

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>	6913 Sierra Drive, North Richland Hills, TX 76180	<b>Order ID</b>	8495863	<b>Property ID</b>	33503221
<b>Inspection Date</b>	10/29/2022	<b>Date of Report</b>	10/31/2022		
<b>Loan Number</b>	51564	<b>APN</b>	04839927		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Tarrant		

Tracking IDs					
<b>Order Tracking ID</b>	10.28.22 BPO	<b>Tracking ID 1</b>	10.28.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	KARYN E AMES	<b>Condition Comments</b>
<b>R. E. Taxes</b>	\$2,895	Property appears well maintained at this time. Average curb appeal. Conforms to the neighborhood. The homes along this side of the street are all duplexes Is surrounded by other residential homes.
<b>Assessed Value</b>	\$186,750	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	Duplex	
<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>
<b>Local Economy</b>	Stable	Located North of Fort Worth. N Richland Hills is a small town. It is in the Birdville ISD which is good school district. The area is a mixture of single and two story homes. The neighborhood has no community amenities and is located close to freeway, shopping and a mixture of different employment types. This is a growing fully grown area with no land for development. No foreclosure or short sale activity known.
<b>Sales Prices in this Neighborhood</b>	Low: \$227,000 High: \$399,000	
<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>	6913 Sierra Drive	766 Little Creek Dr	802 Windcrest Dr	207 Stony Creek Dr
<b>City, State</b>	North Richland Hills, TX	Euless, TX	Keller, TX	Euless, TX
<b>Zip Code</b>	76180	76039	76248	76039
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	8.80 <sup>1</sup>	5.33 <sup>1</sup>	8.82 <sup>1</sup>
<b>Property Type</b>	Duplex	Duplex	Duplex	Duplex
<b>Original List Price \$</b>	\$	\$268,900	\$225,000	\$260,000
<b>List Price \$</b>	--	\$268,900	\$225,000	\$260,000
<b>Original List Date</b>		10/21/2022	10/16/2022	10/15/2022
<b>DOM · Cumulative DOM</b>	-- · --	10 · 10	2 · 15	5 · 16
<b>Age (# of years)</b>	37	39	38	37
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Investor	Investor	Investor
<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>	1 Story 1/2 Duplex	1 Story 1/2 Duplex	1 Story 1/2 Duplex	1 Story 1/2 Duplex
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,164	1,294	1,024	1,216
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	2 · 2	3 · 2
<b>Total Room #</b>	6	6	5	6
<b>Garage (Style/Stalls)</b>	Carport 2 Car(s)	Carport 2 Car(s)	Carport 1 Car	Carport 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>	.10 acres	.121 acres	.099 acres	.105 acres
<b>Other</b>	--	--	--	--

\* Listing 3 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** Comparable age, neighborhood, quality and style. Same beds, baths and carport spaces. Comparable school district. his 3 bedroom, 2 bath half duplex home offers great potential. It features vaulted ceilings, private gated driveway with parking, a shed, and large patio area. This duplex would make a great first home,Complete remodeled new laminate floors new granite counter top new paint inside and outside, new toilet, new fans new dish washer,New bath room sliding doors and new tiles in all wet areas.
- Listing 2** Comparable age, neighborhood, quality and style. Same beds. Less baths and carport spaces. This is a better school district. Half duplex in the heart of Keller is just a short distance to Bear Creek Park with walking and biking trails, Keller Pointe aquatic center, restaurants, shopping and Bear Creek Intermediate campus. Recent fresh modern interior paint with roof and AC-Heat replaced in Sept 2020. Living area has wood burning fireplace, bedrooms are spacious and primary bath updated to large shower. Kitchen features include white cabinetry, smooth cooktop range and butcher block-look countertops. Full size washer-dryer area with overhead cabinets. Deep cross gated driveway to carport parking and securable 10x4 storage. Sidewalk from carport leads to backdoor. A separate metal storage barn is in the fenced backyard. Keller ISD.
- Listing 3** Comparable age, neighborhood, quality and style. Same beds, baths and carport spaces. Move In-Ready. Well maintained half duplex in family friendly neighborhood. Large living room with wood burning fireplace. Fenced backyard, rear parking. Kitchen with plenty of cabinet and counter space.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	6913 Sierra Drive	5714 Westchase Dr	7308 Davis Blvd	817 Blessings Creek Dr
<b>City, State</b>	North Richland Hills, TX	North Richland Hills, TX	North Richland Hills, TX	Euless, TX
<b>Zip Code</b>	76180	76180	76182	76039
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.21 <sup>1</sup>	2.57 <sup>1</sup>	8.71 <sup>1</sup>
<b>Property Type</b>	Duplex	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$225,000	\$230,000	\$220,000
<b>List Price \$</b>	--	\$225,000	\$230,000	\$220,000
<b>Sale Price \$</b>	--	\$235,000	\$240,000	\$245,000
<b>Type of Financing</b>	--	Conv	Fha	Conv
<b>Date of Sale</b>	--	09/07/2022	09/29/2022	08/24/2022
<b>DOM · Cumulative DOM</b>	-- · --	1 · 22	8 · 42	3 · 47
<b>Age (# of years)</b>	37	38	41	39
<b>Condition</b>	Average	Average	Average	Average
<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>	1 Story 1/2 Duplex	1 Story 1/2 Duplex	1 Story 1/2 Duplex	1 Story 1/2 Duplex
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,164	1,150	1,283	1,294
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	2 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	5	6	6
<b>Garage (Style/Stalls)</b>	Carport 2 Car(s)	None	Attached 2 Car(s)	Carport 1 Car
<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>	.10 acres	.104 acres	.139 acres	.114 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$1,500	-\$13,855	-\$5,100
<b>Adjusted Price</b>	--	\$236,500	\$226,145	\$239,900

\* Sold 2 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** Same subdivision and baths. Less beds and no carport. Comparable age, quality of construction and style. Adjusted for no carport. Come see this charming and spacious two bed, two bath in the great community of North Richland Hills. This recently updated cutie has been freshly painted, newer carpet, updated finishes throughout, including both bathrooms, what is not to love? Conveniently located off Rufe Snow and close to all the amenities one could desire, as well as a mile from I820. With an open floor plan and stainless steel appliances.
- Sold 2** Comparable age, neighborhood, quality and style. Same beds and baths. Has 2 car garage. Adjusted for GLA, carport and garage. Charming 3 bedroom, 2 full bathroom, 2 car garage half Duplex in North Richland Hills, Birdville ISD! This well maintained home has recent updates including flooring, new roof, new AC, paint, updated kitchen and updated bathrooms. Kitchen is open to dining and breakfast bar creating a lovely space for gatherings, separate laundry room (includes washer & dryer), rear entry oversized garage with storage area and attic access. In the cooler months there's a fenced yard with open patio to enjoy. The master is huge and includes sitting area, en suite and walk-in closet. Split, oversized secondary bedroom allows for second master.
- Sold 3** Comparable age, neighborhood, quality and style. Same beds, baths and one less carport space. Adjusted for GLA and carport. This 3 bedroom, 2 bath half duplex home offers great potential. It features vaulted ceilings, private gated driveway with covered parking, a shed, and large covered patio area. With a little TLC this duplex would make a great first home, retirement spot for mom and dad, Air BNB, or great investment rental.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			The last time the property was listed in the MLS was November 30, 2005 for \$84,900. It sold 2/10/2006 for \$80,000.				
<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>	\$229,900	\$229,900
<b>Sales Price</b>	\$239,900	\$239,900
<b>30 Day Price</b>	\$229,900	--
<b>Comments Regarding Pricing Strategy</b>		
I had to search further out to find duplex properties. I tried to stay in the Zip code and then school district. Still could not find enough comparable active listings so I stretched out to a better school district and found one more comparable active. 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.

## Subject Photos



Front



Address Verification



Side



Street



Street



Other



## Listing Photos

**L1** 766 Little Creek Dr  
Euless, TX 76039



Front

**L2** 802 Windcrest Dr  
Keller, TX 76248



Front

**L3** 207 Stony Creek Dr  
Euless, TX 76039



Front

## Sales Photos

**S1** 5714 Westchase Dr  
North Richland Hills, TX 76180



Front

**S2** 7308 Davis Blvd  
North Richland Hills, TX 76182



Front

**S3** 817 Blessings Creek Dr  
Euless, TX 76039



Front

## ClearMaps Addendum

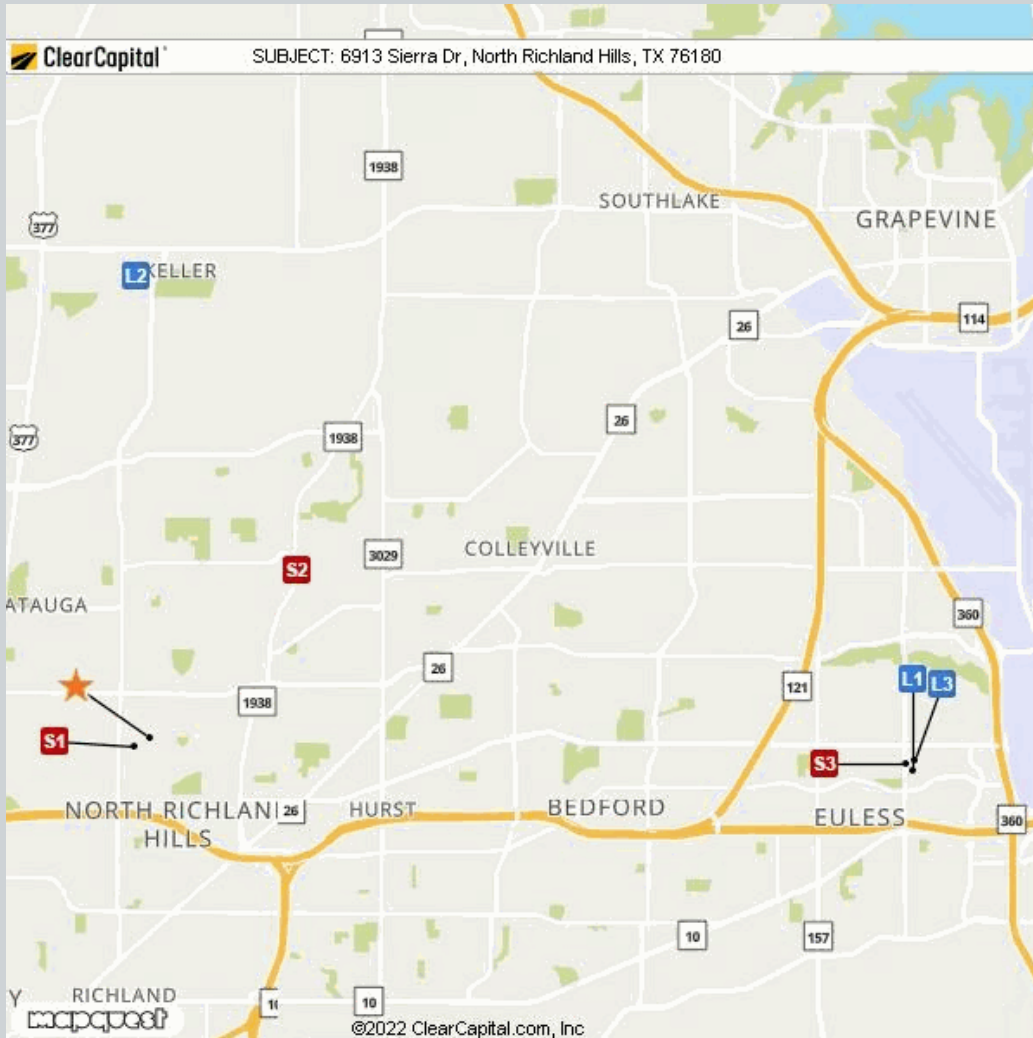
**Address** ★ 6913 Sierra Drive, North Richland Hills, TX 76180

**Loan Number** 51564

**Suggested List** \$229,900

**Suggested Repaired** \$229,900

**Sale** \$239,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6913 Sierra Drive, North Richland Hills, TX 76180	--	Parcel Match
L1 Listing 1	766 Little Creek Dr, Euless, TX 76039	8.80 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	802 Windcrest Dr, Keller, TX 76248	5.33 Miles <sup>1</sup>	Street Centerline Match
L3 Listing 3	207 Stony Creek Dr, Euless, TX 76039	8.82 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	5714 Westchase Dr, North Richland Hills, TX 76180	0.21 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	7308 Davis Blvd, North Richland Hills, TX 76182	2.57 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	817 Blessings Creek Dr, Euless, TX 76039	8.71 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>	Jerry Hayden	<b>Company/Brokerage</b>	Hayden Group, Inc.
<b>License No</b>	0454586	<b>Address</b>	2813 S Hulen St, Ste 150 Fort Worth TX 76109
<b>License Expiration</b>	05/31/2024	<b>License State</b>	TX
<b>Phone</b>	8174755911	<b>Email</b>	jhaydenrealestate@gmail.com
<b>Broker Distance to Subject</b>	13.28 miles	<b>Date Signed</b>	10/31/2022

*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.**