

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	1053 Highland Drive, Grand Prairie, TX 75051	Order ID	8497213	Property ID	33505887
Inspection Date	11/01/2022	Date of Report	11/04/2022		
Loan Number	51596	APN	28094500050010000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Dallas		

Tracking IDs					
Order Tracking ID	103122_BPO	Tracking ID 1	103122_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	WHITSON A CARTER JR	Condition Comments	
R. E. Taxes	\$4,524	The subject appears to be adequately maintained, no damage or deferred maintenance was observed.	
Assessed Value	\$170,220		
Zoning Classification	Residential Z315		
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	
Local Economy	Stable	The general appearance of the neighborhood is average, the typical home appears to be adequately maintained and is 70+ years vintage. Schools and neighborhood shopping is nearby. Commercial, industrial facilities and interstate highways are nearby. No boarded-up or abandoned homes were observed. REO's and seller concessions are not a factor.	
Sales Prices in this Neighborhood	Low: \$175,000 High: \$302,000		
Market for this type of property	Increased 8 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1053 Highland Drive	1038 Indian Hills Drive	910 Sw 3rd Street	626 Cimarron Trail
City, State	Grand Prairie, TX	Grand Prairie, TX	Grand Prairie, TX	Grand Prairie, TX
Zip Code	75051	75051	75051	75051
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.45 ¹	0.55 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$275,000	\$289,500	\$291,500
List Price \$	--	\$255,000	\$274,000	\$286,400
Original List Date		09/21/2022	05/11/2022	09/16/2022
DOM · Cumulative DOM	-- · --	40 · 44	148 · 177	49 · 49
Age (# of years)	29	70	71	80
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	1,347	1,258	1,300	1,362
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 1	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	None	Detached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.1774 acres	0.157 acres	0.163 acres	.0150 acres
Other	Central HVAC	Central HVAC, Fence	Central HVAC, Fence, Patio	Central HVAC

* 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.

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

Listing 1 This comp is different from the subject with regards to the vintage but similar with regards to the GLA and construction type. Per the MLS it is active.

Listing 2 This comp is different from the subject with regards to the vintage but similar with regards to the GLA and construction type. Per the MLS it is active.

Listing 3 Overall this listing is most aligned to the subject with regards to the GLA, but most importantly the location and price conclusion. Per the MLS it is active

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1053 Highland Drive	630 Ouida Street	510 Choctaw Trail	922 Shawnee Trace
City, State	Grand Prairie, TX	Grand Prairie, TX	Grand Prairie, TX	Grand Prairie, TX
Zip Code	75051	75051	75051	75051
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.62 ¹	0.66 ¹	0.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$229,999	\$189,000	\$259,000
List Price \$	--	\$229,999	\$189,000	\$259,000
Sale Price \$	--	\$230,000	\$177,000	\$260,000
Type of Financing	--	Conventional	Cash	Fha
Date of Sale	--	10/03/2022	10/04/2022	09/29/2022
DOM · Cumulative DOM	-- · --	10 · 45	26 · 39	23 · 42
Age (# of years)	29	74	81	70
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	1,347	1,102	1,121	1,362
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 1	2 · 1	4 · 2
Total Room #	6	6	5	7
Garage (Style/Stalls)	None	None	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.1774 acres	0.211 acres	0.167 acres	0.170 acres
Other	Central HVAC	Central HVAC	Central HVAC, Patio, Porch	Central HVAC
Net Adjustment	--	+\$29,850	+\$32,780	+\$20,500
Adjusted Price	--	\$259,850	\$209,780	\$280,500

* 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** This comp is different from the subject with regards to the vintage and GLA. Adjustments made for vintage +\$22,500; GLA +\$7,350
- Sold 2** This comp is different from the subject with regards to the vintage and GLA. Adjustments made for vintage +\$26000; GLA + \$6,780
- Sold 3** This comp is different from the subject with regards to the vintage, but similar with regards to the GLA. Overall it is most aligned with regards to the price conclusion after adjustments. Adjustment made for vintage.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No recent sale 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	\$280,000	\$280,000
Sales Price	\$280,000	\$280,000
30 Day Price	\$280,000	--
Comments Regarding Pricing Strategy		
Price is based on the previous 6 month MLS sales and listing data of similar homes in the subject's area. 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.
-------------------------	--

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 1038 Indian Hills Drive
Grand Prairie, TX 75051



Front

L2 910 SW 3rd Street
Grand Prairie, TX 75051



Front

L3 626 Cimarron Trail
Grand Prairie, TX 75051



Front

Sales Photos

S1 630 Ouida Street
Grand Prairie, TX 75051



Front

S2 510 Choctaw Trail
Grand Prairie, TX 75051



Front

S3 922 Shawnee Trace
Grand Prairie, TX 75051



Front

ClearMaps Addendum

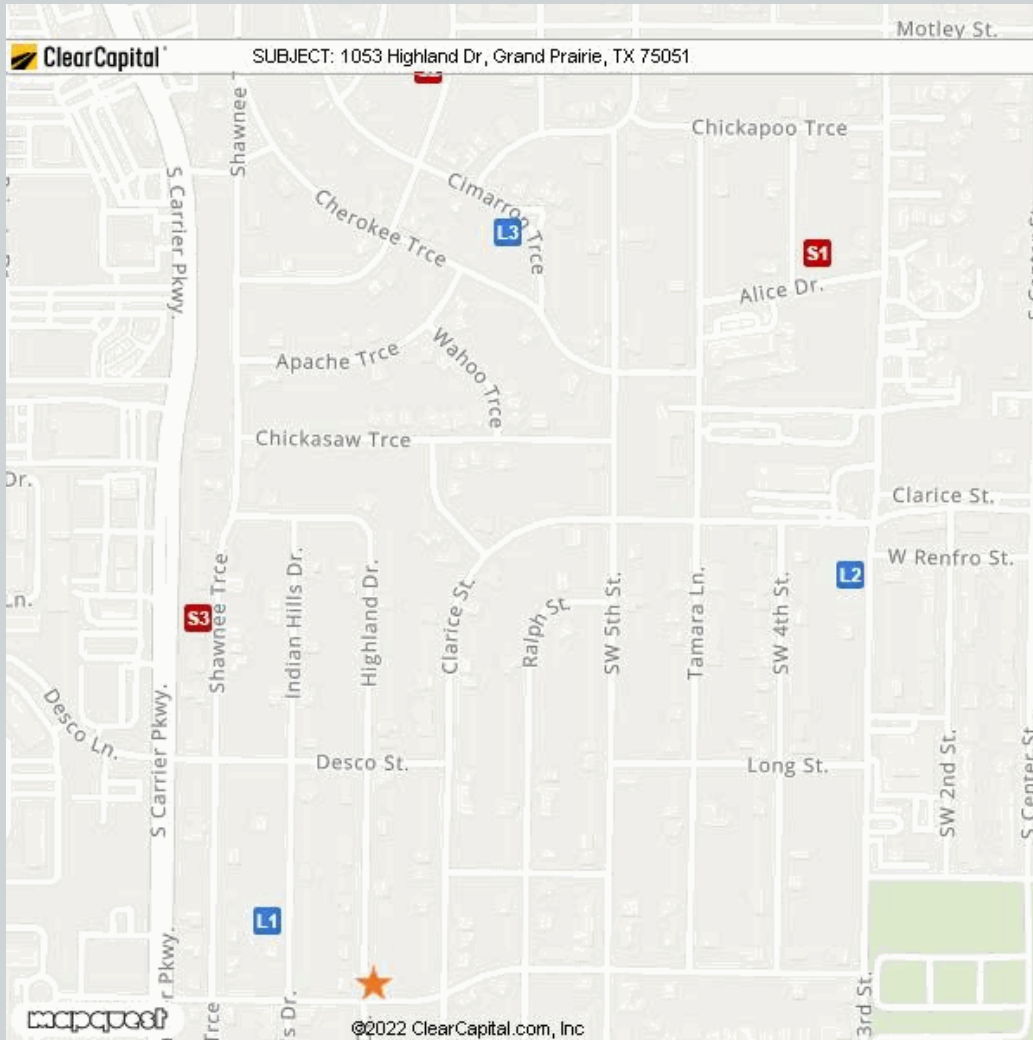
Address ★ 1053 Highland Drive, Grand Prairie, TX 75051

Loan Number 51596

Suggested List \$280,000

Suggested Repaired \$280,000

Sale \$280,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1053 Highland Drive, Grand Prairie, TX 75051	--	Parcel Match
L1 Listing 1	1038 Indian Hills Drive, Grand Prairie, TX 75051	0.09 Miles ¹	Parcel Match
L2 Listing 2	910 Sw 3rd Street, Grand Prairie, TX 75051	0.45 Miles ¹	Parcel Match
L3 Listing 3	626 Cimarron Trail, Grand Prairie, TX 75051	0.55 Miles ¹	Parcel Match
S1 Sold 1	630 Ouida Street, Grand Prairie, TX 75051	0.62 Miles ¹	Parcel Match
S2 Sold 2	510 Choctaw Trail, Grand Prairie, TX 75051	0.66 Miles ¹	Parcel Match
S3 Sold 3	922 Shawnee Trace, Grand Prairie, TX 75051	0.29 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	10.82 miles	Date Signed	11/04/2022

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.