

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	2153 Ingrid Lane, Fort Worth, TX 76131	Order ID	8517815	Property ID	33550930
Inspection Date	11/15/2022	Date of Report	11/16/2022		
Loan Number	51472	APN	40983870		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Tarrant		

Tracking IDs

Order Tracking ID	11.15.22 BPO	Tracking ID 1	11.15.22 BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	SHERRY M BROOKSHIER	Condition Comments	Property appears well maintained at this time. Good curb appeal and location. Conforms to the neighborhood. Is surrounded by other residential homes. Exterior is brick construction.
R. E. Taxes	\$5,079		
Assessed Value	\$231,207		
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	Alexandra Meadows HOA		
Association Fees	\$330 / Year (Pool,Greenbelt,Other: park)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	Located in North Fort Worth. The area is a mixture of single and two story homes. The neighborhood has community amenities and is located close to freeway, shopping and a mixture of different employment types. This is a fully developed area. No foreclosure or short sale activity known at this time. Several major employers within 10 miles. Amazon fulfillment, Alliance airport, Burlington, Northern and Santa Fe and GM financial are just a few.
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$265,000 High: \$370,000		
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	2153 Ingrid Lane	6324 Geneva Ln	6509 Regina Dr	6212 Kristen Dr
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76131	76131	76131	76131
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.49 ¹	0.57 ¹	0.35 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$309,000	\$315,000	\$355,000
List Price \$	--	\$299,000	\$299,900	\$307,000
Original List Date		08/13/2022	09/30/2022	05/23/2022
DOM · Cumulative DOM	-- · --	95 · 95	47 · 47	176 · 177
Age (# of years)	16	17	18	17
Condition	Average	Average	Average	Average
Sales Type	--	Investor	Fair Market Value	Investor
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	1,357	1,349	1,419	1,584
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	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	.13 acres	.160 acres	.102 acres	.120 acres
Other	--	--	--	--

* 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** Same subdivision, beds, baths and garage spaces. Comparable age, quality of construction and style. Good rental property. Currently rented till Sept,30,2023 for \$1850 per month. Prefect 3 bedroom, 2 bath home in popular Alexandra Meadows. Home has laminate flooring and new carpet .
- Listing 2** Same subdivision, beds, baths and garage spaces. Comparable age, quality of construction and style. Perfectly located in the desirable Alexandria Meadows community, this 3 bed + 2 bath welcomes you into a well balanced layout that exudes comfort. Providing an open concept between living room and kitchen w breakfast nook, you will have plenty of space to enjoy while relaxing after a long day or hosting family and friends. Centered in the spacious living room, cuddle up next to the cast stone fireplace with gas logs during the cooler nights ahead. The kitchen offers upgraded cabinets w wood pulls, over and under counter lighting, skylight and pocket door to separate utility room. The split bedroom floor plan offers much needed privacy to the owner's suite. Installed solar panels, newer windows and French doors leading out to stamped concrete patio w Sun setter shade make this home summertime ready! An adorable storage shed in your backyard to hold all the outdoor things.
- Listing 3** Same subdivision, beds, baths and garage spaces. Comparable age, quality of construction and style. Quaint single story in Fort Worth! Bright and airy living room with large windows allowing for tons of natural light and anchored by a fireplace. Island kitchen with stainless steel appliances opens to the dining area. Spacious primary suite with a dual sink vanity, garden tub, separate shower and walk-in closet. Private backyard with open patio.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2153 Ingrid Lane	6441 Geneva Ln	6000 Melanie Dr	2501 Priscella Dr
City, State	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
Zip Code	76131	76131	76131	76131
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.61 ¹	0.05 ¹	0.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$297,500	\$300,000	\$315,000
List Price \$	--	\$265,000	\$290,000	\$300,000
Sale Price \$	--	\$265,500	\$299,000	\$300,000
Type of Financing	--	Cash	Conventional	Fha
Date of Sale	--	09/26/2022	09/21/2022	09/07/2022
DOM · Cumulative DOM	-- · --	37 · 56	17 · 40	17 · 43
Age (# of years)	16	18	16	15
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Investor	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	1,357	1,419	1,514	1,516
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	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	.13 acres	.103 acres	.101 acres	.122 acres
Other	--	--	--	--
Net Adjustment	--	\$0	-\$9,280	-\$6,360
Adjusted Price	--	\$265,500	\$289,720	\$293,640

* 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** Same subdivision, beds, baths and garage spaces. Comparable age, quality of construction and style. 3 bedrooms, 2 bath home in popular Alexandra Meadows. Great location with easy access to Fwy 35 & 820, convenient to shopping, restaurants and only a short drive to Downtown Ft Worth. This spacious, open floor plan is great for entertaining with a large kitchen, dining area, and living room. Split bedroom arrangement. Plantation Shutters in Dining.
- Sold 2** Same subdivision, beds, baths and garage spaces. Comparable age, quality of construction and style. Adjusted for GLA and \$3,000 buyer's closing costs. Updated beautiful 4beds, 2full baths home. Luxury Vinyl Plank floor greet you as you enter the openness of the formal living room and dining space and through the whole house. Fresh paint for all walls. Brand new Maxim Quartz countertop in the master bathroom and hallway bathroom. Vaulted ceiling in living room and master bedroom, split bedrooms, window coverings, electric stove, built in microwave, dishwasher and fully fenced in backyard. Move in ready!
- Sold 3** Same subdivision, beds, baths and garage spaces. Comparable age, quality of construction and style. Adjusted for GLA. Relax on the front porch then head in to an adorable well maintained home. With 3 bedrooms, and 2 bathrooms, this home also offers fresh paint throughout, open concept kitchen and living room, walk in closets, covered front and back porch

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Property was in the MLS in 2006. It sold for \$127,399 on 10/4/2006. It was new construction at that time. It is a DR Horton home.			
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	\$280,000	\$280,000
Sales Price	\$275,000	\$275,000
30 Day Price	\$270,000	--
Comments Regarding Pricing Strategy		
Fewer properties are receiving multiple offers and selling for more than list price. The value was determined by the adjusted values of the sale comps. The market is going back to a buyer's market.		

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



Side



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 6324 Geneva Ln
Fort Worth, TX 76131



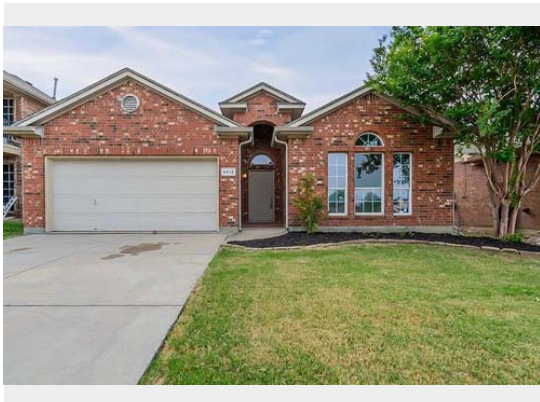
Front

L2 6509 Regina Dr
Fort Worth, TX 76131



Front

L3 6212 Kristen Dr
Fort Worth, TX 76131



Front

Sales Photos

S1 6441 Geneva Ln
Fort Worth, TX 76131



Front

S2 6000 Melanie Dr
Fort Worth, TX 76131



Front

S3 2501 Priscella Dr
Fort Worth, TX 76131



Front

ClearMaps Addendum

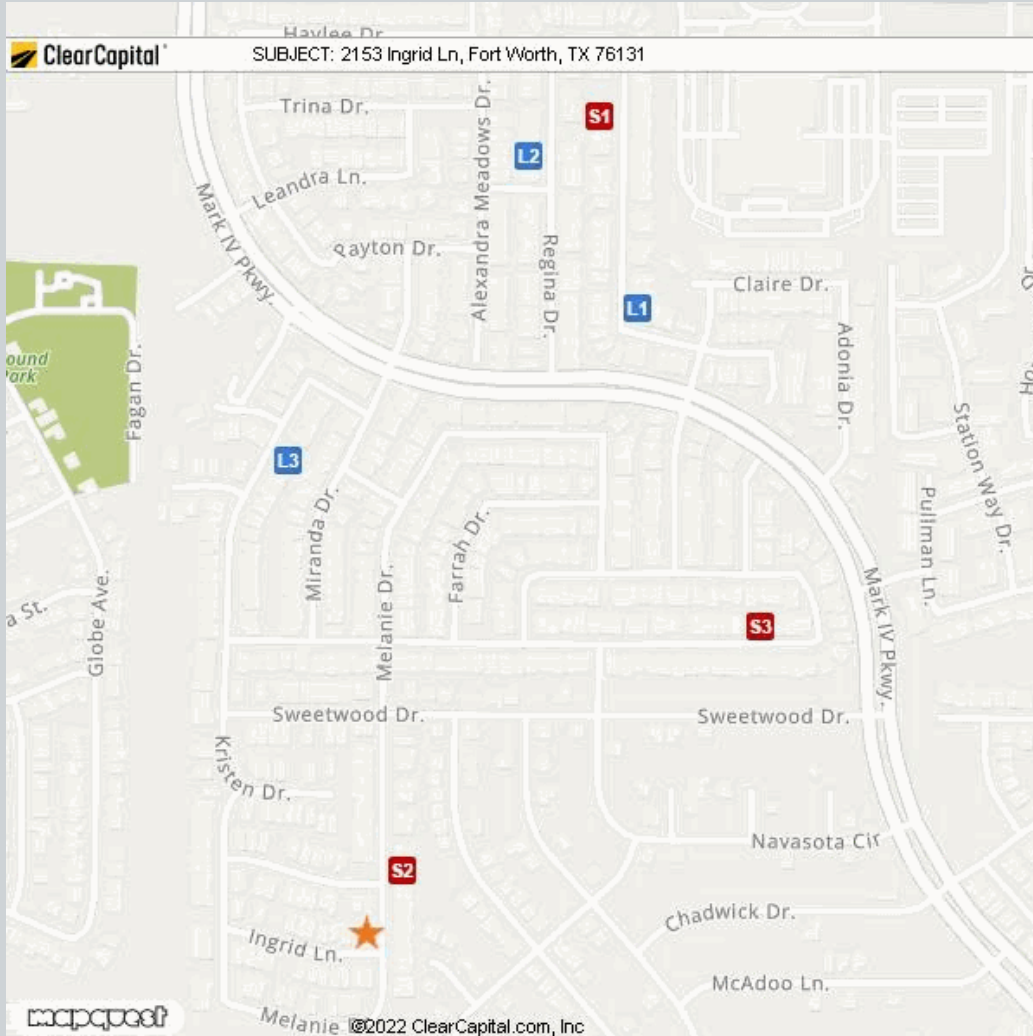
Address ★ 2153 Ingrid Lane, Fort Worth, TX 76131

Loan Number 51472

Suggested List \$280,000

Suggested Repaired \$280,000

Sale \$275,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2153 Ingrid Lane, Fort Worth, TX 76131	--	Parcel Match
L1 Listing 1	6324 Geneva Ln, Fort Worth, TX 76131	0.49 Miles ¹	Parcel Match
L2 Listing 2	6509 Regina Dr, Fort Worth, TX 76131	0.57 Miles ¹	Parcel Match
L3 Listing 3	6212 Kristen Dr, Fort Worth, TX 76131	0.35 Miles ¹	Parcel Match
S1 Sold 1	6441 Geneva Ln, Fort Worth, TX 76131	0.61 Miles ¹	Parcel Match
S2 Sold 2	6000 Melanie Dr, Fort Worth, TX 76131	0.05 Miles ¹	Parcel Match
S3 Sold 3	2501 Priscella Dr, Fort Worth, TX 76131	0.36 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	Jerry Hayden	Company/Brokerage	Hayden Group, Inc.
License No	0454586	Address	2813 S Hulen St, Ste 150 Fort Worth TX 76109
License Expiration	05/31/2024	License State	TX
Phone	8174755911	Email	jhaydenrealestate@gmail.com
Broker Distance to Subject	10.23 miles	Date Signed	11/16/2022

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.