

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	2230 Larry Drive, Dallas, TEXAS 75228	Order ID	8718125	Property ID	34144829
Inspection Date	04/29/2023	Date of Report	04/29/2023		
Loan Number	53357	APN	00-74040-00A-004-0000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Dallas		

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	Jer Realty LLC	Condition Comments	
R. E. Taxes	\$12,054	Subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection.	
Assessed Value	\$482,100		
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	Rural	Neighborhood Comments	
Local Economy	Stable	The subject is located in a rural location that has not close proximity to parks, shops and major highways. Market conditions are stable and supply and demand are balanced. REO and short sale activity remains low in the area. Average marketing time of correctly priced properties is under 120 days.	
Sales Prices in this Neighborhood	Low: \$200,000 High: \$550,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	2230 Larry Drive	6422 Los Altos Dr	4624 Preston Trail Dr,	6701 Christina Ln,
City, State	Dallas, TEXAS	Mesquite, TX	Mesquite, TX	Garland, TX
Zip Code	75228	75150	75150	75043
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.24 ¹	2.61 ¹	6.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$292,000	\$290,000	\$359,900
List Price \$	--	\$292,000	\$290,000	\$359,900
Original List Date		03/23/2023	01/05/2023	04/27/2023
DOM · Cumulative DOM	-- · --	36 · 37	113 · 114	1 · 2
Age (# of years)	19	38	40	18
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 Ranch	2 Stories Colonial	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,566	1,614	1,531	1,812
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2	3 · 2
Total Room #	8	8	7	7
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	0.17 acres	0.14 acres	0.16 acres	0.12 acres
Other	None	None	None	None

* 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 The high ceilings and plenty of windows help create the feeling of a much greater open spacious interior. Large living room with beautiful fireplace. Dining area at front of house that can be used as office space.

Listing 2 3-bedroom 2 baths and 2 car garage is perfect for a investment opportunity or first-time homebuyer. Bring your ideas and creativity and make this one yours! " Home-As-Is" Come see this one today! All offers are welcomed, get it before it's gone.

Listing 3 Just minutes away from the highly ranked Garland ISD schools, the front of the home offers great curb appeal, and a nicely landscaped yard. Great neutral painted colors in the main living areas to match any kind of décor. Beautiful open concept kitchen, Plenty of space to cook, and entertain with your eat in kitchen.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2230 Larry Drive	2359 Hasty St,	3502 Statler,	4700 Harper Dr,
City, State	Dallas, TEXAS	Dallas, TX	Mesquite, TX	Mesquite, TX
Zip Code	75228	75228	75150	75150
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.71 ¹	1.64 ¹	2.28 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$299,000	\$310,000	\$360,000
List Price \$	--	\$299,000	\$310,000	\$360,000
Sale Price \$	--	\$299,000	\$310,000	\$360,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	01/06/2023	09/29/2022	10/01/2022
DOM · Cumulative DOM	-- · --	32 · 32	44 · 44	47 · 47
Age (# of years)	19	18	13	1
Condition	Average	Average	Average	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	1 Story Ranch	1 Story Ranch	2 Stories Colonial	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,566	1,397	1,608	1,657
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2 · 1	3 · 2
Total Room #	8	7	8	7
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	0.17 acres	0.15 acres	0.18 acres	0.21 acres
Other	None	None	None	None
Net Adjustment	--	+\$3,785	-\$1,280	-\$7,115
Adjusted Price	--	\$302,785	\$308,720	\$352,885

* Sold 2 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** 3 bedroom, 2 bathroom home near White Rock Lake. This home has an abundance of natural light, split floorplan, luxury vinyl plank throughout the common areas, carpet in the bedrooms, and updated bathrooms with granite countertop vanities. 1250/bath, 2535/gla, 100/lot, -100/age,
- Sold 2** Minutes from downtown Dallas. One block away from 2 elementary schools and Dallas Col lege! Come by and see this 3 bedroom 2.5 bath home with a beautiful lot. -630/gla, -49/lot, -600/age
- Sold 3** The house features 3 bedrooms and 2 full bathrooms. The master bedroom has a master bathroom with a huge shower with 2 shower heads and a huge closet, a cabinet with 2 sinks, porcelain floors, and shower walls. 1250/bath, -1365/gla, -200/lot, -1800/age, -5000/Condition

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		No recent Listing/Sold history available for this subject from the 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	\$341,000	\$341,000
Sales Price	\$325,000	\$325,000
30 Day Price	\$309,000	--
Comments Regarding Pricing Strategy		
<p>Due to rural density and the lack of more suitable comparisons, it was necessary to exceed over 1 mile from the subject, over 6 months from inspection date, guidelines for gla, lot size, age and some recommended guidelines when choosing comparable properties. The value as of today is \$325000. Value best supported by sold comp 2 and list comp 3 is the most comparable to the subject. Proximity to the highway would not affect subject's marketability and both sides of the highway are similar market areas. Commercial presence for the subject would not affect the subject's condition or marketability. There is lack of similar comps available within a mile so it was necessary to extend the search for comps. There is a lack of similar condition comps in the subject's immediate market area, it was necessary to use different condition comps. But the comps chosen were the best available and closest to the subject's value. The home rent price 2,199. The address was not posted anywhere on the subject, it was verified through tax records, So I uploaded the neighborhood address photos for the address verification.</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



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 6422 Los Altos Dr
Mesquite, TX 75150



Front

L2 4624 Preston Trail Dr,
Mesquite, TX 75150



Front

L3 6701 Christina Ln,
Garland, TX 75043



Front

Sales Photos

S1 2359 Hasty St,
Dallas, TX 75228



Front

S2 3502 Statler,
Mesquite, TX 75150



Front

S3 4700 Harper Dr,
Mesquite, TX 75150



Front

ClearMaps Addendum

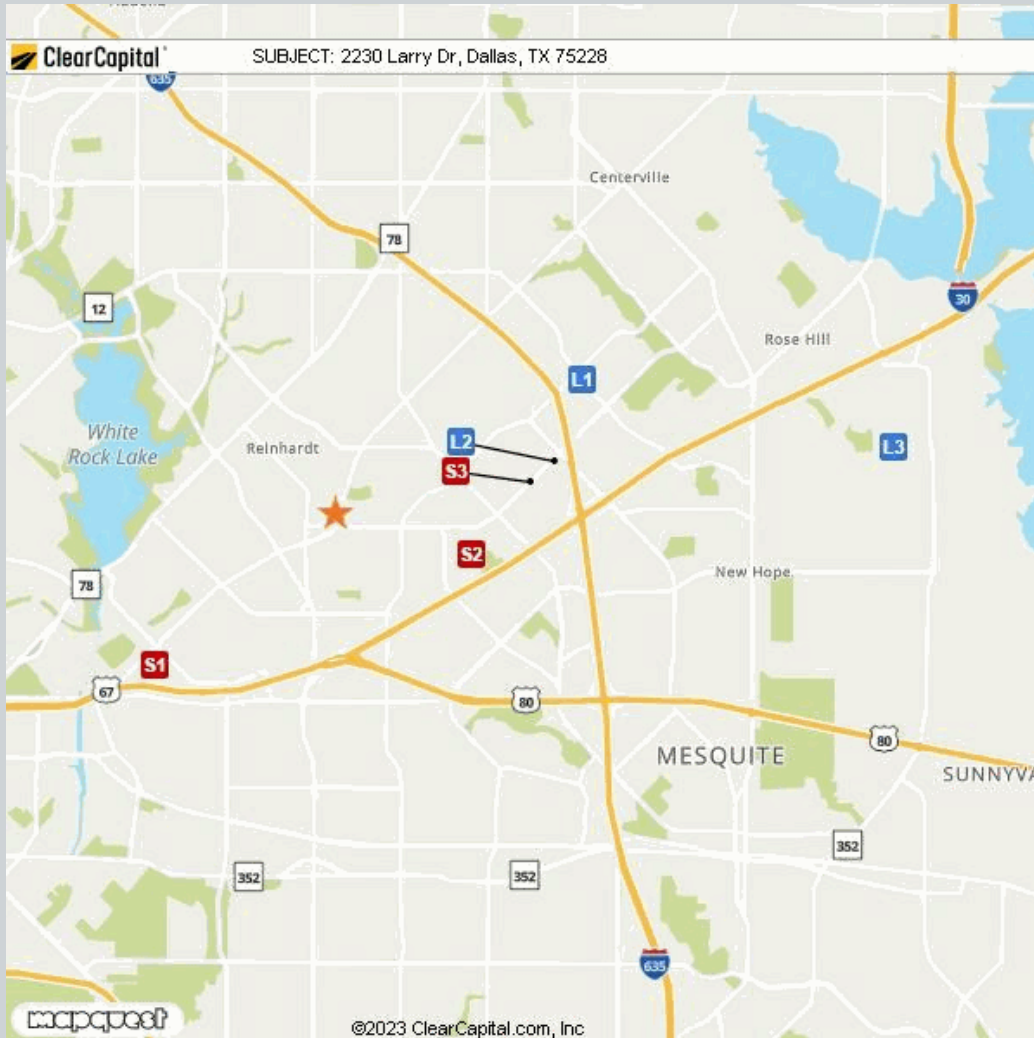
Address ★ 2230 Larry Drive, Dallas, TEXAS 75228

Loan Number 53357

Suggested List \$341,000

Suggested Repaired \$341,000

Sale \$325,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2230 Larry Drive, Dallas, Texas 75228	--	Parcel Match
L1 Listing 1	6422 Los Altos Dr, Mesquite, TX 75150	3.24 Miles ¹	Parcel Match
L2 Listing 2	4624 Preston Trail Dr., Mesquite, TX 75150	2.61 Miles ¹	Parcel Match
L3 Listing 3	6701 Christina Ln., Garland, TX 75043	6.48 Miles ¹	Parcel Match
S1 Sold 1	2359 Hasty St., Dallas, TX 75228	2.71 Miles ¹	Parcel Match
S2 Sold 2	3502 Statler,, Mesquite, TX 75150	1.64 Miles ¹	Parcel Match
S3 Sold 3	4700 Harper Dr., Mesquite, TX 75150	2.28 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	Shelby Tanner	Company/Brokerage	Sepctrum Real Estate, LLC
License No	639463	Address	325 North St. Paul Street Dallas TX 75201
License Expiration	03/31/2024	License State	TX
Phone	8322661865	Email	smtannerbpo@gmail.com
Broker Distance to Subject	7.44 miles	Date Signed	04/29/2023

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.