

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	4208 Old Dominion Drive, Arlington, TEXAS 76016	Order ID	8427956	Property ID	33291174
Inspection Date	09/15/2022	Date of Report	09/16/2022		
Loan Number	50841	APN	05059593		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Tarrant		

Tracking IDs					
Order Tracking ID	09.14.22 BPO	Tracking ID 1	09.14.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	TOMMY D MEERS	Condition Comments The property appears to be in average condition and in line with nearby homes. No significant needed exterior repairs were observed, and no unusual factors were apparent from a drive-by inspection.
R. E. Taxes	\$3,129	
Assessed Value	\$288,862	
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 subject's subdivision consists of typical single story and two story homes and is an established neighborhood. There are schools and city parks nearby which may be attractive to some buyers. Freeways, shopping, restaurants, and an entertainment district are also in close proximity.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$289,960 High: \$595,360	
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	4208 Old Dominion Drive	4224 Oak Springs Dr	3705 Ruidoso Drive	6108 Waterview Drive
City, State	Arlington, TEXAS	Arlington, TX	Arlington, TX	Arlington, TX
Zip Code	76016	76016	76017	76016
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	1.38 ¹	1.51 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$465,000	\$400,000	\$500,000
List Price \$	--	\$465,000	\$400,000	\$500,000
Original List Date		08/05/2022	09/15/2022	09/07/2022
DOM · Cumulative DOM	-- · --	14 · 42	1 · 1	9 · 9
Age (# of years)	37	37	41	37
Condition	Average	Average	Average	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	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,608	2,886	2,226	2,922
Bdrm · Bths · ½ Bths	3 · 2	5 · 3	3 · 2 · 1	4 · 3
Total Room #	7	9	7	8
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	0.26 acres	0.17 acres	0.32 acres
Other	--	Rain Gutters	Covered Patio, Porch, Rain Gutters, Lighting,	Covered Patio, Porch, Rain Gutters, Lighting,

* 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** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: ****Back on Market...Buyers were unable to obtain financing!!**** Beautiful & spacious 1-story home in the quiet & established Hidden Creek Estates neighborhood is a Must See and a First See! Move-in ready and loaded with features including hardwood floors, plantation shutters, a gated driveway and a spa-like swimming pool! The spacious floor plan is light & bright and has a large living room, a sunroom, a formal dining room, and 5 bedrooms. Meal prep will be a joy in the well-equipped kitchen that features a brick accent wall, a breakfast room with a built-in hutch, granite counters and crisp white cabinets. The living room has a cozy brick fireplace and wood beam ceiling. Tranquil primary suite has his & hers walk-in closets and an incredible ensuite spa like bathroom. Enjoy lots of natural light and views of the gorgeous pool from the sunroom. Don't miss the opportunity to call this gem Home!
- Listing 2** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: Very well cared for home feeding to Martin High School, Boles Junior High and Wood Elementary. This 3 bedroom 2 and half bath with 2 large living rooms and 2 dining areas in 2226 square feet is ample space for your family, great for entertaining and welcoming floorplan. Great curb appeal with large grass front yard with oversized 2 car swing entry garage. Upon walking up to the front door you will notice a peaceful water fountain going into the koi pond. Hard surface flooring throughout living and wet areas and plush carpet in bedrooms. Large main living room features wood burning brick fireplace just off the kitchen, breakfast room and secondary back living room that could be a wonderful gameroom, large office, homeschool space or even man cave live space separated from bedrooms on the other side of the home. Backyard really shines with covered patio overlooking the large water fall going into the koi pond with privacy fence and wonderfully landscaped creates a peaceful outdoor space.
- Listing 3** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home appears to have been repaired and updated recently. It is superior in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: One of a kind very well loved one story home. 4 bedrooms, 3 full bathrooms, 2 living and 2 dining rooms with an oversized rear side entry 2 car garage. Walking up everyone will notice all the wonderful landscaping and upon coming in will be greeted by the large entry way and immediately notice all the natural light throughout the home. Large living and dining rooms overlook the amazing backyard oasis through new windows with window coverings. Updated eat-in kitchen with breakfast bar features granite countertops, stainless gas appliances. Hard surface flooring throughout the home. Each living space offers a fireplace with gas logs that create great entertaining space. Master retreat with large walk-in closet, updated master bath and room for the largest king size bed. Home is wonderful but the backyard will have your guests not wanting to leave. Large covered back porch overlooks the amazing pool, grassed area, privacy fence and separate hot tub. Backing up to the greenbelt is peaceful

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4208 Old Dominion Drive	3607 Ivywild Court	3804 Danbury Dr	3911 Tuscany Court
City, State	Arlington, TEXAS	Arlington, TX	Arlington, TX	Arlington, TX
Zip Code	76016	76016	76016	76016
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.55 ¹	0.39 ¹	0.78 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$415,000	\$430,000	\$489,900
List Price \$	--	\$415,000	\$430,000	\$489,900
Sale Price \$	--	\$435,000	\$435,000	\$489,900
Type of Financing	--	Conv	Conv	Cash
Date of Sale	--	07/12/2022	09/01/2022	07/29/2022
DOM · Cumulative DOM	-- · --	3 · 34	17 · 31	37 · 37
Age (# of years)	37	42	40	33
Condition	Average	Average	Average	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	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,608	2,702	2,329	2,644
Bdrm · Bths · ½ Bths	3 · 2	4 · 3	3 · 3	4 · 3
Total Room #	7	8	7	8
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	0.22 acres	0.23 acres	0.27 acres
Other	--	Rain Gutters, Private Yard, Covered, Front Po	Covered Patio, Porch	Covered Deck, Covered Patio, Porch, Rain Gutte
Net Adjustment	--	\$0	\$0	-\$50,000
Adjusted Price	--	\$435,000	\$435,000	\$439,900

* 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** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: Ideally located on a cul-de-sac within walking distance to Martin Senior High School. Right off of I-20 for easy Access to the metroplex. Large home with four bedrooms, three full baths and no HOA. Split mother-in-law suite with private bath on one side of the home, additional bedrooms on the opposite side. Master has split vanities and his and hers walk-in closets. Kids bedrooms have Jack and Jill bath. Office and Dining room as you enter the home with a Large family room in the center. Additional living space off the back of the house for the kids which could make a wonderful playroom or craft room. Eat in kitchen with standing bar. Gas cooktop and double oven makes for a great space to prepare meals for the entire family. Laundry room has space for an additional freezer. Tons of storage with walk-in closets throughout the home. Newer windows, HVAC, and iron drive gate. You just cannot beat this established neighborhood location! Simply the best! Showings begin Saturday @9am
- Sold 2** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: Rare opportunity original owner in excellent condition,located in a cul-de-Sac in Huntwick custom subdivision walking distance to Martin high school.Home features 3 Bedrooms,3 Full Baths, Family Room,Sunroom,Living room,Interior Atrium,Formal Dining with a bay window and built-in cabinets that can be used as an office.Kitchen offers double ovens,built-in microwave,island,breakfast nook.Access the wet bar from the kitchen that over looks family room.All rooms are oversized with walk-in closets and many custom features throughout the home.Backyard perfect for entertaining with a gunite pool and 2 covered patios with ceiling fans and beautiful landscaping.Side entry garage has a sink with hot running water,2 Exterior storage
- Sold 3** -50000 due to superior condition. The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home appears to have been repaired and updated recently. It is superior in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: Pristine well cared for home located on beautiful wooded cul de sac lot located in Parker Oaks with swimming pool and a putting green! Featuring 4 bedrooms, 3 full baths, spacious island kitchen, engineered wood floors, 2 living areas with see through fireplace, roomy master suite with updated bathroom with granite vanity, walk in shower, and garden tub. Beautiful backyard for entertaining with in ground swimming pool, large covered wood deck plus a covered patio. New exterior paint in 2021, pool resurfaced with new tile in 2017, new furnaces in 2016 and 2018, new condensing unit 2021, new water heater 2019. Wonderful home located in a terrific neighborhood feeding into much sought after Little Elementary!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no MLS history for the subject property.			
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	\$435,900	\$435,900
Sales Price	\$435,000	\$435,000
30 Day Price	\$430,000	--
Comments Regarding Pricing Strategy		
<p>The local real estate market has been flourishing as a Seller's Market, and values have been increasing in most areas. Covid-19 has not affected the local real estate market which continues to be a Seller's market with increasing values and lack of inventory. Market time has been decreasing for most properties if priced competitively, and many are obtaining multiple offers soon after coming on the market. There are many buyers available both as owner occupants and Investors. Inventory has been low and demand has been high with most properties selling over asking price. Market time is usually under 30 days. All of the sales and listings utilized in this report are the closest most recent comparable properties that could be found and verified in subject's own subdivision and surrounding areas. These properties are deemed to be the most comparable properties in terms of location, condition, and physical characteristics. After making the necessary adjustments, all sales were concluded to provide a reliable indication of value for the subject property and were included in the final analysis.</p>		

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

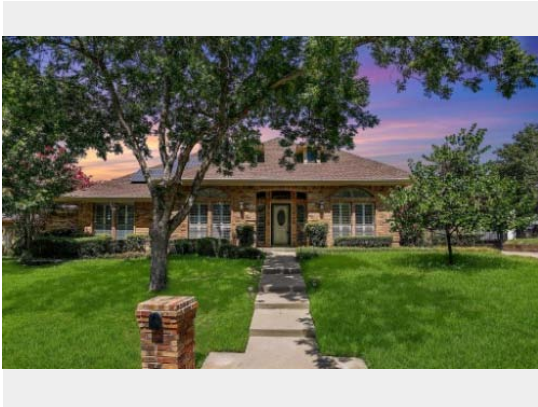
Subject Photos



Street

Listing Photos

L1 4224 Oak Springs Dr
Arlington, TX 76016



Front

L2 3705 Ruidoso Drive
Arlington, TX 76017



Front

L3 6108 Waterview Drive
Arlington, TX 76016



Front

Sales Photos

S1 3607 Ivywild Court
Arlington, TX 76016



Front

S2 3804 Danbury Dr
Arlington, TX 76016



Front

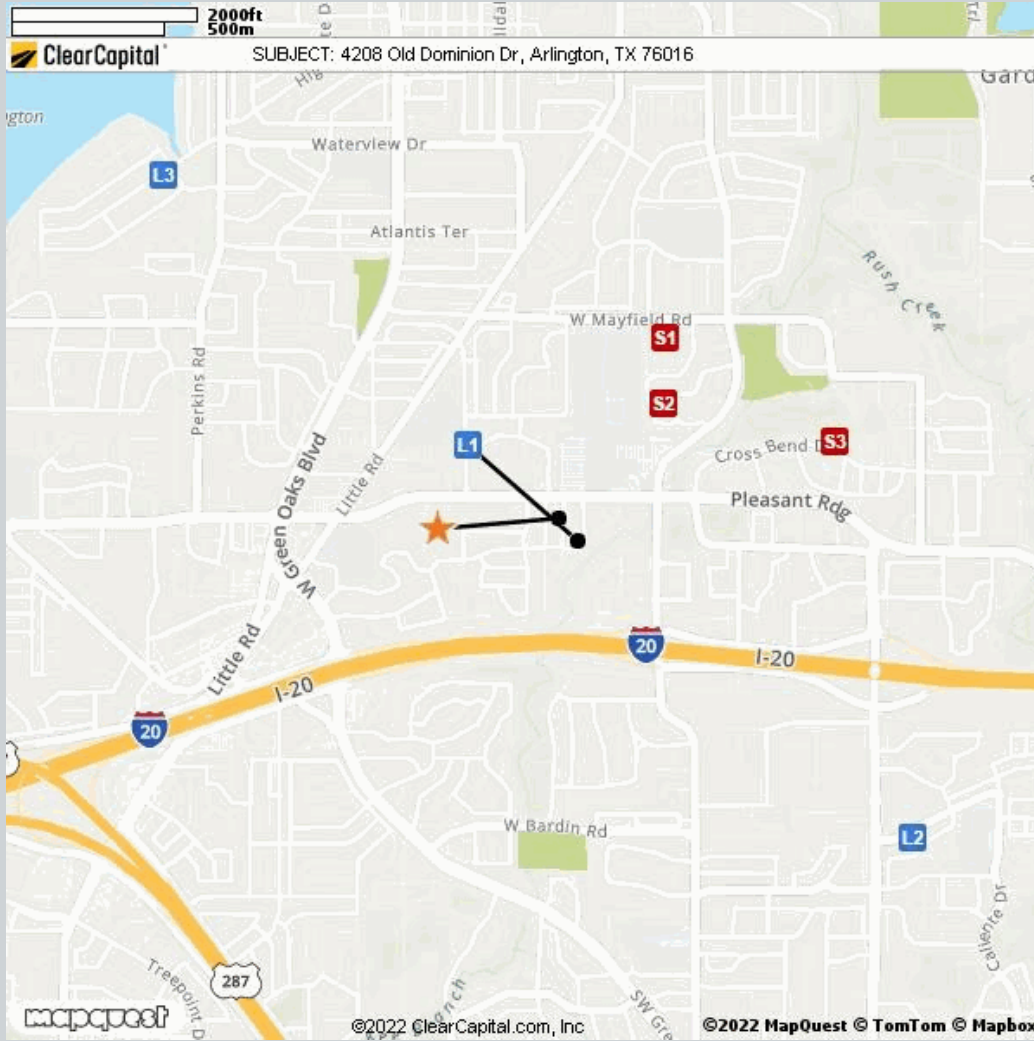
S3 3911 Tuscany Court
Arlington, TX 76016



Front

ClearMaps Addendum

Address ★ 4208 Old Dominion Drive, Arlington, TEXAS 76016
Loan Number 50841 **Suggested List** \$435,900 **Suggested Repaired** \$435,900 **Sale** \$435,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4208 Old Dominion Drive, Arlington, Texas 76016	--	Parcel Match
L1 Listing 1	4224 Oak Springs Dr, Arlington, TX 76016	0.09 Miles ¹	Parcel Match
L2 Listing 2	3705 Ruidoso Drive, Arlington, TX 76017	1.38 Miles ¹	Parcel Match
L3 Listing 3	6108 Waterview Drive, Arlington, TX 76016	1.51 Miles ¹	Parcel Match
S1 Sold 1	3607 Ivywild Court, Arlington, TX 76016	0.55 Miles ¹	Parcel Match
S2 Sold 2	3804 Danbury Dr, Arlington, TX 76016	0.39 Miles ¹	Parcel Match
S3 Sold 3	3911 Tuscany Court, Arlington, TX 76016	0.78 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	Susan Hill	Company/Brokerage	Susan Hill REO Services
License No	351010	Address	5 Country Club Court Pantego TX 76013
License Expiration	01/31/2024	License State	TX
Phone	8179946995	Email	sue@suehillgroup.com
Broker Distance to Subject	2.86 miles	Date Signed	09/16/2022

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.