

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>	6809 Driffield Circle, North Richland Hills, TX 76182	<b>Order ID</b>	8492104	<b>Property ID</b>	33496216
<b>Inspection Date</b>	10/26/2022	<b>Date of Report</b>	10/28/2022		
<b>Loan Number</b>	51556	<b>APN</b>	06120334		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Tarrant		

Tracking IDs					
<b>Order Tracking ID</b>	10.26.22 BPO	<b>Tracking ID 1</b>	10.26.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	DENEEN WOODS	<b>Condition Comments</b> 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.
<b>R. E. Taxes</b>	\$4,353	
<b>Assessed Value</b>	\$194,666	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<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> 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.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$210,450 High: \$593,650	
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	6809 Driffield Circle	7013 Fall Creek Ct	6004 Old Mill Court	7220 Edinburg Dr
<b>City, State</b>	North Richland Hills, TX	Watauga, TX	Watauga, TX	North Richland Hills, TX
<b>Zip Code</b>	76182	76148	76148	76182
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.48 <sup>1</sup>	1.24 <sup>1</sup>	0.49 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$329,500	\$325,000	\$310,000
<b>List Price \$</b>	--	\$289,500	\$299,000	\$310,000
<b>Original List Date</b>		08/12/2022	09/26/2022	10/21/2022
<b>DOM · Cumulative DOM</b>	-- · --	61 · 77	24 · 32	6 · 7
<b>Age (# of years)</b>	35	36	40	45
<b>Condition</b>	Average	Average	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,422	1,635	1,578	1,430
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	7	7	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>	0.11 acres	0.21 acres	0.16 acres	0.18 acres
<b>Other</b>	--	Covered Patio, Porch	Covered Patio, Porch, Private Yard	--

\* 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** 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: Beautiful brick home with lovely old growth oak trees on a quiet cul de sac. New roof and gutters installed August 2022. Enjoy a tranquil backyard oasis. Great location off Rufe Snow Dr. Open layout with spacious rooms. Has two living areas with a brick fireplace in den. Large kitchen with wrap around breakfast bar. The second living has a built-in desk that would be great for your home office. Split bedroom floor plan, the master suite with private bath, walk-in closet and dual sinks. Covered porch with large private backyard. Located near parks, restaurants and minutes from Alliance Town Square. Buyer and buyer's agent to verify all measurements and schools.
- 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 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: Back on market after upgrades! Beautiful family home completely remodeled. Quiet cul de sac, great neighbors, and convenient to Rufe Snow, Denton Hwy, and 820. Mini blinds throughout. Awesome closets in each bedroom. New flooring, appliances, new paint, windows, lighting, and fixtures. Beautiful new front and back doors. Granite countertops, mini blinds, split HVAC system in upstairs master. New ceiling fans, vanities in bathrooms, and painted exterior. A great neighborhood to make your forever home. Home was off market a couple of days while they replaced the fence and painted the fireplace.
- 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: Come see this updated home today! Features lots of natural light, granite, great layout, spacious rooms, and a wonderful back yard. Pictures shown were taken prior to previous tenant.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	6809 Driffield Circle	6524 Storm Drive	6345 Beetle Drive	6905 Driffield Cir
<b>City, State</b>	North Richland Hills, TX	Watauga, TX	Watauga, TX	North Richland Hills, TX
<b>Zip Code</b>	76182	76148	76148	76182
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.15 <sup>1</sup>	1.22 <sup>1</sup>	0.12 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$340,000	\$203,000	\$284,900
<b>List Price \$</b>	--	\$306,000	\$203,000	\$284,900
<b>Sale Price \$</b>	--	\$288,000	\$221,111	\$290,000
<b>Type of Financing</b>	--	Conv	Cash	Conv
<b>Date of Sale</b>	--	10/18/2022	12/08/2021	04/01/2022
<b>DOM · Cumulative DOM</b>	-- · --	106 · 131	8 · 26	5 · 35
<b>Age (# of years)</b>	35	38	40	35
<b>Condition</b>	Average	Average	Average	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,422	1,495	1,572	1,422
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	4 · 2	3 · 2	3 · 2
<b>Total Room #</b>	7	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>	0.11 acres	0.19 acres	0.14 acres	0.11 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	\$0	\$0	-\$5,000
<b>Adjusted Price</b>	--	\$288,000	\$221,111	\$285,000

\* 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** 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: Your dream home is waiting just for you in Watauga! You'll enjoy preparing meals in the gorgeous kitchen with sleek counters, stainless appliances, and beautiful spacious cabinetry. Discover a bright interior with neutral vinyl floors. Flow into the living room featuring a cozy fireplace, perfect for entertaining. The primary bedroom features a spacious closet, and a private bathroom with dual sinks. Head to the backyard for the perfect private area to enjoy the outdoors. Don't miss this incredible opportunity. This home has been Virtually Staged to illustrate its potential.
- 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: MULTIPLE OFFERS RECEIVED ON THIS PROPERTY. PLEASE BRING YOUR HIGHEST AND BEST OFFER BY WEDNESDAY NOVEMBER 17 2021 BY 5:00pm See Showing Instructions and restrictions in private remarks. Being Sold AS IS.... Some remodeling work has begun by the owner. Some work in progress but won't be finished. Cosmetic in nature. Lots of space in this home with a huge Master Bedroom upstairs. Two bedrooms downstairs one of which used to be the Master and is good size. This is a two bathroom home with one up and one down. If you are handy with doing home Improvements or have access to contractors, this is a great opportunity that will not last long. No Survey.
- Sold 3** -5000 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: Beautiful 3 bedroom 2 bathroom home in Windsor Park! NEW HVAC! Home has been updated with fresh interior paint, updated lighting, new carpet and new LVP! Kitchen features new granite and new stainless steel appliances opens up to the dining area and living room with built in fireplace. Split floor plan with primary bedroom on ground floor for privacy. Upstairs features 2 spare bedrooms and full bathroom in hall with resurfaced tubs and countertops. Fenced in yard with covered patio area available. Move in ready!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No MLS history for the past 12 months.			
<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>	\$285,900	\$285,900
<b>Sales Price</b>	\$285,000	\$285,000
<b>30 Day Price</b>	\$280,000	--
<b>Comments Regarding Pricing Strategy</b>		
<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.

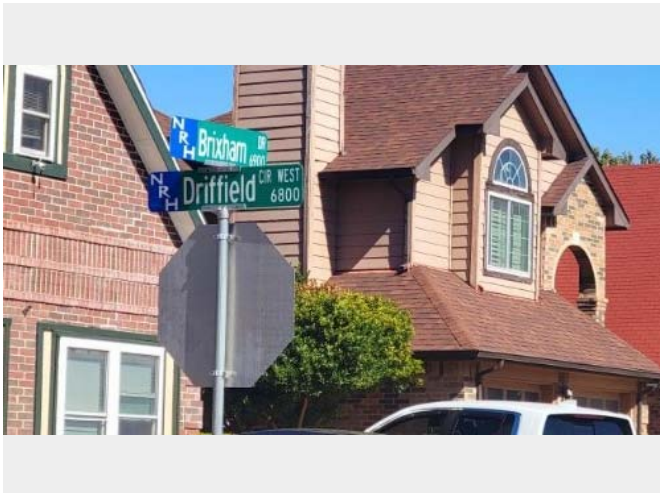
## Subject Photos



Front



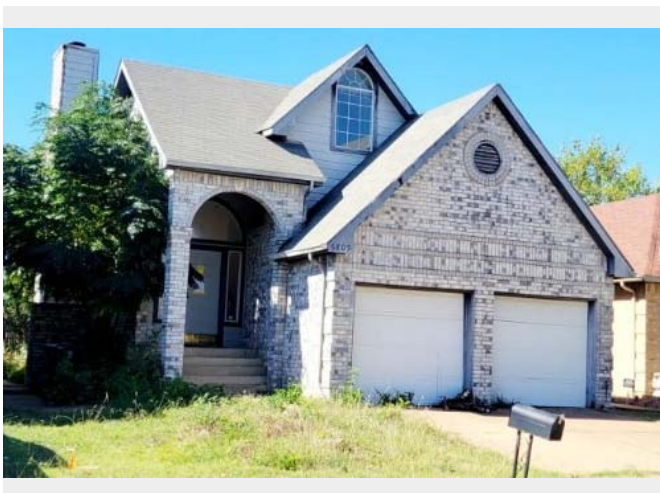
Address Verification



Address Verification



Side



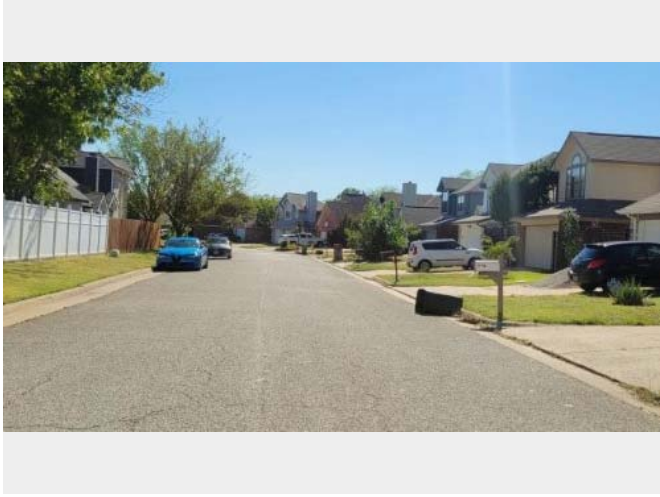
Side



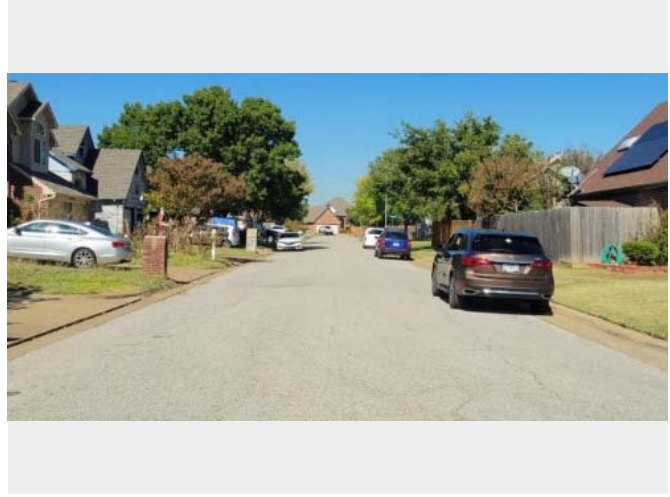
Street



## Subject Photos



Street



Street

## Listing Photos

**L1** 7013 Fall Creek Ct  
Watauga, TX 76148



Front

**L2** 6004 Old Mill Court  
Watauga, TX 76148



Front

**L3** 7220 Edinburg Dr  
North Richland Hills, TX 76182



Front

## Sales Photos

**S1** 6524 Storm Drive  
Watauga, TX 76148



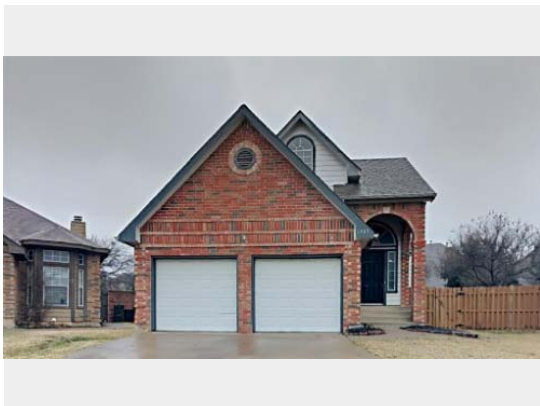
Front

**S2** 6345 Beetle Drive  
Watauga, TX 76148



Front

**S3** 6905 Driffield Cir  
North Richland Hills, TX 76182



Front

## ClearMaps Addendum

<b>Address</b>	★ 6809 Driffield Circle, North Richland Hills, TX 76182				
<b>Loan Number</b>	51556	<b>Suggested List</b>	\$285,900	<b>Suggested Repaired</b> \$285,900	<b>Sale</b> \$285,000

## 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>	Susan Hill	<b>Company/Brokerage</b>	Susan Hill REO Services
<b>License No</b>	351010	<b>Address</b>	5 Country Club Court Pantego TX 76013
<b>License Expiration</b>	01/31/2024	<b>License State</b>	TX
<b>Phone</b>	8179946995	<b>Email</b>	sue@suehillgroup.com
<b>Broker Distance to Subject</b>	11.10 miles	<b>Date Signed</b>	10/27/2022

*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.**