

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>	4405 Chapman Street, The Colony, TX 75056	<b>Order ID</b>	8719668	<b>Property ID</b>	34148951
<b>Inspection Date</b>	05/01/2023	<b>Date of Report</b>	05/02/2023		
<b>Loan Number</b>	53058	<b>APN</b>	R76119		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Denton		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	05.01.23 BPO Request	<b>Tracking ID 1</b>	05.01.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Fox Arlene	<b>Condition Comments</b>
<b>R. E. Taxes</b>	\$3,966	Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.
<b>Assessed Value</b>	\$188,906	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	Multifamily	
<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	The subject is located in a suburban neighborhood with stable property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.
<b>Sales Prices in this Neighborhood</b>	Low: \$196,000 High: \$350,400	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<180	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	4405 Chapman Street	6051 Dooley Drive	6000 Dooley Drive	4604 Jenkins Circle
City, State	The Colony, TX	The Colony, TX	The Colony, TX	The Colony, TX
Zip Code	75056	75056	75056	75056
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.55 <sup>1</sup>	2.40 <sup>1</sup>	0.31 <sup>1</sup>
Property Type	Multifamily	Multifamily	Multifamily	Multifamily
Original List Price \$	\$	\$275,000	\$280,000	\$320,000
List Price \$	--	\$269,000	\$280,000	\$310,000
Original List Date		04/11/2023	04/28/2023	04/19/2023
DOM · Cumulative DOM	-- · --	19 · 21	2 · 4	11 · 13
Age (# of years)	41	41	41	40
Condition	Average	Average	Good	Good
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	2 Stories 2Family	2 Stories 2Family	2 Stories 2Family	2 Stories 2Family
# Units	2	2	2	2
Living Sq. Feet	1,055	1,227	1,227	1,232
Bdrm · Bths · ½ Bths	2 · 1	2 · 2	2 · 2	3 · 2
Total Room #	5	6	6	7
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.08 acres	0.08 acres	0.07 acres	0.08 acres
Other	None	None	None	None

\* 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.

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

**Listing 1** The property is similar in condition and similar in bed count to the subject Active1 => Bath= \$-2000, GLA= \$-3440, Total= \$-5440, Net Adjusted Value= \$263560

**Listing 2** The property is superior in GLA and similar in view to the subject Active2 => Condition= \$-8500, Bath= \$-2000, GLA= \$-3440, Total= \$-13940, Net Adjusted Value= \$266060

**Listing 3** The property is superior in GLA and similar in style to the subject Active3 => Condition= \$-8500, Bed= \$-4000, Bath= \$-2000, GLA= \$-3540, Total= \$-18040, Net Adjusted Value= \$291960

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	4405 Chapman Street	4615 Chapman Street	1788 Lago Vista	4460 Chapman Street
<b>City, State</b>	The Colony, TX	The Colony, TX	Little Elm, TX	The Colony, TX
<b>Zip Code</b>	75056	75056	75068	75056
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.33 <sup>1</sup>	4.29 <sup>1</sup>	0.15 <sup>1</sup>
<b>Property Type</b>	Multifamily	Multifamily	Multifamily	Multifamily
<b>Original List Price \$</b>	--	\$285,000	\$245,000	\$275,000
<b>List Price \$</b>	--	\$249,500	\$250,000	\$275,000
<b>Sale Price \$</b>	--	\$245,000	\$255,000	\$292,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	02/28/2023	12/16/2022	09/16/2022
<b>DOM · Cumulative DOM</b>	-- · --	228 · 228	44 · 44	29 · 29
<b>Age (# of years)</b>	41	40	19	41
<b>Condition</b>	Average	Average	Average	Good
<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>	2 Stories 2Family	2 Stories 2Family	2 Stories 2Family	2 Stories 2Family
<b># Units</b>	2	2	2	2
<b>Living Sq. Feet</b>	1,055	1,227	1,252	1,232
<b>Bdrm · Bths · ½ Bths</b>	2 · 1	2 · 2	2 · 2 · 1	3 · 2
<b>Total Room #</b>	5	6	6	7
<b>Garage (Style/Stalls)</b>	None	None	Attached 1 Car	None
<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>	0.08 acres	0.08 acres	0.08 acres	0.09 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	-\$5,440	-\$8,490	-\$17,040
<b>Adjusted Price</b>	--	\$239,560	\$246,510	\$274,960

\* Sold 1 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** The property is similar in condition and similar in bed count to the subject Sold1 => Bath= \$-2000, GLA= \$-3440, Total= \$-5440, Net Adjusted Value= \$239560
- Sold 2** The property is superior in GLA and similar in view to the subject Sold2 => Bath= \$-2000, Half Bath= \$-1000, GLA= \$-3940, Age= \$-550, sold date:\$1000, Garage= \$-2000, Total= \$-8490, Net Adjusted Value= \$246510
- Sold 3** The property is superior in GLA and similar in style to the subject Sold3 => Condition= \$-8500, Bed= \$-4000, Bath= \$-2000, GLA= \$-3540, sold date:\$1000, Total= \$-17040, Net Adjusted Value= \$274960

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		None Noted					
<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

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$266,000	\$266,000
<b>Sales Price</b>	\$250,000	\$250,000
<b>30 Day Price</b>	\$245,000	--

### Comments Regarding Pricing Strategy

The subject is attached half duplex in average condition and details are taken from the tax record. The distance guideline was expanded up to 4.30 miles in order to locate comparables. Due to limited comparable availability it was necessary to expand year built and bed/bath count in order to locate comps. Most of the neighborhood comparables are updated and many upgrades in the prior 2 years and superior in condition. Therefore, minor updated comps used as average condition. It was necessary to use comparables (CS3, CL2 and CL3) superior in condition. Most of the sold and list comps were superior in GLA. Unable to bracket subject GLA due to the limitation of similar properties in that area. To maximize the accuracy of initial valuation, I have elected to increase the time span of closed sales past the favorable 3-month window to find comps that required the fewest net adjustment. Due to limited comps in the area, comps were used despite not bracketing the bed/bath count as they are still considered to be reliable comparables. At the time of sale the sold comparable #2 and #3 property may have had multiple offers or a concession was given and not noted. The BPO report must take these sales into consideration in terms of comparable selection. Property is located in proximity to busy street, park, school and commercial centers. As there were limited comparable available from the same side of the subject, I was forced to cross the busy street to find comparables. Comparables share value defining qualities with the subject in regard to age, GLA, and location so the subject location characteristics don't affect its marketability. In delivering final valuation, most weight has been placed on CS1 and CL1 as they are most similar to subject condition and overall structure. Price range was over 25% in difference due to the neighborhood area hard to find comparable that is similar to the subject in condition and criteria. Subject bed/bath count is taken from external source.

### Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

## Subject Photos



Front



Address Verification



Street



## Listing Photos

**L1** 6051 Dooley Drive  
The Colony, TX 75056



Front

**L2** 6000 Dooley Drive  
The Colony, TX 75056



Front

**L3** 4604 Jenkins Circle  
The Colony, TX 75056



Front



## Sales Photos

**S1** 4615 Chapman Street  
The Colony, TX 75056



Front

**S2** 1788 Lago Vista  
Little Elm, TX 75068



Front

**S3** 4460 Chapman Street  
The Colony, TX 75056



Front

### ClearMaps Addendum

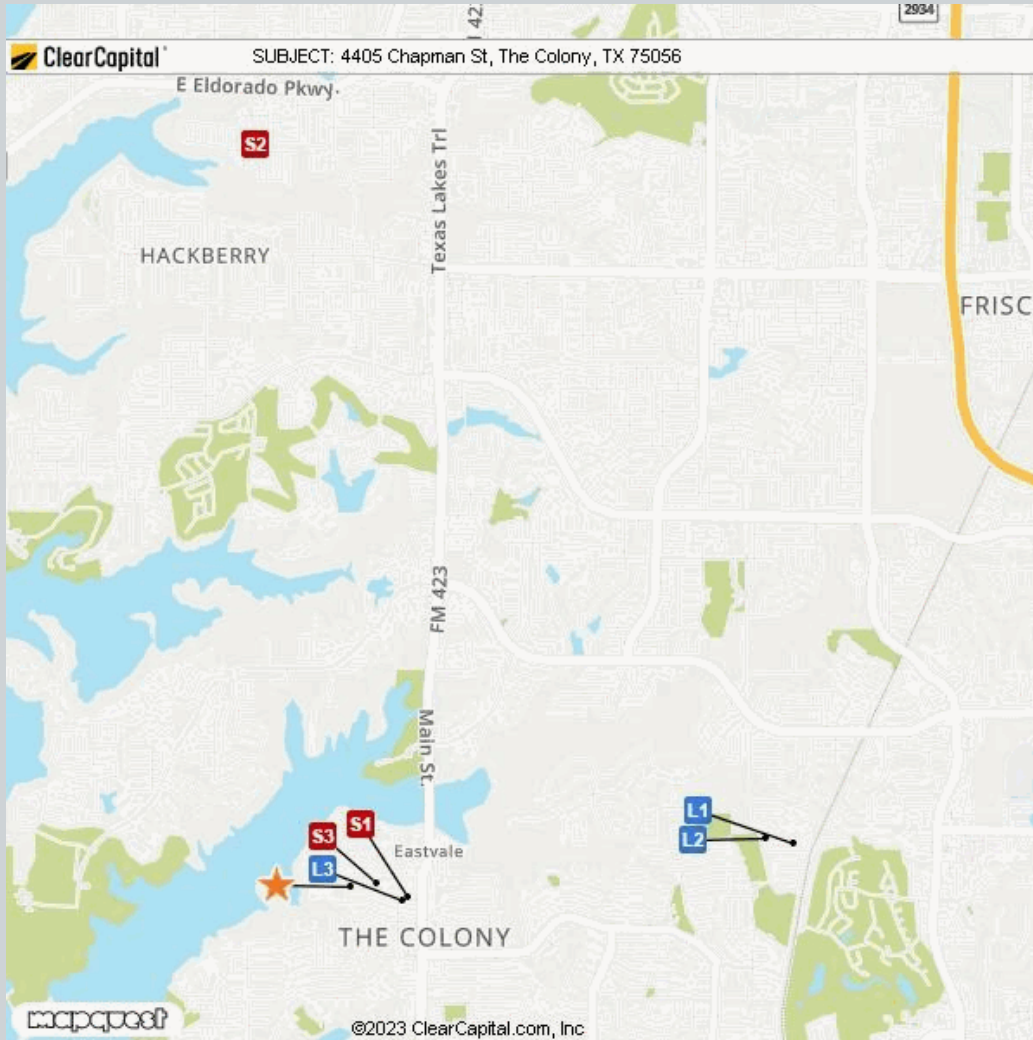
**Address** ★ 4405 Chapman Street, The Colony, TX 75056

**Loan Number** 53058

**Suggested List** \$266,000

**Suggested Repaired** \$266,000

**Sale** \$250,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4405 Chapman Street, The Colony, TX 75056	--	Parcel Match
L1 Listing 1	6051 Dooley Drive, The Colony, TX 75056	2.55 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	6000 Dooley Drive, The Colony, TX 75056	2.40 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	4604 Jenkins Circle, The Colony, TX 75056	0.31 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4615 Chapman Street, The Colony, TX 75056	0.33 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1788 Lago Vista, Little Elm, TX 75068	4.29 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	4460 Chapman Street, The Colony, TX 75056	0.15 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.

\*\*\* Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! \*\*\*

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.

## Report Instructions - cont.

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.

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>	Chaz Thompson	<b>Company/Brokerage</b>	Texas Casa Realty
<b>License No</b>	697258	<b>Address</b>	821 Lake Cypress Lane Little Elm TX 75068
<b>License Expiration</b>	11/30/2023	<b>License State</b>	TX
<b>Phone</b>	4143790103	<b>Email</b>	chaz@texasacasarealty.com
<b>Broker Distance to Subject</b>	7.47 miles	<b>Date Signed</b>	05/02/2023

*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.**