

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.

<b>Address</b>	900 Ragland Drive, Cedar Hill, TX 75104	<b>Order ID</b>	8431450	<b>Property ID</b>	33303699
<b>Inspection Date</b>	09/17/2022	<b>Date of Report</b>	09/20/2022		
<b>Loan Number</b>	51015	<b>APN</b>	16042680350010000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Dallas		

**Tracking IDs**

<b>Order Tracking ID</b>	09.16.22 BPO	<b>Tracking ID 1</b>	09.16.22 BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	Charlesetta Pointer	<b>Condition Comments</b> Property appears to have been trashed out. Rotted wood on the exterior. One garage door is damaged.
<b>R. E. Taxes</b>	\$4,174	
<b>Assessed Value</b>	\$163,560	
<b>Zoning Classification</b>	Z236	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(doors appear to be locked.)		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Fair	
<b>Estimated Exterior Repair Cost</b>	\$10,000	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$10,000	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

**Neighborhood & Market Data**

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> nice suburban neighborhood with well-kept houses and nice clean streets and plenty of trees. Desirable neighborhood.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$235,000 High: \$280,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	900 Ragland Drive	441rainier Street	819 Shady Brook Lane	900 Thorton Drive
<b>City, State</b>	Cedar Hill, TX	Cedar Hill, TX	Cedar Hill, TX	Cedar Hill, TX
<b>Zip Code</b>	75104	75104	75104	75104
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.62 <sup>1</sup>	2.30 <sup>1</sup>	0.05 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$279,900	\$312,000	\$298,900
<b>List Price \$</b>	--	\$259,900	\$288,000	\$298,700
<b>Original List Date</b>		08/27/2022	06/20/2022	07/30/2022
<b>DOM · Cumulative DOM</b>	-- · --	22 · 24	64 · 92	39 · 52
<b>Age (# of years)</b>	36	40	36	37
<b>Condition</b>	Fair	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
<b>View</b>	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
<b>Style/Design</b>	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,522	1,560	1,535	1,522
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	8	8	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.183 acres	.199 acres	.179 acres	.23 acres
<b>Other</b>	--	acitve option contract	--	pending

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Pretty 3-2-2 brick home in a quiet neighborhood. Excellent condition, brand new heating-cooling system, brand new 30 year roof. Extremely convenient location near major shopping, schools and freeway. 16 miles to downtown Dallas. Superior to subject.
- Listing 2** Welcome to this gorgeous neighborhood! Terrific 3 bedroom and 2 bath home with a 2 car garage. Enjoy preparing meals in this impressive kitchen equipped with ample cabinets and generous counter space. Flow into the living room featuring a cozy fireplace, perfect for entertaining. The main bedroom boasts a private ensuite with dual sinks and a separate tub and shower. Other bedrooms offer hardwood floors and sizable closets. Relax with your favorite drink in the fenced in backyard with lush grass. Don't miss this incredible opportunity. This home has been virtually staged to illustrate its potential. Superior to subject.
- Listing 3** NEW ROOF ! NEW FLOORS ! Come see this beautiful 3 bedroom 2 bath home. It has all new flooring throughout, beautiful eat-in kitchen with granite counter tops and new stainless steel appliances. There are 2 fireplaces (one is living area and in the master bedroom) This house sits on a huge corner lot with a big back yard. Superior to subject.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	900 Ragland Drive	827 Larue Drive	611 Pickard Drive	817 Larue Drive
City, State	Cedar Hill, TX	Cedar Hill, TX	Cedar Hill, TX	Cedar Hill, TX
Zip Code	75104	75104	75104	75104
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.36 <sup>1</sup>	0.19 <sup>1</sup>	0.38 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$239,900	\$279,999	\$305,000
List Price \$	--	\$239,900	\$279,999	\$239,990
Sale Price \$	--	\$235,000	\$279,999	\$280,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/29/2022	09/12/2022	09/01/2022
DOM · Cumulative DOM	-- · --	8 · 24	8 · 41	22 · 46
Age (# of years)	36	36	36	36
Condition	Fair	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	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,522	1,569	1,508	1,680
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	7	7	7
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	.183 acres	.143 acres	.124 acres	.137 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$235,000	\$279,999	\$280,000

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Back on the Market - Super cute home with great curb appeal, a split bedroom floor plan for maximum privacy, and a large backyard that can handle all your entertainment needs. 3 bedrooms, 2 bathrooms, formal dining, breakfast nook, and a spacious family room with a fireplace. Updates to include both bathrooms, kitchen countertops, and backsplash. The roof is only 5 years old, hot water heater is only 2 years old. Easy access to Freeways, shopping, and restaurants nearby. Only 20 miles south of Downtown Dallas. The refrigerator, Washer & Dryer are for sale with the purchase of the home. Superior to subject.
- Sold 2** Really cute well maintained home with large backyard located in an established neighborhood! This 3-2-2 is just the right place for you to call home and make it your personal space. Large family room with fireplace this one story home is a must see. It is located approximately 15-20 minutes South of Downtown Dallas with easy access to the freeway, Cedar Hill Rec Center, Uptown Village and a host of restaurants and grocery stores near by. Superior to subject.
- Sold 3** Centrally located between all area schools and town shopping. This beautiful home is well-maintained that features an updated kitchen countertop, sink, faucet matching stainless steel appliance, and ceramic tile carpet. The roof and HVAC ductwork were updated a few years back. Bathtubs are finished out in tile, with matching faucets, fixtures, and ceiling fans lighting throughout this beauty. Superior to subject.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				na			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$260,000	\$289,000
<b>Sales Price</b>	\$260,000	\$289,000
<b>30 Day Price</b>	\$225,000	--
<b>Comments Regarding Pricing Strategy</b>		
List price is based upon the interior being redone and if it needs total cosmetic redo. The sales price is based upon same. The 30 day price is based upon a quick sale with no repairs.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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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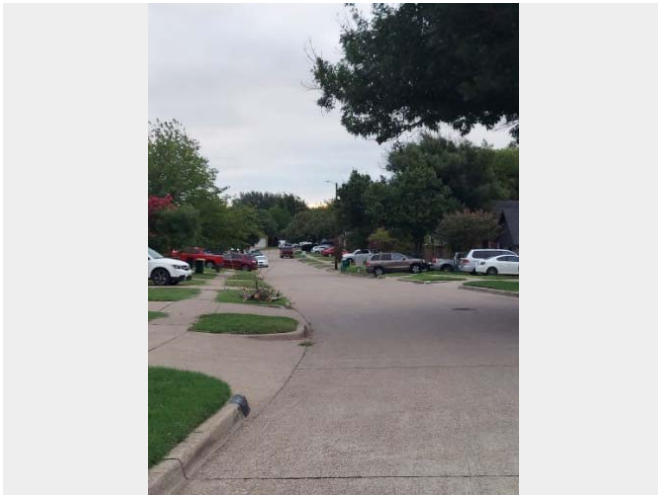
### Subject Photos



Front



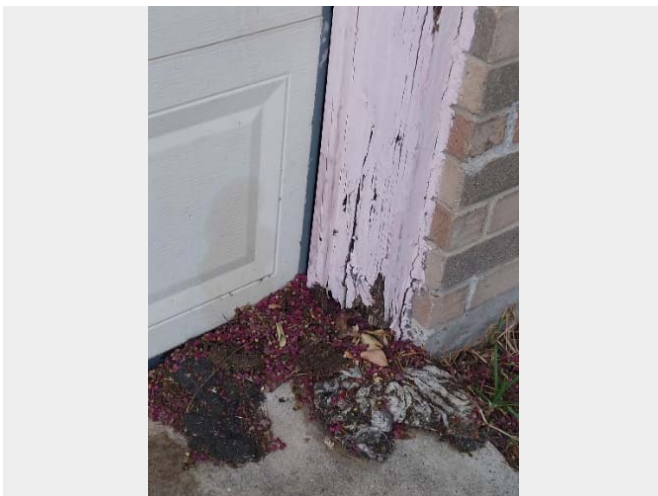
Address Verification



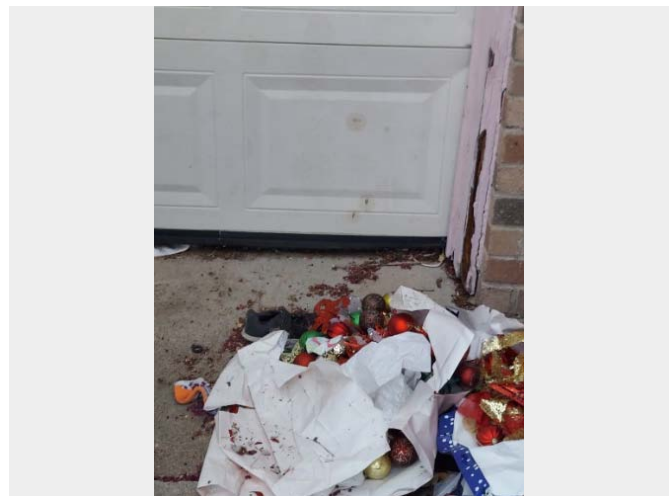
Street



Other



Other



Other

## Listing Photos

**L1** 441 Rainier Street  
Cedar Hill, TX 75104



Front

**L2** 819 Shady Brook Lane  
Cedar Hill, TX 75104



Front

**L3** 900 Thorton Drive  
Cedar Hill, TX 75104



Front



## Sales Photos

**S1** 827 Larue Drive  
Cedar Hill, TX 75104



Front

**S2** 611 Pickard Drive  
Cedar Hill, TX 75104



Front

**S3** 817 Larue Drive  
Cedar Hill, TX 75104



Front

### ClearMaps Addendum

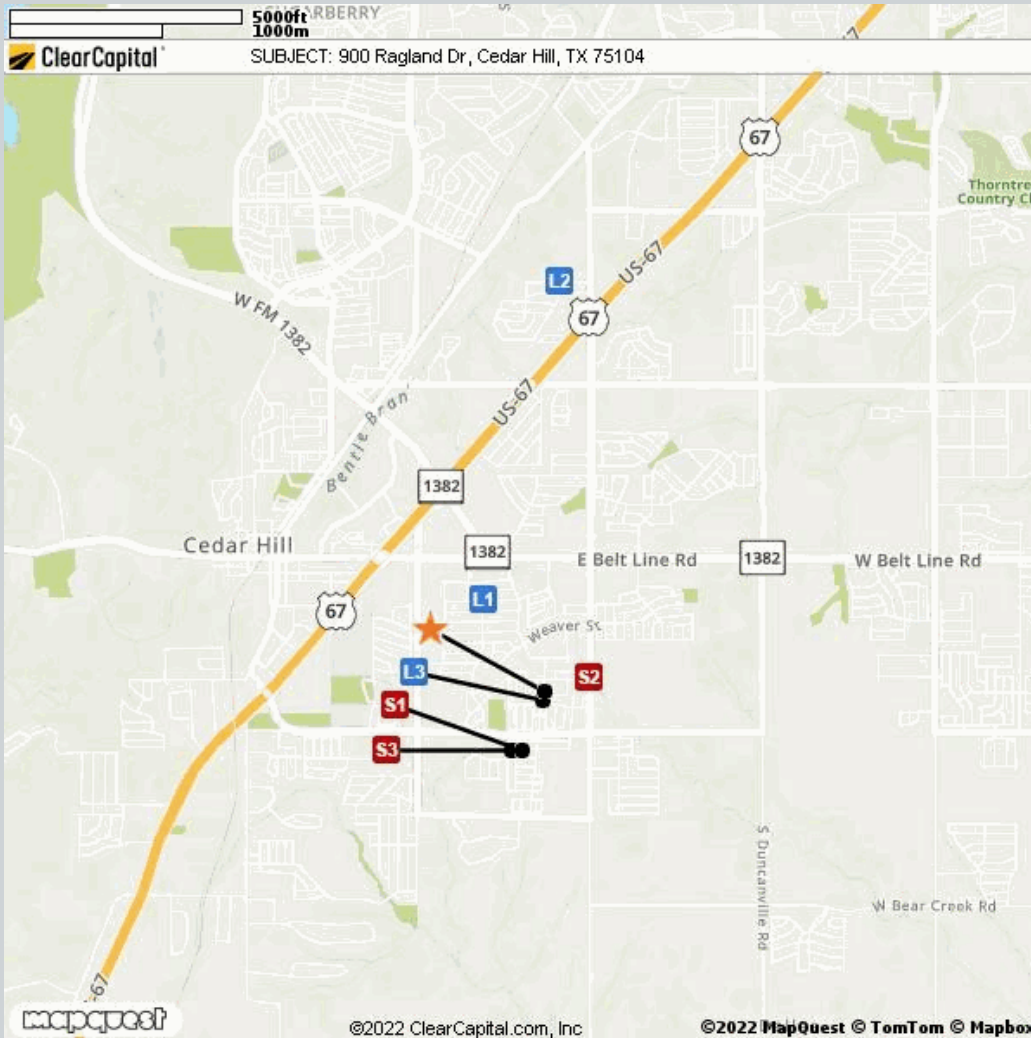
**Address** ★ 900 Ragland Drive, Cedar Hill, TX 75104

**Loan Number** 51015

**Suggested List** \$260,000

**Suggested Repaired** \$289,000

**Sale** \$260,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	900 Ragland Drive, Cedar Hill, TX 75104	--	Parcel Match
L1 Listing 1	441rainier Street, Cedar Hill, TX 75104	0.62 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	819 Shady Brook Lane, Cedar Hill, TX 75104	2.30 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	900 Thorton Drive, Cedar Hill, TX 75104	0.05 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	827 Larue Drive, Cedar Hill, TX 75104	0.36 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	611 Pickard Drive, Cedar Hill, TX 75104	0.19 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	817 Larue Drive, Cedar Hill, TX 75104	0.38 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Ben Brown	<b>Company/Brokerage</b>	B-21 Realty Company
<b>License No</b>	402309	<b>Address</b>	2531 Bishop Allen Lane Dallas TX 75237
<b>License Expiration</b>	12/31/2022	<b>License State</b>	TX
<b>Phone</b>	9727549887	<b>Email</b>	bbrowntx.bb@gmail.com
<b>Broker Distance to Subject</b>	6.43 miles	<b>Date Signed</b>	09/20/2022

*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.**