

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	6709 N Park Drive, North Richland Hills, TX 76182	Order ID	8736356	Property ID	34180498
Inspection Date	05/11/2023	Date of Report	05/11/2023		
Loan Number	53495	APN	05627230		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Tarrant		

Tracking IDs					
Order Tracking ID	05.11.23 BPO Request	Tracking ID 1	05.11.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	MICHELLE A NELSON	Property has trash stacked in front as if someone was evicted. The exterior shows numerous cracks in the brick and movement of the bricks. This is a sign of probable foundation issues. Based on the interior pictures from ths MLS the flooring, counters, light fixtures, bathrooms needs updating. The carpet is in very rough condition and needs to be replaced. The master shower tile is broken and missing and can't be used. There are solar panels on the roof. Atrim peice has come loose on the front. Conforms to the neighborhood. Is surrounded by other residential homes. Track construction with builder grade finish out. Exterior is brick construction.
R. E. Taxes	\$4,533	
Assessed Value	\$246,393	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Property appears secure)		
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$12,000	
Estimated Interior Repair Cost	\$5,000	
Total Estimated Repair	\$17,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	N Richland Hills is a small town NE of Fort Worth. It has it's own police and fire departments. The area is a mixture of single story and two-story homes. The neighborhood has no community amenities. Located near freeway for easy commuting to Downtown Fort Worth, Alliance, Lockheed Martin and NAS JRB, Burlington Northern Santa Fe RR has corporate offices in the area. This is an older fully built out area with no land available for development. Located in the Birdville ISD which is a preferred district. No foreclosure or short sale activity known at this time.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$240,000 High: \$400,000	
Market for this type of property	Decreased 2 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	6709 N Park Drive	6760 Fair Meadows	6812 Shadydale Drive	7205 Windcrest Court E
City, State	North Richland Hills, TX	North Richland Hills, TX	North Richland Hills, TX	North Richland Hills, TX
Zip Code	76182	76182	76182	76182
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.49 ¹	0.42 ¹	0.76 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$329,000	\$326,600	\$329,900
List Price \$	--	\$325,000	\$326,600	\$329,900
Original List Date		03/24/2023	04/30/2023	05/03/2023
DOM · Cumulative DOM	-- · --	48 · 48	11 · 11	3 · 8
Age (# of years)	36	46	43	38
Condition	Fair	Average	Average	Good
Sales Type	--	Investor	Auction	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	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,594	1,583	1,856	1,643
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	6	6	7	6
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	.20 acres	.230 acres	.230 acres	.222 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.

Current Listings - Cont.

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

- Listing 1** Property has never been updated. Same subdivision, beds, baths and garage spaces. Similar age, quality of construction and style. Great opportunity to own a home or investment property in the North Richland Hills School district. This 1,583 sq ft home has 3 bedrooms, 2 full baths and a dedicated laundry room. This home features a fenced in yard, and a large living room open to the kitchen. The insulated 2 car garage has ductless ac and could potentially be converted into additional living area. This house sits on a great sized lot and has tons of potential. This home has been well taken care of and could be lived in, or rented out as is. Add your own touch to it and turn it into a forever home!.....Owner will finance for thirty yrs at 6.75 with no points or appraisal fees. \$25000 down payment and escrow for taxes and insurance.
- Listing 2** Property has had very few cosmetic updates. Same subdivision, baths and garage spaces. Similar age, quality of construction and style. Superior bedrooms. Open floor plan, 4 spacious bedrooms, 2 full baths single family home has a lot to offer. Enjoy quiet, treelined street view from covered front porch or have quality time in the large shaded fenced backyard. HVAC 2013, Roofing 2015, Hot water heater 2022. Great for homeowners who enjoy trees and outdoor entertainment. Great opportunity for investors.
- Listing 3** Property has been updated. Similar age, neighborhood, quality and style. Same beds, baths and garage spaces. MULTIPLE OFFERS - BEST & FINAL BY SAT NOON!! What a GEM this is!! Meticulously cared for, move-in ready 3 bedroom, 2 bath, 2-car garage on a large cul-de-sac lot with no neighbors behind you! Pride of ownership shows throughout. Walk in through the foyer to the large living room with woodburning fireplace, lots of natural light. Open to that is the spacious dining area and kitchen. Granite countertops with white cabinets, SS appliances (refrigerator stays). Utility room off of garage. Primary bedroom is huge! And so many updates...both bathrooms completely renovated, front and back doors replaced, all fencing replaced, installed ELFA shelving in primary bedroom closet and kitchen pantry, replaced and extended backyard patio (gas grill stays), interior painted, gutters and downspouts added, HVAC replaced, hot water heater replaced, just to name a few!! Full list of all improvements with dates available. 14 X 12 shed on concrete slab. Washer and dryer are negotiable.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	6709 N Park Drive	6724 Fair Meadows Drive	7225 Windhaven Court	6725 Starnes Road
City, State	North Richland Hills, TX	North Richland Hills, TX	North Richland Hills, TX	North Richland Hills, TX
Zip Code	76182	76182	76182	76182
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.49 ¹	0.61 ¹	0.28 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$305,000	\$309,000	\$318,000
List Price \$	--	\$295,000	\$309,000	\$312,000
Sale Price \$	--	\$287,000	\$305,000	\$312,000
Type of Financing	--	Fha	Conv	Fha
Date of Sale	--	02/17/2023	02/06/2023	12/30/2022
DOM · Cumulative DOM	-- · --	83 · 114	31 · 48	56 · 73
Age (# of years)	36	45	40	45
Condition	Fair	Average	Good	Average
Sales Type	--	Investor	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	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,594	1,584	1,441	1,771
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
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	.20 acres	.216 acres	.240 acres	.215 acres
Other	--	\$8,000 closing costs	\$4,710 closing costs	\$2,500 closing costs
Net Adjustment	--	-\$23,000	-\$19,355	-\$24,580
Adjusted Price	--	\$264,000	\$285,645	\$287,420

* Sold 1 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** Property has had some updates. Same subdivision, beds, baths and garage spaces. Similar age, quality of construction and style. Adjusted for closing costs and condition. This cozy brick home sits on a spacious lot in NRH near Rufe Snow and Hightower Dr. Upon entering the home, you'll find lovely luxury vinyl floors spanning across the living rm which opens up to the dining area, adjacent to the kitchen. The same flooring flows through the hallway which leads to a full bathroom. The owner's suite, which overlooks the front yard, features an ensuite w dual sinks and 2 walk in closets. Each bedroom offers abundant natural light, ample closet space. The full size laundry room offers additional storage. Need a large 2 car garage?! Enjoy chilly evenings with a cozy fire in the wood burning fireplace! The backyard offers a small covered patio, large sodded area and privacy fence ready for your enjoyment!
- Sold 2** Property has been updated. Similar age, neighborhood, quality and style. Same beds, baths and garage spaces. Adjusted for closing costs and condition. Great location in the midst of everything.... schools, restaurants, shopping and more! Corner lot in a quiet culdesac! Immaculate home is updated and charming! Spacious backyard, with privacy fencing and huge trees, provides lots of room for play and entertainment! Like new 12x16 storage building welcomes your extra treasures! Storage building is not on permanent foundation.
- Sold 3** Property has had very few updates. Same subdivision, beds, baths and garage spaces. Similar age, quality of construction and style. Adjusted for closing costs, GLA and condition. Well cared for 3 bedroom, 2 bath home with a large grass backyard and mature trees! The spacious living room has a HUGE brick wood burning fireplace and a sliding glass door that leads to the backyard. The master bedroom also has a large sliding glass door that leads to the outdoor patio making this a great home for entertaining and indoor-outdoor living. The bedrooms have decent size closets with a shared bathroom.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Property has just closed in the MLS.				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
04/12/2023	\$279,900	--	--	Sold	05/10/2023	\$240,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$270,000	\$287,000
Sales Price	\$265,000	\$282,000
30 Day Price	\$264,000	--
Comments Regarding Pricing Strategy		
Due to few no listings in the same condition as the subject I had to use others in better condition. I expand my search parameters to a one mile radius. Same style, quality and age of neighborhoods. Value was determined based on sales adjusted values.		

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



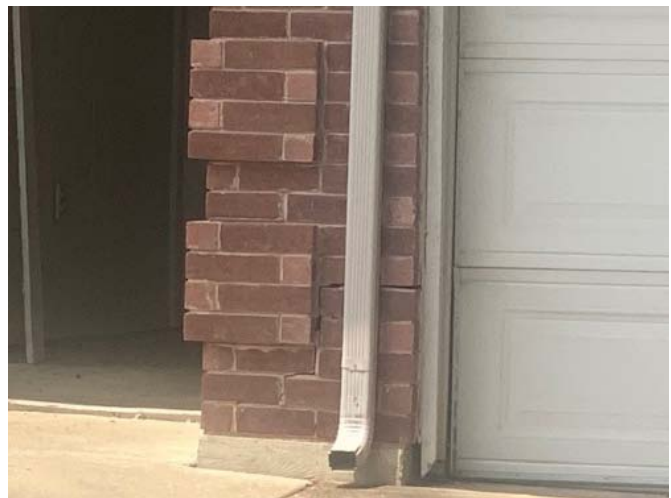
Side



Street



Street



Other

Subject Photos



Other



Other



Other



Other



Other



Other

Subject Photos



Other



Other

Listing Photos

L1 6760 Fair Meadows
North Richland Hills, TX 76182



Front

L2 6812 Shadydale Drive
North Richland Hills, TX 76182



Front

L3 7205 Windcrest Court E
North Richland Hills, TX 76182



Front

Sales Photos

S1 6724 Fair Meadows Drive
North Richland Hills, TX 76182



Front

S2 7225 Windhaven Court
North Richland Hills, TX 76182



Front

S3 6725 Starnes Road
North Richland Hills, TX 76182



Front

ClearMaps Addendum

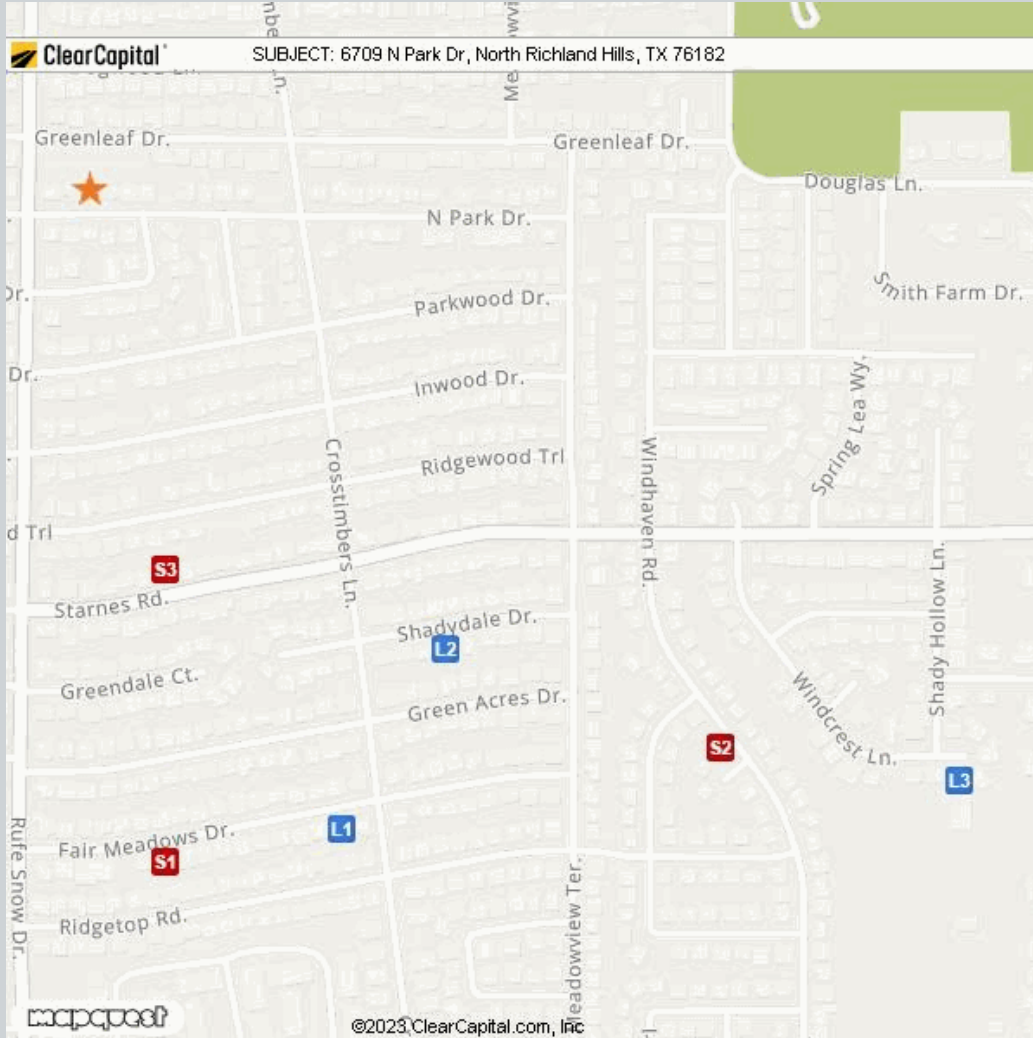
Address ★ 6709 N Park Drive, North Richland Hills, TX 76182

Loan Number 53495

Suggested List \$270,000

Suggested Repaired \$287,000

Sale \$265,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6709 N Park Drive, North Richland Hills, TX 76182	--	Parcel Match
L1 Listing 1	6760 Fair Meadows, North Richland Hills, TX 76182	0.49 Miles ¹	Parcel Match
L2 Listing 2	6812 Shadydale Drive, North Richland Hills, TX 76182	0.42 Miles ¹	Parcel Match
L3 Listing 3	7205 Windcrest Court E, North Richland Hills, TX 76182	0.76 Miles ¹	Parcel Match
S1 Sold 1	6724 Fair Meadows Drive, North Richland Hills, TX 76182	0.49 Miles ¹	Parcel Match
S2 Sold 2	7225 Windhaven Court, North Richland Hills, TX 76182	0.61 Miles ¹	Parcel Match
S3 Sold 3	6725 Starnes Road, North Richland Hills, TX 76182	0.28 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	Jerry Hayden	Company/Brokerage	Hayden Group, Inc.
License No	0454586	Address	2813 S Hulen St, Ste 150 Fort Worth TX 76109
License Expiration	05/31/2024	License State	TX
Phone	8174755911	Email	jhaydenrealestate@gmail.com
Broker Distance to Subject	14.87 miles	Date Signed	05/11/2023

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.