

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>	6305 Canyon Circle, Fort Worth, TX 76133	<b>Order ID</b>	8545353	<b>Property ID</b>	33717232
<b>Inspection Date</b>	12/09/2022	<b>Date of Report</b>	12/09/2022		
<b>Loan Number</b>	51794	<b>APN</b>	03650197		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Tarrant		

**Tracking IDs**

<b>Order Tracking ID</b>	12.08.22 BPO	<b>Tracking ID 1</b>	12.08.22 BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	CONNIE DOTSON	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$4,598	<p>The property is hard to see due to all the overgrown landscaping. The siding I could see appears dirty but not damaged. It appears that the roof needs to be replaced. Since the property just closed 11/30/22 I can see the photos of the inside. I don't think the new owner has had time to renovated or repair that quickly so I feel the photos are an accurate depiction of the interior at this time. In the kitchen there is draw missing. No flooring in any of the bedrooms. In the master bath the cabinet for the double sinks is town up and missing the bottom, drawers and cabinet doors and the tub enclosure has been town out. The property is very dated inside.</p>	
<b>Assessed Value</b>	\$210,204		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Fair		
<b>Estimated Exterior Repair Cost</b>	\$4,500		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$4,500		
<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	<p>Located in South Fort Worth. The area is a mixture of single story 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 older fully built out area with no land available for development. Located in the Fort Worth ISD which is not a preferred district. No foreclosure or short sale activity known at this time.</p>	
<b>Sales Prices in this Neighborhood</b>	Low: \$175,000 High: \$327,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	6305 Canyon Circle	7604 Red Willow Rd	2401 Durringer Rd	2600 Shasta Ct
<b>City, State</b>	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
<b>Zip Code</b>	76133	76133	76133	76133
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	2.18 <sup>1</sup>	0.36 <sup>1</sup>	0.13 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$220,000	\$150,000	\$259,900
<b>List Price \$</b>	--	\$220,000	\$150,000	\$249,900
<b>Original List Date</b>		11/11/2022	11/11/2022	09/21/2022
<b>DOM · Cumulative DOM</b>	-- · --	27 · 28	6 · 28	61 · 79
<b>Age (# of years)</b>	38	43	53	36
<b>Condition</b>	Fair	Fair	Fair	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	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 Frame	1 Story Frame	1 Story Frame	1 Story Frame
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,652	1,447	1,295	1,793
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<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>	.153 acres	.186 acres	.196 acres	.163 acres
<b>Other</b>	--	--	--	--

\* 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** Comparable age, neighborhood, quality and style. Same beds, baths and garage spaces. Looking For A Steal Deal? Look No Further!! This Cozy 3 Bed, 2 Bath Needs Your Final Touches To Make It A Great First Home Or An Investors Next Deal!!! Kitchen Features Granite Countertops & SS Appliances. Windows Throughout The Home Have Been Updated. Roof Is 6 Yrs Old, HVAC is 1 Yr old & Foundation Was Completely Repaired
- Listing 2** Comparable age, neighborhood, quality and style. Same beds, baths and garage spaces. Every now and then you run across a home that is a perfect 10. This is not that home. But look closely and you will see that this ugly duckling can become a beautiful swan someday. To make it happen the home will need paint, flooring, appliances, new doors, updated windows ect. But when you are finished with this diamond in the rough, you will have a beautiful home on a corner lot in a peaceful neighborhood.
- Listing 3** Same subdivision, beds, baths and garage spaces. Comparable age, quality of construction and style. Nice home on a large corner lot. Large living room with vaulted ceilings, brick fireplace, storage closet and coat closet. Kitchen has room for a table, lots of counter space, pantry, tiled backsplash, window above sink and perfect coffee nook. Dining room with decorative lighting and large window. Large master bedroom with vaulted ceilings, ensuite bathroom with two sinks, update faucets and lighting. Two more bedrooms with crown molding and hall bathroom with linen closet. Fenced in backyard, solar screens on back windows and ceiling fans throughout.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	6305 Canyon Circle	4604 Cool Ridge Ct	6320 Brookhaven Trail	6404 Bramble Dr
<b>City, State</b>	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
<b>Zip Code</b>	76133	76133	76133	76133
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	2.49 <sup>1</sup>	0.22 <sup>1</sup>	0.27 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$245,000	\$205,000	\$255,000
<b>List Price \$</b>	--	\$235,000	\$205,000	\$255,000
<b>Sale Price \$</b>	--	\$185,000	\$198,000	\$242,000
<b>Type of Financing</b>	--	Cash	Cash	Conv
<b>Date of Sale</b>	--	10/07/2022	11/18/2022	11/14/2022
<b>DOM · Cumulative DOM</b>	-- · --	45 · 52	11 · 11	28 · 60
<b>Age (# of years)</b>	38	20	39	39
<b>Condition</b>	Fair	Fair	Fair	Average
<b>Sales Type</b>	--	Fair Market Value	Investor	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 Frame	1 Story Frame	1 Story Frame	1 Story Frame
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,652	1,358	1,525	1,608
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	4 · 2
<b>Total Room #</b>	6	6	6	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>	.153 acres	.130 acres	.15 acres	.161 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$10,290	+\$4,445	-\$25,000
<b>Adjusted Price</b>	--	\$195,290	\$202,445	\$217,000

\* 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** Comparable age, neighborhood, quality and style. Same beds, baths and garage spaces. Adjusted for GLA. One Story Open Floor Plan. 3 Bedroom 2 Bath 2 Car Garage needs some paint and carpet and Seller is willing to work with Buyer . Central AC system, Gas Cooking, Gas Heat, Gas Water Heater. This All Brick Home Located near Schools, Shopping and Highway! A perfect fast fixer up family home.
- Sold 2** Same subdivision, beds, baths and garage spaces. Comparable age, quality of construction and style. Adjusted for GLA. Agent did not provide any remarks.
- Sold 3** Same subdivision, baths and garage spaces. More bathrooms. Comparable age, quality of construction and style. Adjusted for condition. Upon arrival to this home, one is greeted with a gated entrance leading to a charming and private courtyard. Inside, the large living area is a welcoming space complimented by a wood-burning fireplace and vaulted ceiling. The semi-private dining room is open to the living area and is conveniently located off the kitchen. A spacious master bedroom includes walk-in closet and en-suite bathroom with dual sinks. The garage has additional space for workshop or storage.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Property just closed last month			
<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>	1						
<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>
11/18/2022	\$184,000	--	--	Sold	11/30/2022	\$180,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$200,000	\$204,500
<b>Sales Price</b>	\$200,000	\$204,500
<b>30 Day Price</b>	\$196,000	--
<b>Comments Regarding Pricing Strategy</b>		
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.

### Subject Photos



Front



Address Verification



Side



Side



Street



Street

## Subject Photos



Other



Other



## Listing Photos

**L1** 7604 Red Willow Rd  
Fort Worth, TX 76133



Front

**L2** 2401 Durringer Rd  
Fort Worth, TX 76133



Front

**L3** 2600 Shasta Ct  
Fort Worth, TX 76133



Front

## Sales Photos

**S1** 4604 Cool Ridge Ct  
Fort Worth, TX 76133



Front

**S2** 6320 Brookhaven Trail  
Fort Worth, TX 76133



Front

**S3** 6404 Bramble Dr  
Fort Worth, TX 76133



Front

### ClearMaps Addendum

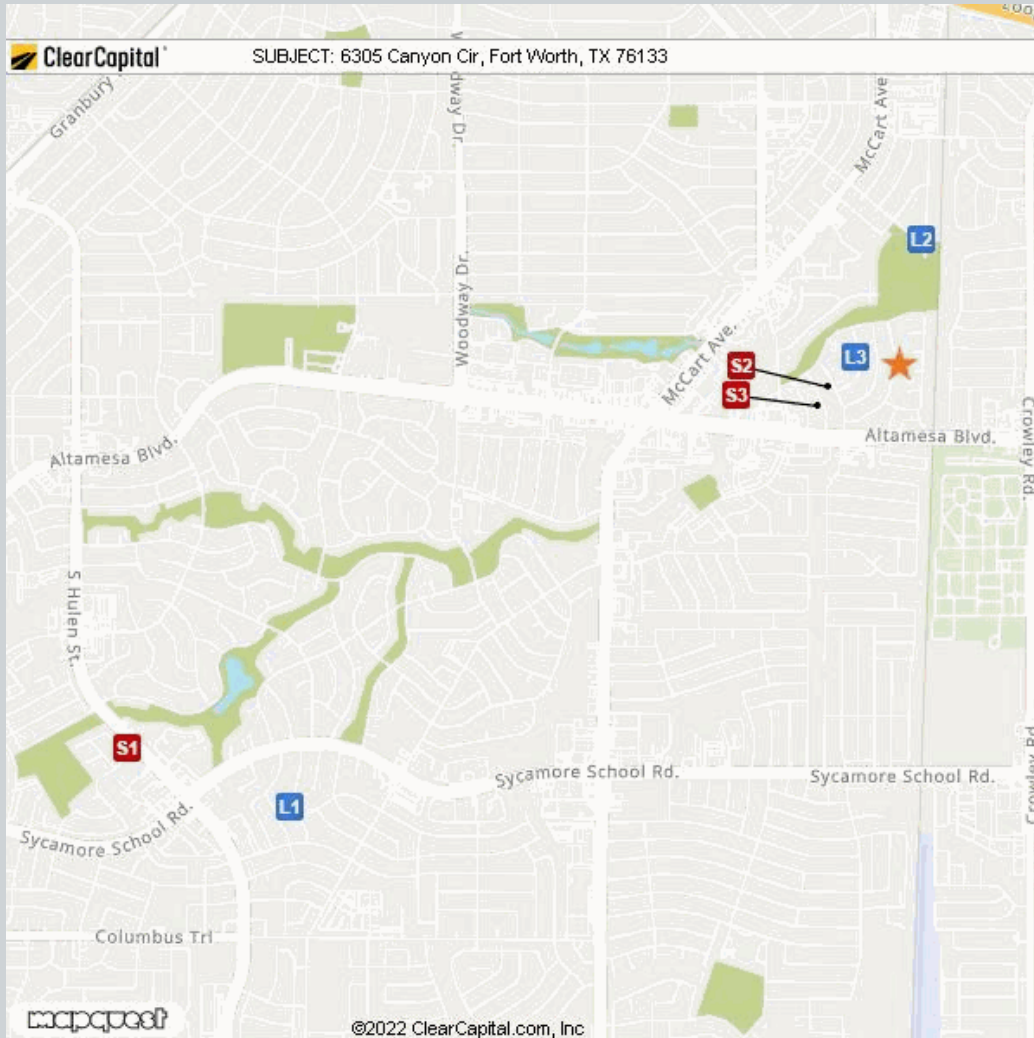
**Address** ★ 6305 Canyon Circle, Fort Worth, TX 76133

**Loan Number** 51794

**Suggested List** \$200,000

**Suggested Repaired** \$204,500

**Sale** \$200,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6305 Canyon Circle, Fort Worth, TX 76133	--	Parcel Match
L1 Listing 1	7604 Red Willow Rd, Fort Worth, TX 76133	2.18 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2401 Durringer Rd, Fort Worth, TX 76133	0.36 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2600 Shasta Ct, Fort Worth, TX 76133	0.13 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4604 Cool Ridge Ct, Fort Worth, TX 76133	2.49 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	6320 Brookhaven Trail, Fort Worth, TX 76133	0.22 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	6404 Bramble Dr, Fort Worth, TX 76133	0.27 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>	4.43 miles	<b>Date Signed</b>	12/09/2022

*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.**