

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	4102 Devon Court, Grand Prairie, TEXAS 75052	Order ID	8807856	Property ID	34320507
Inspection Date	06/28/2023	Date of Report	07/02/2023		
Loan Number	53555	APN	04425510		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Tarrant		

Tracking IDs					
Order Tracking ID	06.28.23 BPO Request	Tracking ID 1	06.28.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	MAULDIN JOHN	The Subject property shows no visible signs of any deterioration nor the need for any repairs from drive-by inspection.
R. E. Taxes	\$4,971	
Assessed Value	\$219,316	
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

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Subject is located in a conforming neighborhood with homes of similar style and age. With park, schools, shopping, restaurants, medical facilities are nearby. Very Little or no REO activity in this neighborhood. No high cap power lines, sewage ponds, or railroad tracks in the area, or board ups
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$260390 High: \$336,000	
Market for this type of property	Decreased 2 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4102 Devon Court	2502 Clayton Oaks Dr	2657 Claremont Dr	3618 San Remo Drive
City, State	Grand Prairie, TEXAS	Grand Prairie, TX	Grand Prairie, TX	Grand Prairie, TX
Zip Code	75052	75052	75052	75052
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.37 ¹	0.52 ¹	0.88 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$295,000	\$275,000	\$334,999
List Price \$	--	\$295,000	\$275,000	\$334,999
Original List Date		05/27/2023	05/18/2023	06/29/2023
DOM · Cumulative DOM	-- · --	36 · 36	45 · 45	3 · 3
Age (# of years)	40	39	41	40
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 ; City Street	Neutral ; City Street	Neutral ; City Street	Neutral ; City Street
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Traditional	1.5 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,488	1,638	1,407	1,893
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	0.19 acres	0.17 acres	0.17 acres	0.14 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace

* 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 Open floorplan with super sized living room with a fireplace and views into backyard. The well appointed kitchen looks into the living space and has everything you need with great counter space for lots of helpers! Private master suite is separated from the other 2 bedrooms.

Listing 2 This listing is lease until 2024. Awesome home in Oak Hollow with great curb appeal and interior to match! Master introduces bay windows! Spacious living room with a brick fireplace! Large Backyard and Laundry Room.

Listing 3 This listing is a well-maintained property Vaulted ceiling with extra spaces on 2nd floor can be used as bedroom, office, and entertainment area. Laminate wood flooring thorough out the house, carpet only at staircase. Stainless steel appliances, granite countertop bonus with almost fully concrete poured on backyard.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	4102 Devon Court	2518 Channing Dr	2813 Briar Hill Dr	2666 Carrington Ln
City, State	Grand Prairie, TEXAS	Grand Prairie, TX	Grand Prairie, TX	Grand Prairie, TX
Zip Code	75052	75052	75052	75052
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.16 ¹	0.74 ¹	0.60 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$310,000	\$309,995	\$305,000
List Price \$	--	\$310,000	\$309,995	\$305,000
Sale Price \$	--	\$320,000	\$296,300	\$306,000
Type of Financing	--	Conventional	Cash	Cash
Date of Sale	--	06/05/2023	05/30/2023	04/26/2023
DOM · Cumulative DOM	-- · --	29 · 29	18 · 18	35 · 35
Age (# of years)	40	39	36	39
Condition	Average	Good	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; City Street	Neutral ; City Street	Neutral ; City Street	Neutral ; City Street
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,488	1,569	1,529	1,715
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	0.19 acres	0.18 acres	0.13 acres	0.16 acres
Other	Fireplace	Fireplace	Fireplace	Fireplace
Net Adjustment	--	-\$25,000	+\$1,920	-\$28,859
Adjusted Price	--	\$295,000	\$298,220	\$277,141

* 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** The sale has a modern feel is both updated and cozy! SO many updates have been made to this home- both cosmetically and mechanically! All of the windows were replaced in 2020, a French drain was installed in 2021, water heater replaced in 2022- the list goes on!! The split bedrooms. Adjusted for condition -\$25000
- Sold 2** This sale has nothing left to do, just move in. This home features All new appliances and counter tops in the Kitchen with an adjoining breakfast room. The formal dining area is convenient to the kitchen and could also be used as a playroom. Adjusted age +\$1800 lot size +\$120 lot size +\$60
- Sold 3** This sale is a maintained home, a large living area with a fireplace, an eat in kitchen AND a formal dining area conveniently located near I-20 and 360, shopping areas, restaurants and Joe Pool Lake. Adjusted square footage -\$3859 condition -\$25,000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				I search MLS and Tax records and did not find any sales or listing history for this property.			
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	\$280,900	\$280,900
Sales Price	\$280,900	\$280,900
30 Day Price	\$275,500	--
Comments Regarding Pricing Strategy		
I Search MLS going back 6 months using age group 1973-1993 and square footage between 1407 and 1868 square footage and these sales and listings are the best available in the area.		

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.
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Subject Photos



Front



Address Verification



Side



Street

Listing Photos

L1 2502 Clayton Oaks Dr
Grand Prairie, TX 75052



Front

L2 2657 Claremont Dr
Grand Prairie, TX 75052



Front

L3 3618 San Remo Drive
Grand Prairie, TX 75052



Front

Sales Photos

S1 2518 Channing Dr
Grand Prairie, TX 75052



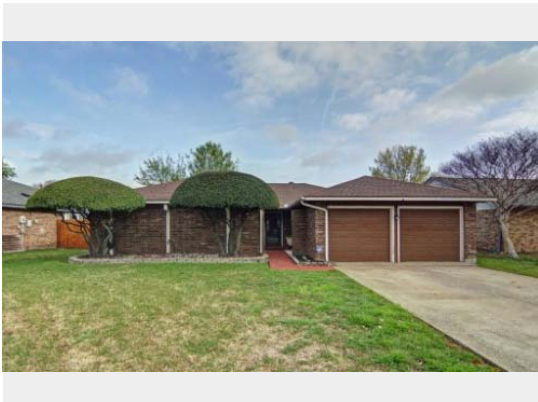
Front

S2 2813 Briar Hill Dr
Grand Prairie, TX 75052



Front

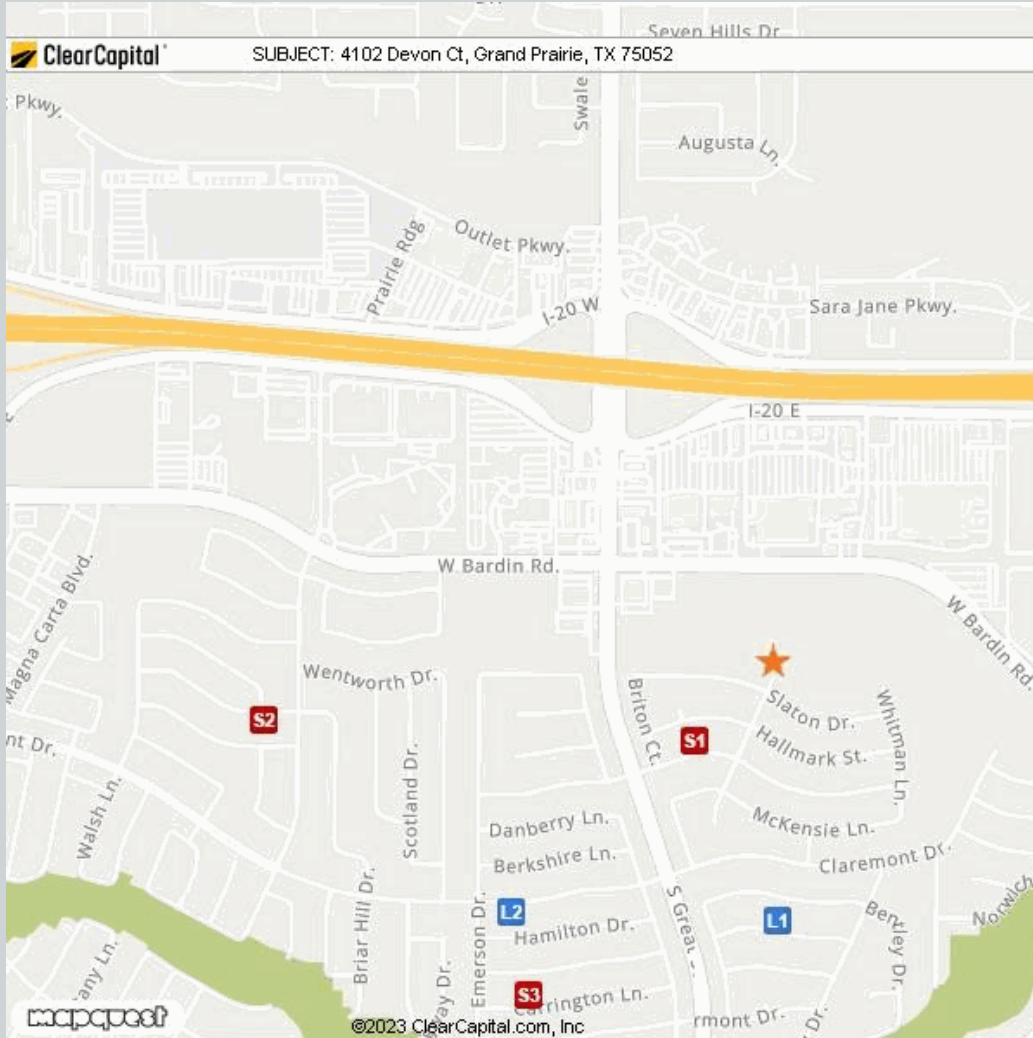
S3 2666 Carrington Ln
Grand Prairie, TX 75052



Front

ClearMaps Addendum

Address ★ 4102 Devon Court, Grand Prairie, TEXAS 75052
Loan Number 53555 **Suggested List** \$280,900 **Suggested Repaired** \$280,900 **Sale** \$280,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4102 Devon Court, Grand Prairie, Texas 75052	--	Parcel Match
L1 Listing 1	2502 Clayton Oaks Dr, Grand Prairie, TX 75052	0.37 Miles ¹	Parcel Match
L2 Listing 2	2657 Claremont Dr, Grand Prairie, TX 75052	0.52 Miles ¹	Parcel Match
L3 Listing 3	3618 San Remo Drive, Grand Prairie, TX 75052	0.88 Miles ¹	Parcel Match
S1 Sold 1	2518 Channing Dr, Grand Prairie, TX 75052	0.16 Miles ¹	Parcel Match
S2 Sold 2	2813 Briar Hill Dr, Grand Prairie, TX 75052	0.74 Miles ¹	Parcel Match
S3 Sold 3	2666 Carrington Ln, Grand Prairie, TX 75052	0.60 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	Willie Hickey	Company/Brokerage	Hickey Real Estate
License No	374357	Address	313 Pemberton Pl Cedar Hill TX 75104
License Expiration	10/31/2023	License State	TX
Phone	9722933860	Email	williejhickey@gmail.com
Broker Distance to Subject	6.14 miles	Date Signed	07/02/2023

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.