

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	1905 Primrose Court, Arlington, TX 76014	Order ID	8499530	Property ID	33509478
Inspection Date	11/02/2022	Date of Report	11/03/2022		
Loan Number	51567	APN	01189972		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Tarrant		

Tracking IDs

Order Tracking ID	11.01.22 BPO	Tracking ID 1	11.01.22 BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	KAY BACON	Condition Comments The subject structure appears to be adequately maintained no damage was observed except for the electric meter is loose at the service entrance. The previous occupants did not maintain the yard, the back yard is overgrown with weeds and mounds of trash which has become a hazard. The interior including the garage was left with piles of trash, discarded furniture, food, clothing and other debris. There is an overwhelming odor of feline waste in all the rooms.
R. E. Taxes	\$5,291	
Assessed Value	\$225,825	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$250	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$250	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The general appearance of the neighborhood is average. There are lots of vehicles parked on the streets, the typical home is not landscaped and is fairly maintained. Schools, shopping and other neighborhood facilities are nearby. No abandoned or boarded-up homes were observed.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$220,000 High: \$305,000	
Market for this type of property	Increased 10 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1905 Primrose Court	1707 Granada Drive	2106 Avalon Lane	2203 Brookdale Drive
City, State	Arlington, TX	Arlington, TX	Arlington, TX	Arlington, TX
Zip Code	76014	76014	76014	76014
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.29 ¹	0.43 ¹	0.49 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$220,000	\$275,000	\$214,900
List Price \$	--	\$220,000	\$275,000	\$214,900
Original List Date		10/11/2022	11/02/2022	10/11/2022
DOM · Cumulative DOM	-- · --	22 · 23	0 · 1	11 · 23
Age (# of years)	43	44	50	41
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	1 Story Detached	1 Story Detached	1 Story Detached	1 Story Detached
# Units	1	1	1	1
Living Sq. Feet	1,366	1,413	1,452	1,242
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	2 · 1 · 1
Total Room #	6	6	6	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.1748 acres	0.165 acres	0.185 acres	0.164 acres
Other	Central HVAC, Fence	Central HVAC	Central HVAC, Porch	Central HVAC, Fence

* 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.

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

Listing 1 Overall this listing is most aligned to the subject with regards to the vintage and GLA, but most importantly the location and price conclusion. Per the MLS it is active.

Listing 2 This listing is different from the subject with regards to the vintage and GLA, but is similar with regards to the style, construction type and other physical characteristics. Per the MLS it is active.

Listing 3 This listing is different from the subject with regards to the vintage and GLA, but is similar with regards to the style, construction type and other physical characteristics. Per the MLS it is pending, contract date 10/24/2022

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1905 Primrose Court	1711 Glenview Lane	2701 Cartwright Place	2100 Sharpshire Lane
City, State	Arlington, TX	Arlington, TX	Arlington, TX	Arlington, TX
Zip Code	76014	76014	76014	76014
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.26 ¹	0.41 ¹	0.50 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$239,000	\$249,900	\$290,000
List Price \$	--	\$239,000	\$249,900	\$275,000
Sale Price \$	--	\$249,000	\$257,000	\$277,000
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	08/08/2022	10/21/2022	09/09/2022
DOM · Cumulative DOM	-- · --	6 · 59	2 · 16	23 · 56
Age (# of years)	43	44	45	40
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	1 Story Detached	1 Story Detached	1 Story Detached	1 Story Detached
# Units	1	1	1	1
Living Sq. Feet	1,366	1,413	1,602	1,454
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	4 · 2
Total Room #	6	6	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.1748 acres	0.165 acres	0.130 acres	0.20 acres
Other	Central HVAC, Fence	Central HVAC, Fence	Central HVAC, Fence	Central HVAC, Fence
Net Adjustment	--	+\$4,800	-\$3,670	-\$5,650
Adjusted Price	--	\$253,800	\$253,330	\$271,350

* 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** Overall this listing is most aligned to the subject with regards to the vintage and GLA, but most importantly the location and price conclusion. Adjustment made for garage. +\$3,800; vintage +\$1,000
- Sold 2** This comp is different from the subject with regards to the vintage and GLA, but is similar with regards to the style, construction type and other physical characteristics. Adjustments made for vintage +\$2,000; GLA -\$5,670
- Sold 3** This comp is different from the subject with regards to the vintage and GLA, but is similar with regards to the style, construction type and other physical characteristics. Adjustments made for vintage -\$3,000 ; GLA -\$2,650

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		No recent listing history was found in the local MLS.					
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	\$255,000	\$255,400
Sales Price	\$255,000	\$255,400
30 Day Price	\$247,000	--
Comments Regarding Pricing Strategy		
Price is based on the MLS sales and listing data of similar homes as the subject within a 0.5 mile radius from the subject in the previous 3 month period. All comparables are the best available that meets the subject's criteria.		

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



Front



Address Verification



Side



Side

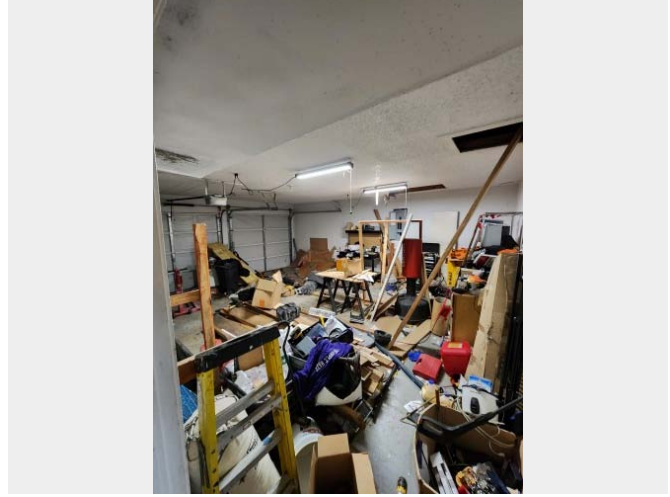


Street

Subject Photos



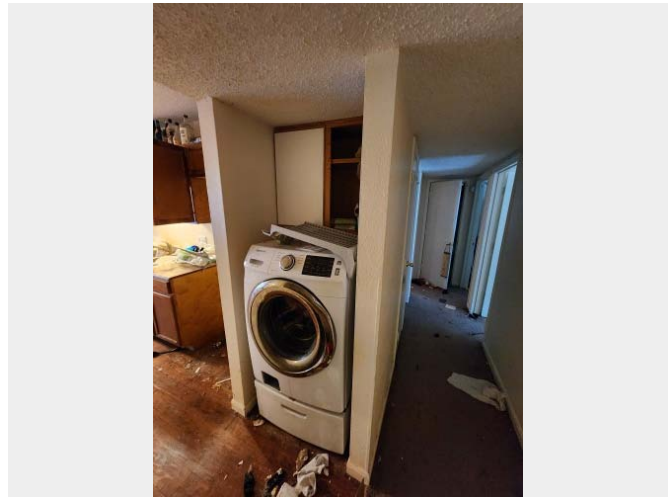
Street



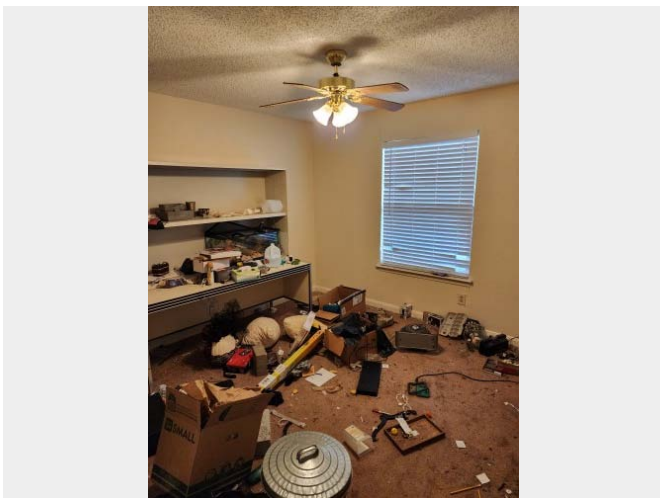
Garage



Kitchen



Kitchen

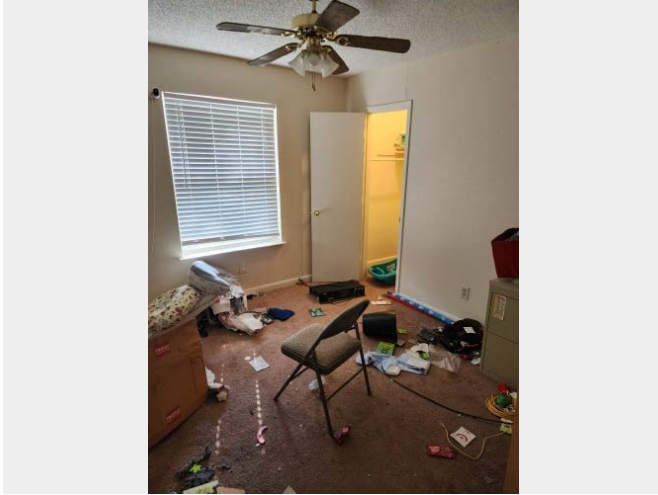


Bedroom



Bedroom

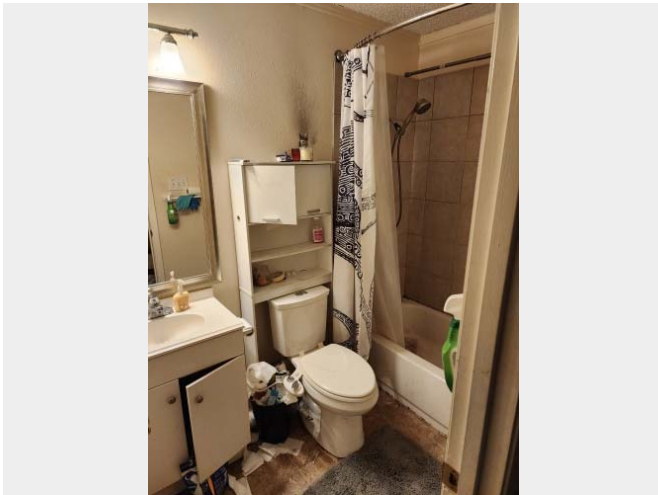
Subject Photos



Bedroom



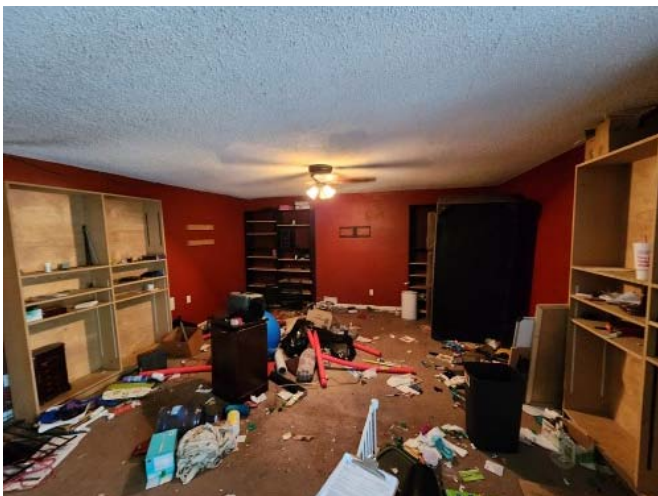
Bathroom



Bathroom



Bathroom



Living Room



Other

Subject Photos



Other



Other



Other



Other

Listing Photos

L1 1707 Granada Drive
Arlington, TX 76014



Front

L2 2106 Avalon Lane
Arlington, TX 76014



Front

L3 2203 Brookdale Drive
Arlington, TX 76014



Front

Sales Photos

S1 1711 Glenview Lane
Arlington, TX 76014



Front

S2 2701 Cartwright Place
Arlington, TX 76014



Front

S3 2100 Sharpshire Lane
Arlington, TX 76014



Front

ClearMaps Addendum

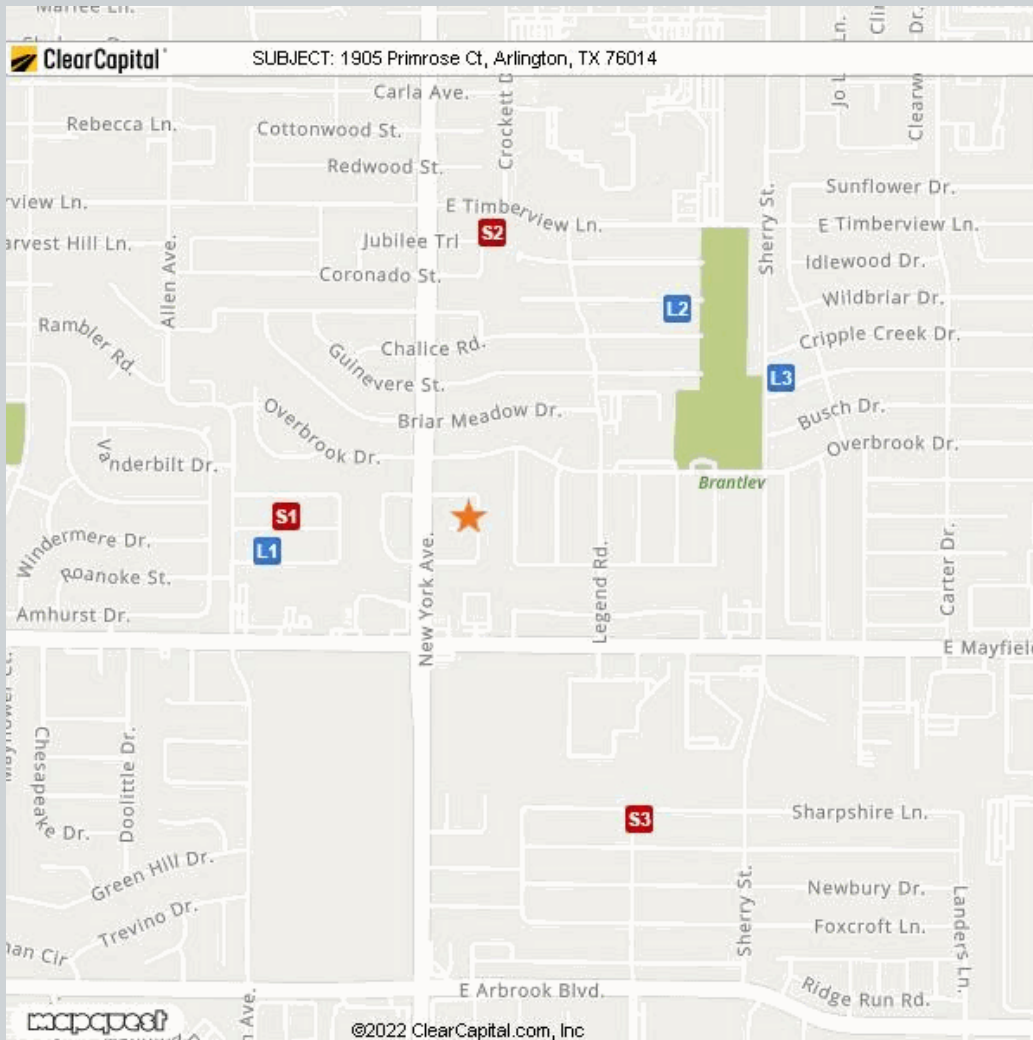
Address ★ 1905 Primrose Court, Arlington, TX 76014

Loan Number 51567

Suggested List \$255,000

Suggested Repaired \$255,400

Sale \$255,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1905 Primrose Court, Arlington, TX 76014	--	Parcel Match
L1 Listing 1	1707 Granada Drive, Arlington, TX 76014	0.29 Miles ¹	Parcel Match
L2 Listing 2	2106 Avalon Lane, Arlington, TX 76014	0.43 Miles ¹	Parcel Match
L3 Listing 3	2203 Brookdale Drive, Arlington, TX 76014	0.49 Miles ¹	Parcel Match
S1 Sold 1	1711 Glenview Lane, Arlington, TX 76014	0.26 Miles ¹	Parcel Match
S2 Sold 2	2701 Cartwright Place, Arlington, TX 76014	0.41 Miles ¹	Parcel Match
S3 Sold 3	2100 Sharpshire Lane, Arlington, TX 76014	0.50 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	Carl Marsh	Company/Brokerage	Mersal Realty
License No	462534	Address	447 McKinley Street Cedar Hill TX 75104
License Expiration	08/31/2024	License State	TX
Phone	4698433744	Email	hylus131@gmail.com
Broker Distance to Subject	11.14 miles	Date Signed	11/03/2022

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.