

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	601 Willow Way, Wylie, TEXAS 75098	Order ID	8718125	Property ID	34145262
Inspection Date	04/28/2023	Date of Report	04/28/2023		
Loan Number	53300	APN	R117900200301		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Collin		

Tracking IDs

Order Tracking ID	04.28.23 BPO Request	Tracking ID 1	04.28.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	DONNY L ARNOLD	Condition Comments Subject Property exterior landscaping is maintained. From a distance the roof looks to be in good condition. Further inspection would need to be performed for more accurate updates and repairs that have been completed or needed.
R. E. Taxes	\$2,829	
Assessed Value	\$280,014	
Zoning Classification	Residential	
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	Urban	Neighborhood Comments Subject Property is in a well-maintained neighborhood with mature trees. The neighboring subdivisions are also well maintained in this area. There are major highways and roadways nearby that allow for easy access for daily commuting as well as shopping, schools, dining, and entertainment.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$343000 High: \$639000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	601 Willow Way	620 Stoneybrook Dr	207 Duncan Way	406 Hilltop Ln
City, State	Wylie, TEXAS	Wylie, TX	Wylie, TX	Wylie, TX
Zip Code	75098	75098	75098	75098
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.51 ¹	0.73 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$359,000	\$334,900	\$345,000
List Price \$	--	\$352,000	\$334,900	\$345,000
Original List Date		02/08/2023	04/02/2023	11/02/2022
DOM · Cumulative DOM	-- · --	79 · 79	26 · 26	177 · 177
Age (# of years)	41	40	53	53
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	1,435	1,478	1,688	1,750
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 3	3 · 2
Total Room #	5	5	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.20 acres	0.17 acres	0.20 acres	0.18 acres
Other	--	--	--	--

* 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 Per MLS - This home has been updated with tile flooring, new AC unit installed 2022, new paint on interior & exterior. It is close in distance of search radius of Subject Property. GLA is 43 SF Larger / Lot size is equal or similar / Age is 1 year newer than Subject Property.

Listing 2 Per MLS - This home has been recently painted inside and out; new laminate flooring and and carpet have been installed. It is close in distance of search radius of Subject Property. GLA is 253 SF Larger / Lot size is equal or similar / Age is 12 years older than Subject Property.

Listing 3 Per MLS - This home was renovated to create an open floor plan. It is close in distance of search radius of Subject Property. GLA is 315 SF Larger / Lot size is equal or similar / Age is 12 years newer than Subject Property.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	601 Willow Way	628 Willow Way	117 Cloudcroft Dr	407 W Jefferson St
City, State	Wylie, TEXAS	Wylie, TX	Wylie, TX	Wylie, TX
Zip Code	75098	75098	75098	75098
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.17 ¹	0.35 ¹	0.93 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$349,900	\$347,000	\$317,000
List Price \$	--	\$349,900	\$347,000	\$317,000
Sale Price \$	--	\$354,900	\$340,000	\$317,500
Type of Financing	--	Fha	Conventional	Conventional
Date of Sale	--	03/23/2023	02/04/2023	03/28/2023
DOM · Cumulative DOM	-- · --	38 · 10	31 · 31	1 · 1
Age (# of years)	41	26	22	38
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	1,435	1,555	1,634	1,491
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	5	7	6	5
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	0.20 acres	0.25 acres	0.23 acres	0.17 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$354,900	\$340,000	\$317,500

* 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** Per MLS - This home is a recently renovated 4 bedroom home with a spacious open living space and two living areas. It is close in distance of search radius of Subject Property. The Sales price was \$5,000.00 over List Price and Seller Paid \$1,858 at closing. GLA is 120 SF Larger / Lot size is equal or similar / Age is 15 years newer than Subject Property.
- Sold 2** Per MLS - This home has a large open concept. The roof was replaced in 2017 and AC replaced in 2022. It is close in distance of search radius of Subject Property. GLA is 199 SF Larger / Lot size is equal or similar / Age is 19 years newer than Subject Property.
- Sold 3** Per MLS - This home has been updated with tile flooring, remodeled bathrooms, kitchen plumbing fixtures. It is close in distance of search radius of Subject Property. GLA is 56 SF Larger / Lot size is equal or similar / Age is 3 years newer than Subject Property.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Property is currently NOT listed for sale.			
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	\$335,000	\$335,000
Sales Price	\$335,000	\$335,000
30 Day Price	\$320,000	--
Comments Regarding Pricing Strategy		
<p>I went back 3 months, out in distance 1 mile, and relaxed Search Criteria. I was able to find comps which fit the similar requirements of the Subject Property. Within 1 mile and back 3 months I found 3 Listing / 3 Sold Comps of which I could use. The ones used are the best possible currently available comps within the closest proximity and criteria to Subject Property. The adjustments are sufficient for this area to account for the differences in the subject and comps and current market in this area. NTREIS MLS, RPR, Maps, Tax Data and Public Sites were used for data collection. ***Pricing is based on As-Is Exterior view only***</p>		

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



Front



Address Verification



Address Verification



Street



Street

Subject Photos



Street

Listing Photos

L1 620 Stoneybrook Dr
Wylie, TX 75098



Front

L2 207 Duncan Way
Wylie, TX 75098



Front

L3 406 Hilltop Ln
Wylie, TX 75098



Front

Sales Photos

S1 628 Willow Way
Wylie, TX 75098



Front

S2 117 Cloudcroft Dr
Wylie, TX 75098



Front

S3 407 W Jefferson St
Wylie, TX 75098



Front

ClearMaps Addendum

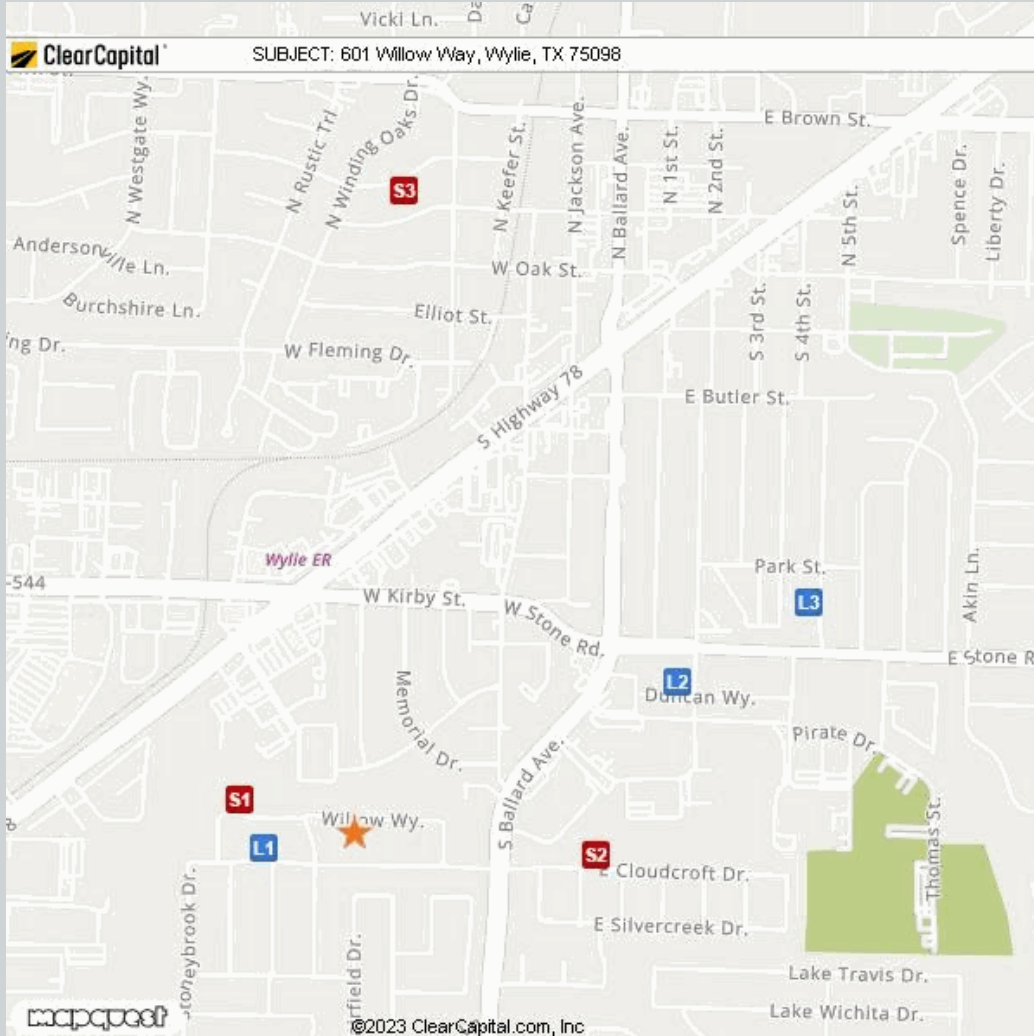
Address ★ 601 Willow Way, Wylie, TEXAS 75098

Loan Number 53300

Suggested List \$335,000

Suggested Repaired \$335,000

Sale \$335,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	601 Willow Way, Wylie, Texas 75098	--	Parcel Match
L1 Listing 1	620 Stoneybrook Dr, Wylie, TX 75098	0.13 Miles ¹	Parcel Match
L2 Listing 2	207 Duncan Way, Wylie, TX 75098	0.51 Miles ¹	Parcel Match
L3 Listing 3	406 Hilltop Ln, Wylie, TX 75098	0.73 Miles ¹	Parcel Match
S1 Sold 1	628 Willow Way, Wylie, TX 75098	0.17 Miles ¹	Parcel Match
S2 Sold 2	117 Cloudcroft Dr, Wylie, TX 75098	0.35 Miles ¹	Parcel Match
S3 Sold 3	407 W Jefferson St, Wylie, TX 75098	0.93 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	Pamela Ashbrook	Company/Brokerage	StepStone Realty, LLC
License No	0539049	Address	1202 Destiny Court Wylie TX 75098
License Expiration	08/21/2023	License State	TX
Phone	2145490805	Email	pamela@stepstonetexas.com
Broker Distance to Subject	2.08 miles	Date Signed	04/28/2023

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.