Devils River Drive	5412 Still Canyon Drive	8008 Raven Court
City, State	Mc Kinney, TX	Mckinney, TX	Mckinney, TX	Mckinney, TX
Zip Code	75071	75071	75071	75071
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.68 ¹	0.60 ¹	2.24 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$374,900	\$375,000	\$450,000
List Price \$	--	\$374,900	\$375,000	\$450,000
Original List Date		04/01/2022	03/15/2022	03/23/2022
DOM · Cumulative DOM	-- · --	5 · 7	5 · 24	6 · 16
Age (# of years)	17	19	18	16
Condition	Average	Average	Average	Average
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	2 Stories Traditional	1 Story Traditional
# Units	0	0	0	0
Living Sq. Feet	2,098	1,868	2,132	2,169
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2 · 1	3 · 2
Total Room #	8	6	7	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	.160 acres	.150 acres	.150 acres	.180 acres
Other	--	--	--	--

* Listing 3 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 Superior to Subject Property because of Condition and location. Property has only been on market for 5 days. It is located in the same sub-division bedrooms and sq. footage.

Listing 2 Superior to Subject Property. This property because of the Condition and location. Property was on market for only 6 days. Property is located in the same sub-division. This listing property is very close in sq. footage and features

Listing 3 Superior to Subject Property: This property has only been on market for 6 days. It is the most comparable because of condition and location of property. This property has the close to the same sq. footage: Subject property 2,098 and this listing has 2,169 sq. ft. Both feature 3/2 . Very close in lot size. Subject Property built in 2005 and this listing -2006

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1300 Willow Tree Drive	5328 Comanche Wells Drive	408 Lewis Canyon Lane	5429 Devils River Drive
City, State	Mc Kinney, TX	Mckinney, TX	Mckinney, TX	Mckinney, TX
Zip Code	75071	75071	75071	75071
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.69 ¹	0.49 ¹	0.70 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$320,000	\$386,000	\$410,000
List Price \$	--	\$320,000	\$386,000	\$410,000
Sale Price \$	--	\$365,000	\$380,000	\$500,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	01/28/2022	02/11/2022	03/29/2022
DOM · Cumulative DOM	-- · --	2 · 34	22 · 29	3 · 20
Age (# of years)	17	19	18	19
Condition	Average	Average	Average	Average
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	2 Stories Traditional
# Units	0	0	0	0
Living Sq. Feet	2,098	1,706	2,098	2,306
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	4 · 3 · 1
Total Room #	8	8	8	9
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	.160 acres	.140 acres	.140 acres	.150 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$365,000	\$380,000	\$500,000

* 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** Superior to subject property: Property was sold within the last 6 months. based on location, condition, features and sq. footage. They were both built close to the same years and they are located in the same sub-division
- Sold 2** Superior to subject property: Property was sold within the last 6 months. Comps were based on location, condition, features and sq. footage. This property is the most comparable to the subject property same floor plan and same sq. footage and same sub-division. The comps are based on the condition of property, sq. footage and location. They were almost built the same years and they are located in the sub-division
- Sold 3** Superior to subject property: Property was sold within the last 6 months. Comps were based on location, condition, features and sq. footage. This property is also located within the same zip code as the subject property

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		The last listing close on May 30, 2007					
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	\$428,160	\$454,910
Sales Price	\$428,160	\$454,910
30 Day Price	\$428,160	--
Comments Regarding Pricing Strategy		
<p>Price Strategy: Subject Property appeared to be in Average Condition. The only update that it seem to need is paint along the trim and repair board attached to garage front area. The suggested price was analyzed based on the average price per sq. footage. All comps were based on the last properties that sold within the last 6 months and that were located within the same subdivision with sq. footage and features close or the same as subject property. Subject property sq. ft. 2,098 X \$204,08 (Avg.) price per sq. ft. = \$428,160 (Suggested Sales Price) Subject property sq.ft. 2,098 x \$204.08 (Avg.) price per sq. ft. = \$ 428,160 - This price is recommended as the purchasing price without the paint. If the property was estimated after the painting of the trim...property could increase in value up to 6%. making ne recommend purchase price: \$ 453,850.00</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Front



Front



Front



Address Verification



Street

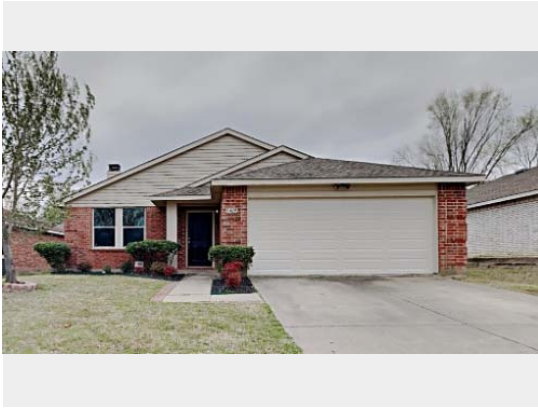
Subject Photos



Street

Listing Photos

L1 5409 Devils River Drive
Mckinney, TX 75071



Front

L2 5412 Still Canyon Drive
Mckinney, TX 75071



Front

L3 8008 Raven Court
Mckinney, TX 75071



Front

Sales Photos

S1 5328 Comanche Wells Drive
Mckinney, TX 75071



Front

S2 408 Lewis Canyon Lane
Mckinney, TX 75071



Front

S3 5429 Devils River Drive
Mckinney, TX 75071



Front

ClearMaps Addendum

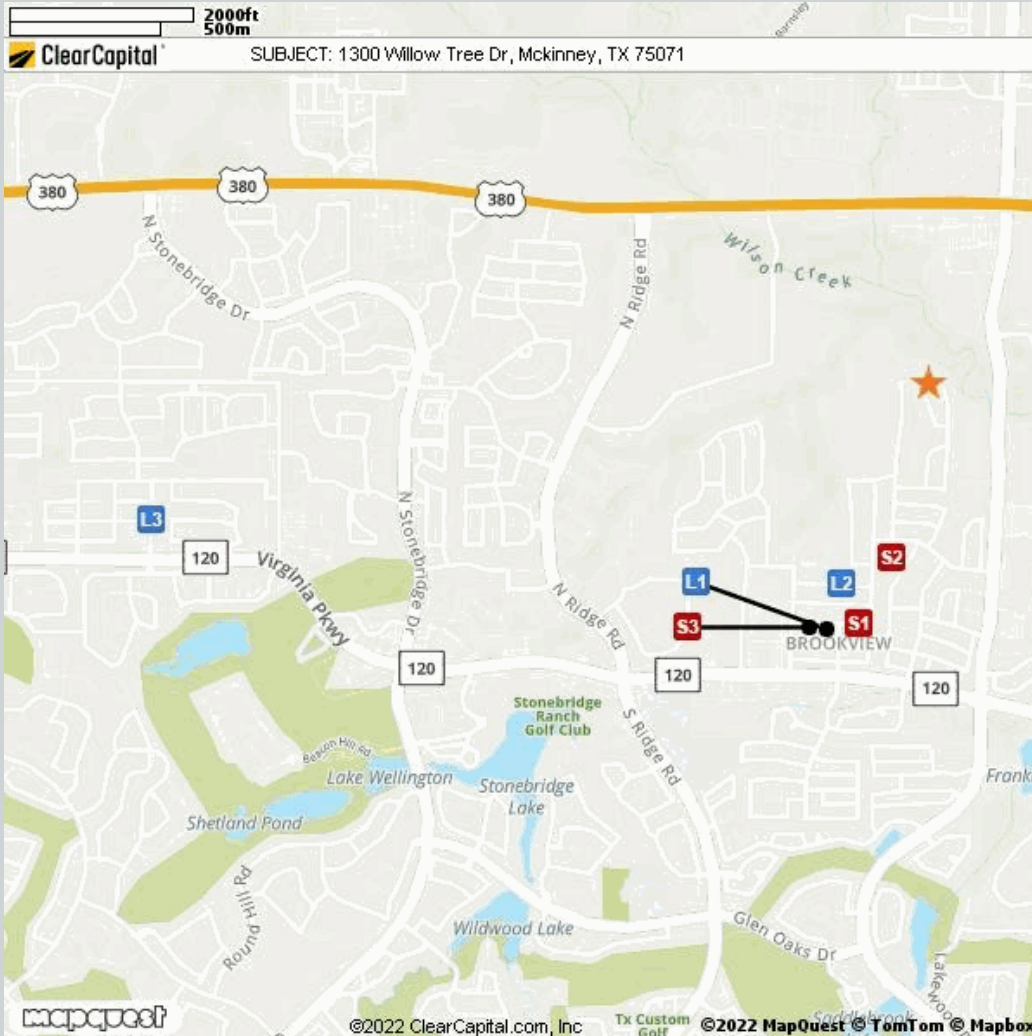
Address ★ 1300 Willow Tree Drive, Mc Kinney, TX 75071

Loan Number 49190

Suggested List \$428,160

Suggested Repaired \$454,910

Sale \$428,160



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1300 Willow Tree Drive, Mc Kinney, TX 75071	--	Parcel Match
L1 Listing 1	5409 Devils River Drive, Mckinney, TX 75071	0.68 Miles ¹	Parcel Match
L2 Listing 2	5412 Still Canyon Drive, Mckinney, TX 75071	0.60 Miles ¹	Parcel Match
L3 Listing 3	8008 Raven Court, Mckinney, TX 75071	2.24 Miles ¹	Parcel Match
S1 Sold 1	5328 Comanche Wells Drive, Mckinney, TX 75071	0.69 Miles ¹	Parcel Match
S2 Sold 2	408 Lewis Canyon Lane, Mckinney, TX 75071	0.49 Miles ¹	Parcel Match
S3 Sold 3	5429 Devils River Drive, Mckinney, TX 75071	0.70 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	Dorcass Simmons	Company/Brokerage	Stasey Real Estate
License No	0525170	Address	117 Lake Village Drive McKinney TX 75071
License Expiration	11/30/2022	License State	TX
Phone	2146957185	Email	dorcassimmons9158@gmail.com
Broker Distance to Subject	0.70 miles	Date Signed	04/08/2022

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.