

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	700 Summer Moon Court, Irving, TEXAS 75063	Order ID	8441330	Property ID	33339340
Inspection Date	09/24/2022	Date of Report	09/25/2022		
Loan Number	51238	APN	32559810060070000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Dallas		

Tracking IDs

Order Tracking ID	09.23.22 BPO	Tracking ID 1	09.23.22 BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Reed Diana Lynn	Condition Comments The subject property was in good condition at the time of inspection. It did not need any external repairs at the time of inspection.
R. E. Taxes	\$6,719	
Assessed Value	\$264,990	
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 Located in a planned unit development with good access to shopping, schools and employment.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$364750 High: \$551500	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	700 Summer Moon Court	311 Red River Trail	9008 Silverdollar Trail	9013 Rodeo Drive
City, State	Irving, TEXAS	Irving, TX	Irving, TX	Irving, TX
Zip Code	75063	75063	75063	75063
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.45 ¹	0.59 ¹	0.41 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$400,000	\$410,000	\$469,000
List Price \$	--	\$395,000	\$410,000	\$469,000
Original List Date		09/01/2022	09/01/2022	07/31/2022
DOM · Cumulative DOM	-- · --	24 · 24	24 · 24	56 · 56
Age (# of years)	31	34	37	38
Condition	Average	Average	Average	Average
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 Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,734	2,050	1,617	1,802
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 3	3 · 2	4 · 2
Total Room #	6	6	6	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	0.10 acres	0.1 acres	0.17 acres	0.16 acres
Other	--	MLS#20152966	MLS#20154603	MLS#20127074

* 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.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** Charming 2-story home in the heart of Valley Ranch! The first floor greets you with a cozy living room, gas fireplace and vaulted ceilings, a full bath and a spacious office that can be used as an additional bedroom. The kitchen has ample cabinetry and a large island with breakfast nook. The upstairs comes complete with over-sized owner's retreat and ensuite bath. Fantastic master bath features his & hers closets, dual sinks, jetted tub and separate shower. The backyard includes to open patios – perfect for entertaining! Community pool, park, playground, walking and biking trails ae just a block away. With close proximity to major highways, DFW airport, retail and dining – this gem has it all!
- Listing 2** Single-Family, One-Story home in Coppell Schools district. Living and Dining Room are open and airy. Wood burning, brick fireplace with gas starter is located in the Living Room. Breakfast nook has a Bay Window with views of the backyard. Utility Room with closet just off the kitchen. The Galley Kitchen makes cooking quick and easy. The granite counters add beauty, and the natural cabinets allow for good storage. The Master Bedroom has good natural light and a walk-in closet. The garden tub is extra-large for great soaking, twin sinks and a walk-in shower complete the bathroom. Rear entry garage with attic storage completes this home.
- Listing 3** Welcome to this cozy 4 bedroom, 2 full bath home in the highly sought-after Coppell ISD area. This is a terrific one-story home, nestled in a serene and quiet neighborhood of Valley Ranch. The home is spacious, featuring a nice patio and a private back yard. The living room has a wet bar and a fireplace. Many areas of the home have been freshly painted. It is in close proximity to the elementary school and minutes way from Valley Ranch Canal, trails, and parks. And is conveniently located to DFW airport, shopping and dining. This is a gem of a home!

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	700 Summer Moon Court	400 Cimarron Trail	722 Marble Canyon Circle	404 Silverton Drive
City, State	Irving, TEXAS	Irving, TX	Irving, TX	Irving, TX
Zip Code	75063	75063	75063	75063
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.27 ¹	0.56 ¹	0.35 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$409,900	\$440,000	\$425,000
List Price \$	--	\$409,900	\$420,000	\$425,000
Sale Price \$	--	\$415,500	\$420,000	\$460,000
Type of Financing	--	Assumed	Conventional	Conventional
Date of Sale	--	08/19/2022	07/20/2022	07/07/2022
DOM · Cumulative DOM	-- · --	17 · 50	59 · 90	6 · 37
Age (# of years)	31	36	36	38
Condition	Average	Average	Average	Average
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	1 Story Traditional	1 Story TraditionalTradition	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,734	1,669	1,667	1,751
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	2 · 2	3 · 2
Total Room #	6	6	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	--	--	--	--
Lot Size	0.10 acres	0.12 acres	0.12 acres	0.1 acres
Other	--	MLS#20101140	MLS#20038108	MLS#20068115
Net Adjustment	--	+\$3,000	+\$8,000	+\$3,000
Adjusted Price	--	\$418,500	\$428,000	\$463,000

* Sold 3 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** Your New home awaits you in the sought out community of Valley Ranch. This gem is located on a corner lot, single story home within walking distance of schools, Valley Ranch Public Library, and Cimarron Aquatic Park. Safely run, walk, skate or bike on 12ft wide trails at Champion Trails or simply take a stroll through canals. It is also Just min to Toyota Music Factory, shopping, and plenty restaurants. This beautiful home has been freshly painted and move in ready. Master suite is completely private to other 2 bedrooms and features a large on-suit with walk in closet. This is a must see.
- Sold 2** This Irving one-story home offers a two-car garage. Home utilities may be turned off due to weather conditions. This home has been virtually staged to illustrate its potential.
- Sold 3** Multiple offers received. Offer deadline Monday, June 6 by noon. Your new home awaits you! You will love to walk the streets of this lovely community surrounded by mature trees in the heart of the beautiful Valley Ranch. Located far North Irving close to airports, major highways, shopping, new restaurants, and minutes to Toyota Music Factory. Safely run, walk, skate or bike on 12ft wide trails at Champion Trails or take a stroll through canals. Recent updates include interior paint, decorative lighting, foundation repair with warranty; new HVAC including new ducts, and a rock garden. Other features include plantation shutters, updated fencing, and stained; This home offers so many great features and updates you must see in person! Come be a part of a fun community with events for all to enjoy. It's more than an address, it's a lifestyle to enjoy.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject has not been listed or sold in the past 12 months.			
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	\$450,000	\$450,000
Sales Price	\$445,000	\$445,000
30 Day Price	\$440,000	--
Comments Regarding Pricing Strategy		
A thorough and diligent search was done and the best comparable listings and sales were chosen. All comparable homes were in the same neighborhood and were of similar quality, age, size and condition. Listing 1 and three and sale 2 and three bracketed the subject in GLA.		

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



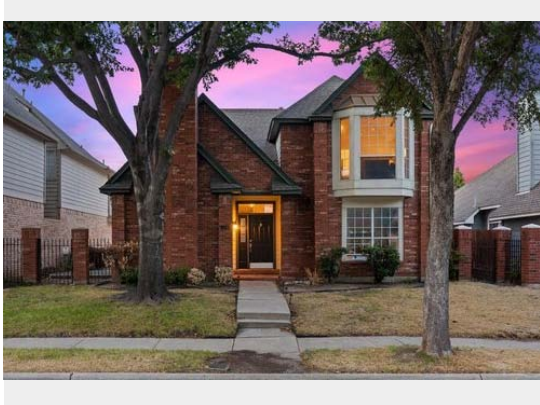
Address Verification



Street

Listing Photos

L1 311 Red River Trail
Irving, TX 75063



Front

L2 9008 Silverdollar Trail
Irving, TX 75063



Front

L3 9013 Rodeo Drive
Irving, TX 75063



Front

Sales Photos

S1 400 Cimarron Trail
Irving, TX 75063



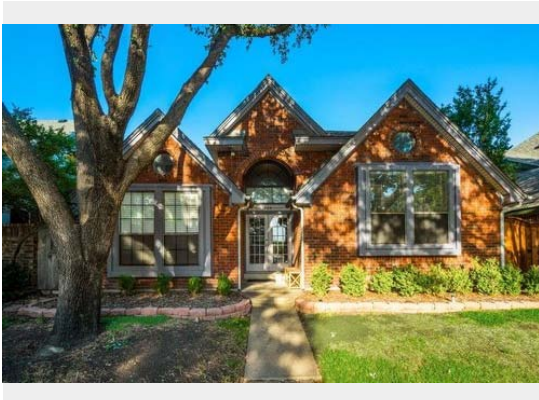
Front

S2 722 Marble Canyon Circle
Irving, TX 75063



Front

S3 404 Silverton Drive
Irving, TX 75063



Front

ClearMaps Addendum

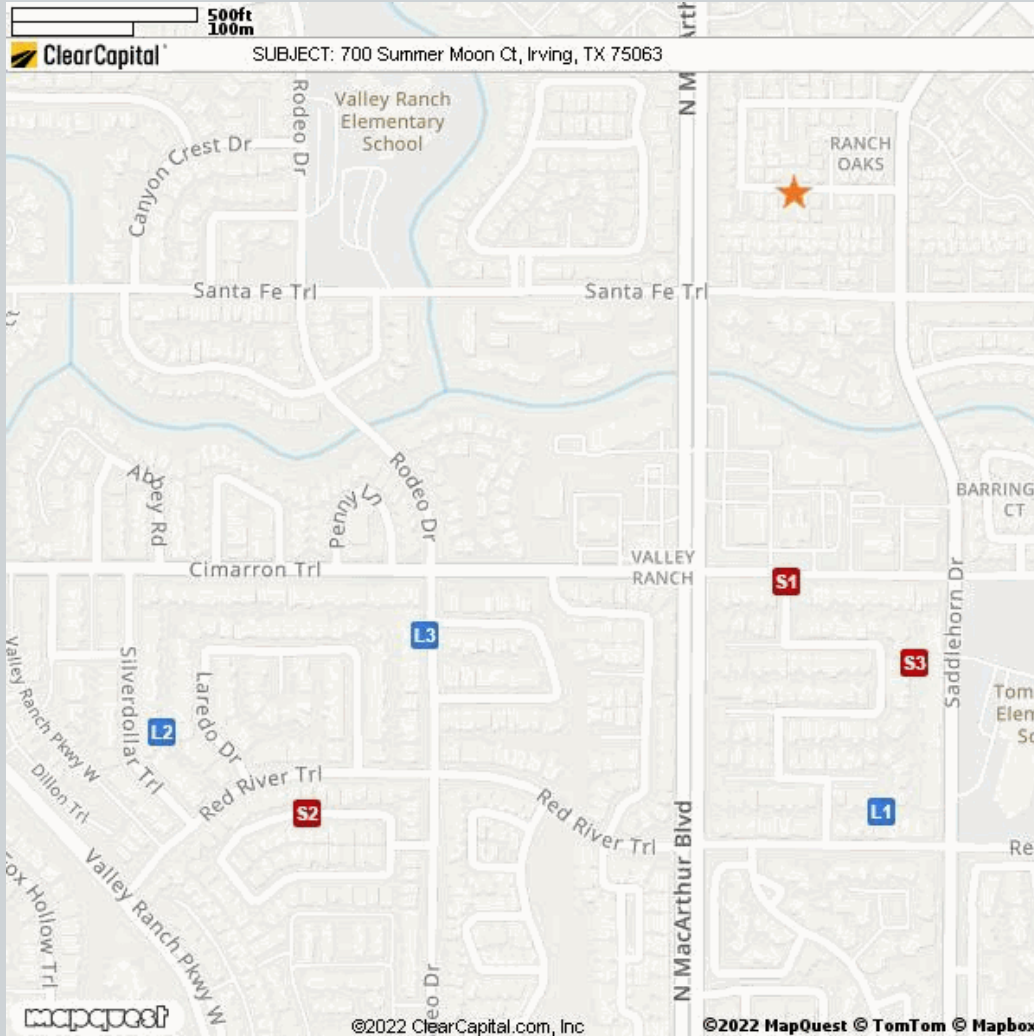
Address ★ 700 Summer Moon Court, Irving, TEXAS 75063

Loan Number 51238

Suggested List \$450,000

Suggested Repaired \$450,000

Sale \$445,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	700 Summer Moon Court, Irving, Texas 75063	--	Parcel Match
L1 Listing 1	311 Red River Trail, Irving, TX 75063	0.45 Miles ¹	Parcel Match
L2 Listing 2	9008 Silverdollar Trail, Irving, TX 75063	0.59 Miles ¹	Parcel Match
L3 Listing 3	9013 Rodeo Drive, Irving, TX 75063	0.41 Miles ¹	Parcel Match
S1 Sold 1	400 Cimarron Trail, Irving, TX 75063	0.27 Miles ¹	Parcel Match
S2 Sold 2	722 Marble Canyon Circle, Irving, TX 75063	0.56 Miles ¹	Parcel Match
S3 Sold 3	404 Silvertown Drive, Irving, TX 75063	0.35 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	Mike Tobin	Company/Brokerage	Coldwell banker
License No	0530315	Address	3614 Long Prairie Road Flower Mound TX 75022
License Expiration	01/31/2023	License State	TX
Phone	4698350540	Email	michael.tobin@cbrealty.com
Broker Distance to Subject	9.63 miles	Date Signed	09/25/2022

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.