

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	820 Sage Meadow Drive, Red Oak, TX 75154	Order ID	8588897	Property ID	33831698
Inspection Date	01/21/2023	Date of Report	01/26/2023		
Loan Number	52141	APN	270001400F0120000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Dallas		

Tracking IDs					
Order Tracking ID	01.19.23 BPO	Tracking ID 1	01.19.23 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CARLIN S BELFORD	Condition Comments	
R. E. Taxes	\$4,724	The subject property is maintained in average condition for the neighborhood and is similar to the neighborhood properties in age, style and amenities.	
Assessed Value	\$262,280		
Zoning Classification	Residential M31		
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 subject neighborhood properties are maintained and are similar in age, style and amenities but have been updated.. The subject neighborhood is in close proximity to schools, local merchants and freeway. Supply and demand is in balance, market values have increased, days on the market have decreased and the REO market has declined.	
Sales Prices in this Neighborhood	Low: \$255500 High: \$389100		
Market for this type of property	Decreased 3 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	820 Sage Meadow Drive	811 Cascade Dr	1516 Vancouver Dr	1220 Whitecreek Dr
City, State	Red Oak, TX	Glenn Heights, TX	Glenn Heights, TX	Glenn Heights, TX
Zip Code	75154	75154	75154	75154
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.12 ¹	0.75 ¹	0.89 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$299,000	\$299,900	\$346,000
List Price \$	--	\$299,000	\$299,900	\$346,000
Original List Date		01/05/2023	11/01/2022	08/22/2022
DOM · Cumulative DOM	-- · --	16 · 21	81 · 86	152 · 157
Age (# of years)	21	21	26	13
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,870	2,110	1,852	2,323
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 2	4 · 2
Total Room #	7	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.21 acres	0.16 acres	0.17 acres
Other	--	--	--	--

* Listing 2 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.

Current Listings - Cont.

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

- Listing 1** Superior in GLA and bedroom count. The listing comparable property is similar to the subject property in amenities, age, style and the exterior veneer. Spacious 4 bed one story in nice and quiet Beaver Creek Estates in Glenn Heights! Home backs up to park, no neighbors behind! Large spaces with lots of natural light! Masterful floor plan features 2 living areas, 2 dining areas, large eat in kitchen with breakfast bar, lots of counter and storage space, open to family room with fireplace, split bedrooms, huge master bed, master bath with garden tub and shower, 3 secondary beds perfect for the growing family or home office! Separate utility room.
- Listing 2** Superior in bedroom count. The comparable listing is similar to the subject property in style, age, amenities and exterior veneer.
- Listing 3** Superior in GLA and bedroom count. The comparable listing property is similar to the subject property in style, age, amenities and exterior veneer.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	820 Sage Meadow Drive	1504 Manitoba Ln	1512 Vancouver Dr	906 Sage Meadow Dr
City, State	Red Oak, TX	Glenn Heights, TX	Red Oak, TX	Glenn Heights, TX
Zip Code	75154	75154	75154	75154
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.79 ¹	0.75 ¹	0.14 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$299,900	\$199,900	\$309,900
List Price \$	--	\$275,000	\$199,900	\$309,900
Sale Price \$	--	\$275,000	\$215,000	\$330,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	09/27/2022	03/24/2022	07/28/2022
DOM · Cumulative DOM	-- · --	51 · 51	78 · 78	28 · 28
Age (# of years)	21	27	26	7
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,870	1,776	1,254	1,826
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	4 · 2
Total Room #	7	8	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	0.18 acres	0.16 acres	0.21 acres
Other	--	--	--	--
Net Adjustment	--	-\$1,000	+\$4,928	-\$1,000
Adjusted Price	--	\$274,000	\$219,928	\$329,000

* 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** Superior in bedroom count. The sale property is comparable to the subject property in amenities, age, style and exterior veneer.
- Sold 2** The sale property is similar to the subject property in amenities, age, style and exterior veneer. Superior in bedroom count. Sold above the list price.
- Sold 3** The comparable sale property is similar to the subject property in amenities, age, style and exterior veneer. Superior in bedroom count. Sold above the list price.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		None available.					
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	\$299,000	\$299,000
Sales Price	\$295,000	\$295,000
30 Day Price	\$290,000	--
Comments Regarding Pricing Strategy		
Insufficient comparable sales are available within 3 months of the sale date. The estimated market value is based on the adjusted net sale price of the comparable sales. Due to the lack of sufficient as required within the search criteria. It was necessary to relax the search criteria and expand proximity in order to obtain sufficient comps.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes I am unable to override the comps city to Glenn Heights. It is automatically inputted. 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 811 Cascade Dr
Glenn Heights, TX 75154



Front

L2 1516 Vancouver Dr
Glenn Heights, TX 75154



Front

L3 1220 Whitecreek Dr
Glenn Heights, TX 75154



Front

Sales Photos

S1 1504 Manitoba Ln
Glenn Heights, TX 75154



Front

S2 1512 Vancouver Dr
Red Oak, TX 75154



Front

S3 906 Sage Meadow Dr
Glenn Heights, TX 75154



Front

ClearMaps Addendum

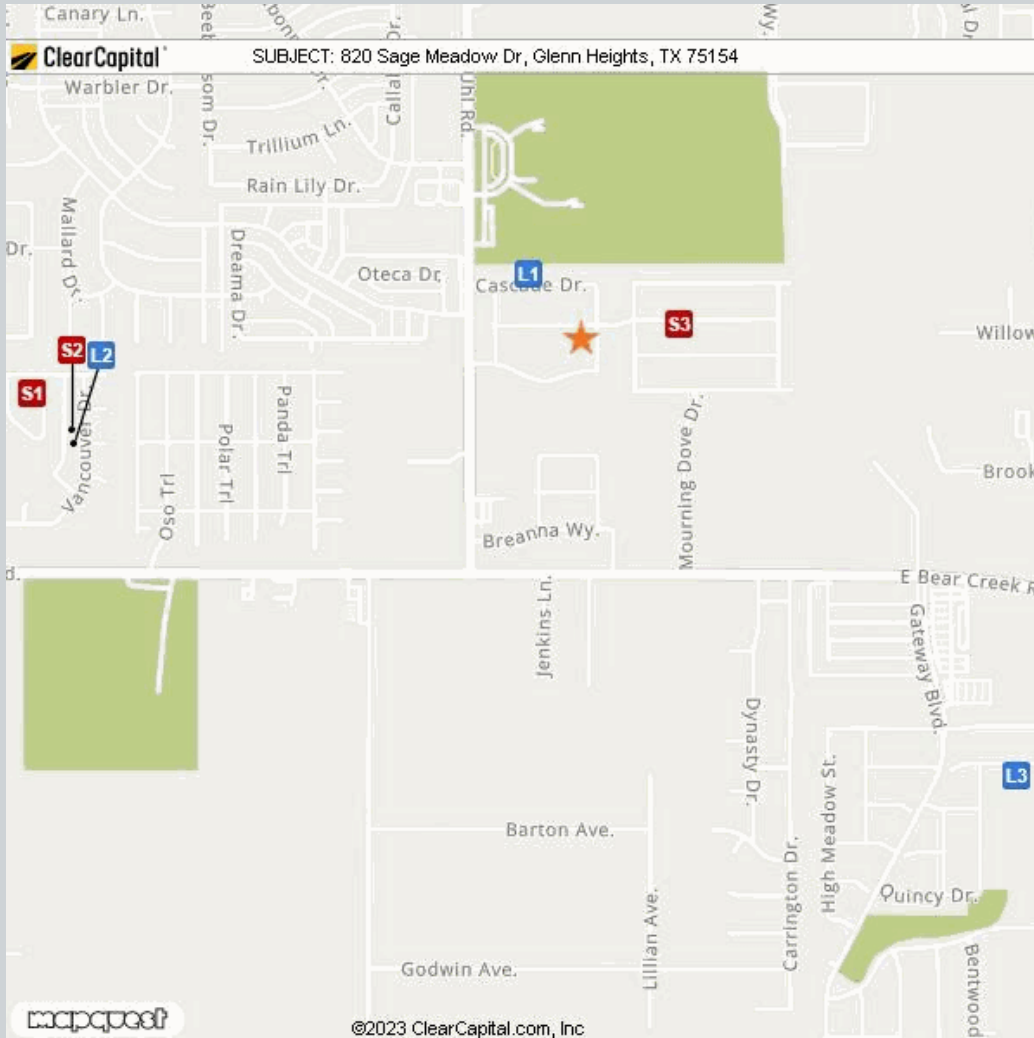
Address ★ 820 Sage Meadow Drive, Red Oak, TX 75154

Loan Number 52141

Suggested List \$299,000

Suggested Repaired \$299,000

Sale \$295,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	820 Sage Meadow Drive, Red Oak, TX 75154	--	Parcel Match
L1 Listing 1	811 Cascade Dr, Red Oak, TX 75154	0.12 Miles ¹	Parcel Match
L2 Listing 2	1516 Vancouver Dr, Red Oak, TX 75154	0.75 Miles ¹	Parcel Match
L3 Listing 3	1220 Whitecreek Dr, Red Oak, TX 75154	0.89 Miles ¹	Parcel Match
S1 Sold 1	1504 Manitoba Ln, Red Oak, TX 75154	0.79 Miles ¹	Parcel Match
S2 Sold 2	1512 Vancouver Dr, Red Oak, TX 75154	0.75 Miles ¹	Parcel Match
S3 Sold 3	906 Sage Meadow Dr, Red Oak, TX 75154	0.14 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	Joyce Jones	Company/Brokerage	Mr.
License No	424510	Address	3063 Claremont Grand Prairie TX 75052
License Expiration	10/31/2023	License State	TX
Phone	2149088586	Email	jmj0424510@gmail.com
Broker Distance to Subject	14.84 miles	Date Signed	01/22/2023

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.