

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	7524 Brentwood Court, North Richland Hills, TEXAS 76182	Order ID	8740554	Property ID	34187615
Inspection Date	05/17/2023	Date of Report	05/17/2023		
Loan Number	53577	APN	05723590		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Tarrant		

Tracking IDs					
Order Tracking ID	20230515_BPO	Tracking ID 1	20230515_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	DOYLE D LOCKER	Condition Comments
R. E. Taxes	\$6,750	Property appears well maintained at this time. No significant needed repairs were observed. Nice curb appeal and location. Conforms to the neighborhood. Is surrounded by other residential homes. Track construction with builder grade finish out. Exterior is brick construction.
Assessed Value	\$338,641	
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	Suburban	Neighborhood Comments
Local Economy	Stable	N Richland Hills is a small town located between Fort Worth and Dallas. They have their 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, DFW Wairport and 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 thi...
Sales Prices in this Neighborhood	Low: \$195,000 High: \$475,000	
Market for this type of property	Decreased 2 % in the past 6 months.	
Normal Marketing Days	<90	

Neighborhood Comments

N Richland Hills is a small town located between Fort Worth and Dallas. They have their 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, DFW Wairport and 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.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	7524 Brentwood Court	6812 Shadydale Drive	7600 Jamie Renee Lane	7504 Brentwood Court
City, State	North Richland Hills, TEXAS	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.	--	0.86 ¹	0.67 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$326,600	\$349,900	\$412,000
List Price \$	--	\$326,600	\$339,900	\$395,000
Original List Date		04/30/2023	02/08/2023	11/09/2022
DOM · Cumulative DOM	-- · --	16 · 17	77 · 98	130 · 189
Age (# of years)	33	43	36	30
Condition	Average	Average	Average	Average
Sales Type	--	Investor	Investor	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	2,087	1,856	1,745	2,003
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	4 · 2	3 · 2
Total Room #	8	7	7	8
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	.211 acres	.230 acres	.212 acres	.209 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** Similar age, neighborhood, quality and style. Same beds, baths and garage spaces. 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 2** Similar age, neighborhood, quality and style. Same beds, baths and garage spaces. Charming renovated 4 bedroom 2 bath home in the Birdvile ISD. Home features fresh paint, new stainless steel appliances, new counter tops, beautiful new laminate floors - NO CARPET. Fantastic location.
- Listing 3** Same subdivision, baths and garage spaces. Inferior bedrooms. Similar age, quality of construction and style. This North Richland Hills home is close to the airport, downtown and many restaurants and shopping. Walking distance to great schools and walking trails. Open floorplan, dining room can be used for office area. Beautiful ceramic floors throughout the house. Great curb appeal with landscaped yard. 2 large living areas, 1 with cozy wood burning fireplace. Large backyard, plenty of room to add a pool.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	7524 Brentwood Court	7812 Red Oak Street	7301 Coventry Circle	7516 Brentwood Court
City, State	North Richland Hills, TEXAS	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.	--	0.92 ¹	0.57 ¹	0.03 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$394,500	\$410,000	\$425,000
List Price \$	--	\$369,999	\$395,000	\$425,000
Sale Price \$	--	\$325,000	\$370,000	\$426,500
Type of Financing	--	Conv	Fha	Conv
Date of Sale	--	02/23/2023	02/24/2023	02/15/2023
DOM · Cumulative DOM	-- · --	142 · 177	45 · 73	26 · 67
Age (# of years)	33	39	29	31
Condition	Average	Average	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Investor
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	2,087	1,730	1,818	2,155
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	4 · 2 · 1
Total Room #	8	6	6	9
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	.211 acres	.207 acres	.207 acres	.209 acres
Other	--	--	--	\$7,900 closing costs
Net Adjustment	--	+\$14,280	+\$10,760	-\$33,900
Adjusted Price	--	\$339,280	\$380,760	\$392,600

* 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** Similar age, neighborhood, quality and style. Same baths and garage spaces. Inferior bedrooms. Adjusted for GLA. Absolutely Charming Custom home in well established neighborhood surrounded by trees and greenery. Light and airy as you enter, space is what you feel immediately! Open living room with floor to ceiling wood burning brick fireplace, dining room and kitchen to the left, all bedrooms to the right. Oversized garage features work bench, cabinets, shelves and insulated garage door. Floored attic with garage entry! Master has dual walk in closets, one being a cedar closet! Secondary bedroom has walk in closet as well! Granite counter tops, custom wood cabinets. All bedrooms are large! Backyard has Tuff Shed, room for pool, backs up to a park! Walking distance to schools and Green Valley Park. Vaulted ceilings in all bedrooms! Relaxing porch in back yard with park view beyond the fence
- Sold 2** Similar age, neighborhood, quality and style. Same beds, baths and garage spaces. Adjusted for GLA. Seller is Motivated, Impressive 1 story home with pool in a established highly sought after neighborhood. 3 bedroom, 2 full baths. This beautiful home has tons to offer, 2 dining areas, 2 large living areas, brick gas fireplace with gas logs, vaulted ceiling, with abundance of natural light throughout the home, kitchen features lots of cabinets for all your storage needs, island and lots of countertop space, stainless steel appliances and great sized pantry with breakfast nook that's open to the oversized living area. All bedrooms are spacious w the primary bedroom at the back of the house for privacy. Primary bath w separate shower, garden bathtub, dual sinks w walk in closet. Beautiful engineered hardwoods, recently replace carpet in bedrooms, recently replaced impact resistant roof, exterior solar shades, interior window blinds. sparkling swimming pool, covered patio w privacy fence.
- Sold 3** Same subdivision, beds, full baths and garage spaces. Similar age, quality of construction and style. Adjusted for condition, half bath and closing costs. This property was used because it is on the same street. Home is totally updated. Beautiful 4 bedroom, 2.5 bath, 2 car garage home on a quiet cul-de-sac. Awesome kitchen with new quartz and stainless appliances that is open to the dining and living rooms. Front office could double as a 5th bedroom. This home has a great layout and wonderful natural light. Move in ready.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Property has not been in 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	\$369,900	\$369,900
Sales Price	\$359,000	\$359,000
30 Day Price	\$349,900	--
Comments Regarding Pricing Strategy		
The majority of the homes in the area have been updated or have swimming pools. Used the best comps available. Value is determined by adjusted value of closed sales.		

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



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 6812 Shadydale Drive
North Richland Hills, TX 76182



Front

L2 7600 Jamie Renee Lane
North Richland Hills, TX 76182



Front

L3 7504 Brentwood Court
North Richland Hills, TX 76182



Front

Sales Photos

S1 7812 Red Oak Street
North Richland Hills, TX 76182



Front

S2 7301 Coventry Circle
North Richland Hills, TX 76182



Front

S3 7516 Brentwood Court
North Richland Hills, TX 76182



Front

ClearMaps Addendum

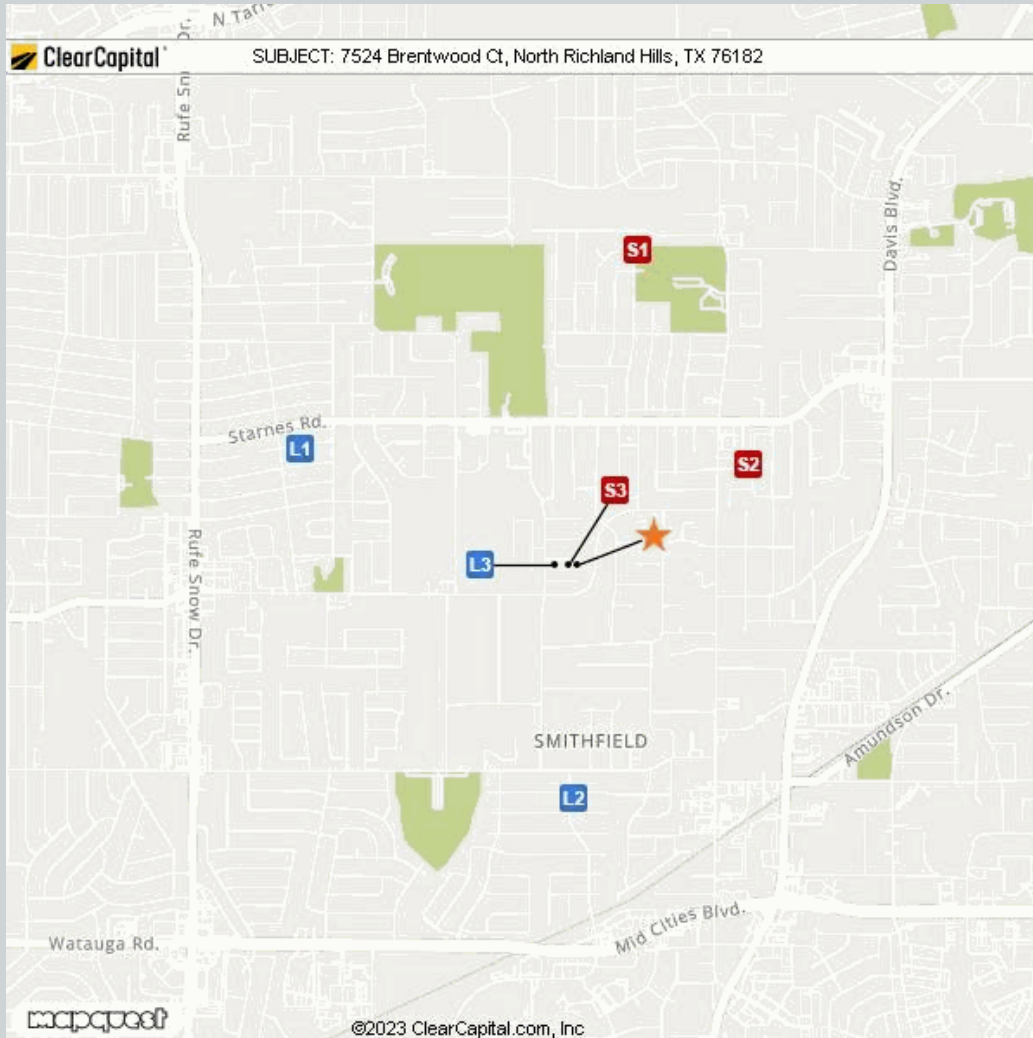
Address ★ 7524 Brentwood Court, North Richland Hills, TEXAS 76182

Loan Number 53577

Suggested List \$369,900

Suggested Repaired \$369,900

Sale \$359,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7524 Brentwood Court, North Richland Hills, Texas 76182	--	Parcel Match
L1 Listing 1	6812 Shadydale Drive, North Richland Hills, TX 76182	0.86 Miles ¹	Parcel Match
L2 Listing 2	7600 Jamie Renee Lane, North Richland Hills, TX 76182	0.67 Miles ¹	Parcel Match
L3 Listing 3	7504 Brentwood Court, North Richland Hills, TX 76182	0.07 Miles ¹	Parcel Match
S1 Sold 1	7812 Red Oak Street, North Richland Hills, TX 76182	0.92 Miles ¹	Parcel Match
S2 Sold 2	7301 Coventry Circle, North Richland Hills, TX 76182	0.57 Miles ¹	Parcel Match
S3 Sold 3	7516 Brentwood Court, North Richland Hills, TX 76182	0.03 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	15.00 miles	Date Signed	05/17/2023

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.