

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.

|                        |  |                       |                       |                    |          |
|------------------------|--|-----------------------|-----------------------|--------------------|----------|
| <b>Address</b>         | 3416 Portico Lane, Dallas, TEXAS 75241 | <b>Order ID</b>       | 8761104               | <b>Property ID</b> | 34222944 |
| <b>Inspection Date</b> | 05/31/2023                             | <b>Date of Report</b> | 05/31/2023            |                    |          |
| <b>Loan Number</b>     | 53586                                  | <b>APN</b>            | 00-68820-002-043-0000 |                    |          |
| <b>Borrower Name</b>   | Breckenridge Property Fund 2016 LLC    | <b>County</b>         | Dallas                |                    |          |

### Tracking IDs

|                          |                      |                      |                      |
|--------------------------|----------------------|----------------------|----------------------|
| <b>Order Tracking ID</b> | 05.30.23 BPO Request | <b>Tracking ID 1</b> | 05.30.23 BPO Request |
| <b>Tracking ID 2</b>     | --                   | <b>Tracking ID 3</b> | --                   |

### General Conditions

|                                       |                  |   |
|---------------------------------------|------------------|---|
| <b>Owner</b>                          | Mcdonald Delores | <b>Condition Comments</b><br>Subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection. |
| <b>R. E. Taxes</b>                    | \$5,311          |   |
| <b>Assessed Value</b>                 | \$212,410        |   |
| <b>Zoning Classification</b>          | Residential      |   |
| <b>Property Type</b>                  | SFR              |   |
| <b>Occupancy</b>                      | Occupied         |   |
| <b>Ownership Type</b>                 | Fee Simple       |   |
| <b>Property Condition</b>             | Average          |   |
| <b>Estimated Exterior Repair Cost</b> | \$0              |   |
| <b>Estimated Interior Repair Cost</b> | \$0              |   |
| <b>Total Estimated Repair</b>         | \$0              |   |
| <b>HOA</b>                            | No               |   |
| <b>Visible From Street</b>            | Visible          |   |
| <b>Road Type</b>                      | Public           |   |

### Neighborhood & Market Data

|  |  |   |
|--|--|---|
| <b>Location Type</b>                     | Suburban                               | <b>Neighborhood Comments</b><br>The subject is located in a suburban location that has 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. |
| <b>Local Economy</b>                     | Stable                                 |   |
| <b>Sales Prices in this Neighborhood</b> | Low: \$150,000<br>High: \$400,000      |   |
| <b>Market for this type of property</b>  | Remained Stable for the past 6 months. |   |
| <b>Normal Marketing Days</b>             | <180                                   |   |

### Current Listings

|                               | Subject               | Listing 1               | Listing 2             | Listing 3 *           |
|-------------------------------|-----------------------|-------------------------|-----------------------|-----------------------|
| <b>Street Address</b>         | 3416 Portico Lane     | 3463 Santa Gertrudis Dr | 3815 Olney Ct         | 3919 Tioga St         |
| <b>City, State</b>            | Dallas, TEXAS         | Dallas, TX              | Dallas, TX            | Dallas, TX            |
| <b>Zip Code</b>               | 75241                 | 75241                   | 75241                 | 75241                 |
| <b>Datasource</b>             | Tax Records           | MLS                     | MLS                   | MLS                   |
| <b>Miles to Subj.</b>         | --                    | 0.62 <sup>1</sup>       | 0.61 <sup>1</sup>     | 0.69 <sup>1</sup>     |
| <b>Property Type</b>          | SFR                   | SFR                     | SFR                   | SFR                   |
| <b>Original List Price \$</b> | \$                    | \$285,000               | \$260,000             | \$250,000             |
| <b>List Price \$</b>          | --                    | \$285,000               | \$260,000             | \$250,000             |
| <b>Original List Date</b>     |                       | 05/26/2023              | 05/13/2023            | 03/19/2023            |
| <b>DOM · Cumulative DOM</b>   | -- · --               | 2 · 5                   | 15 · 18               | 46 · 73               |
| <b>Age (# of years)</b>       | 19                    | 11                      | 61                    | 52                    |
| <b>Condition</b>              | Average               | Good                    | Good                  | Average               |
| <b>Sales Type</b>             | --                    | Fair Market Value       | Fair Market Value     | Fair Market Value     |
| <b>Location</b>               | Neutral ; Residential | Neutral ; Residential   | Neutral ; Residential | Neutral ; Residential |
| <b>View</b>                   | Neutral ; Residential | Neutral ; Residential   | Neutral ; Residential | Neutral ; Residential |
| <b>Style/Design</b>           | 1 Story ranch         | 1 Story ranch           | 1 Story ranch         | 1 Story ranch         |
| <b># Units</b>                | 1                     | 1                       | 1                     | 1                     |
| <b>Living Sq. Feet</b>        | 1,571                 | 1,712                   | 1,300                 | 1,440                 |
| <b>Bdrm · Bths · ½ Bths</b>   | 3 · 2                 | 4 · 2                   | 3 · 2 · 1             | 3 · 2                 |
| <b>Total Room #</b>           | 7                     | 8                       | 7                     | 7                     |
| <b>Garage (Style/Stalls)</b>  | Attached 2 Car(s)     | Attached 2 Car(s)       | None                  | Attached 1 Car        |
| <b>Basement (Yes/No)</b>      | No                    | No                      | No                    | No                    |
| <b>Basement (% Fin)</b>       | 0%                    | 0%                      | 0%                    | 0%                    |
| <b>Basement Sq. Ft.</b>       | --                    | --                      | --                    | --                    |
| <b>Pool/Spa</b>               | --                    | --                      | --                    | --                    |
| <b>Lot Size</b>               | 0.12 acres            | 0.13 acres              | 0.30 acres            | 0.14 acres            |
| <b>Other</b>                  | none                  | none                    | none                  | fence                 |

\* Listing 3 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Listing 1** Welcome to this well-maintained 4 bed, 2 bath home situated on a corner lot in south Dallas. Built in 2012. Recent updates laminate flooring and interior paint. Heating replaced in 2022. Kitchen features ample counter space and nice appliances. Primary bedroom with walking closet. Flexible floorplan.

**Listing 2** This home is fully renovated and modernized. The house counts with new electrical ,roofing, and a new hvac system .A beautiful open concept design that with a modern look, counting with a granite bar and three full bathrooms!

**Listing 3** single story home, great for first time buyer. One car garage has been converted to a second sitting area. Grey laminate floors throughout the home. Kitchen has stainless steel appliances. Large, fenced back yard with storage shed.

### Recent Sales

|                               | Subject               | Sold 1                | Sold 2                | Sold 3 *              |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| <b>Street Address</b>         | 3416 Portico Lane     | 6139 College Way      | 3433 Pinebrook Dr     | 3420 Portico Ln       |
| <b>City, State</b>            | Dallas, TEXAS         | Dallas, TX            | Dallas, TX            | Dallas, TX            |
| <b>Zip Code</b>               | 75241                 | 75241                 | 75241                 | 75241                 |
| <b>Datasource</b>             | Tax Records           | MLS                   | MLS                   | MLS                   |
| <b>Miles to Subj.</b>         | --                    | 0.14 <sup>1</sup>     | 0.05 <sup>1</sup>     | 0.01 <sup>1</sup>     |
| <b>Property Type</b>          | SFR                   | SFR                   | SFR                   | SFR                   |
| <b>Original List Price \$</b> | --                    | \$279,800             | \$255,000             | \$262,500             |
| <b>List Price \$</b>          | --                    | \$279,800             | \$255,000             | \$262,500             |
| <b>Sale Price \$</b>          | --                    | \$279,800             | \$255,000             | \$262,500             |
| <b>Type of Financing</b>      | --                    | Conventional          | Conventional          | Conventional          |
| <b>Date of Sale</b>           | --                    | 03/29/2023            | 01/18/2023            | 12/21/2022            |
| <b>DOM · Cumulative DOM</b>   | -- · --               | 29 · 29               | 26 · 26               | 18 · 18               |
| <b>Age (# of years)</b>       | 19                    | 18                    | 19                    | 19                    |
| <b>Condition</b>              | Average               | Good                  | Average               | Average               |
| <b>Sales Type</b>             | --                    | Fair Market Value     | Fair Market Value     | Fair Market Value     |
| <b>Location</b>               | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| <b>View</b>                   | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential | Neutral ; Residential |
| <b>Style/Design</b>           | 1 Story ranch         | 2 Stories colonial    | 2 Stories colonial    | 1 Story ranch         |
| <b># Units</b>                | 1                     | 1                     | 1                     | 1                     |
| <b>Living Sq. Feet</b>        | 1,571                 | 1,562                 | 1,602                 | 1,743                 |
| <b>Bdrm · Bths · ½ Bths</b>   | 3 · 2                 | 3 · 2 · 1             | 3 · 2 · 1             | 3 · 2                 |
| <b>Total Room #</b>           | 7                     | 7                     | 7                     | 7                     |
| <b>Garage (Style/Stalls)</b>  | Attached 2 Car(s)     | Attached 2 Car(s)     | Attached 2 Car(s)     | Attached 2 Car(s)     |
| <b>Basement (Yes/No)</b>      | No                    | No                    | No                    | No                    |
| <b>Basement (% Fin)</b>       | 0%                    | 0%                    | 0%                    | 0%                    |
| <b>Basement Sq. Ft.</b>       | --                    | --                    | --                    | --                    |
| <b>Pool/Spa</b>               | --                    | --                    | --                    | --                    |
| <b>Lot Size</b>               | 0.12 acres            | 0.13 acres            | 0.13 acres            | 0.13 acres            |
| <b>Other</b>                  | none                  | none                  | none                  | none                  |
| <b>Net Adjustment</b>         | --                    | -\$6,220              | -\$1,920              | -\$3,490              |
| <b>Adjusted Price</b>         | --                    | \$273,580             | \$253,080             | \$259,010             |

\* Sold 3 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Here is lovely 3 bedroom 2.1 bath two story home that is ready for you to move right in. It has been updated with fresh paint, luxury vinyl plank and carpet. It has new lighting, fixtures and stove. There are many windows to make your home bright and ceiling fans for cooling. Home has a new roof, fresh paint, and a new garage door to brighten the outside view. There is a 2 car garage with extra room for storage. Washer and dryer hook up are very handy as they are located in a closeted area next to the kitchen. -1250/bath, 180/gla, -50/lot, -100/age, -5000/condition.
- Sold 2** This cute two-story home is move-in ready with fresh paint and recently installed carpet. Features two living areas, a powder bath downstairs for guests, master bedroom with en suite bathroom and walk-in closet. Great backyard to entertain and barbecue with family and friends. Single door two-car garage. Easy access to main freeways. The refrigerator stays!!! Close to Paul Quinn College and UNT-Dallas. -1250/bath, -620/gla, -50/lot
- Sold 3** Open floor plan with professional fresh paint and new wood-look ceramic tile throughout, this 2004 home is spruced up and ready for you to make it your own. Generous room sizes offer versatility for multiple living rooms or living and dining ALL with visual access from the eat-in kitchen. Primary suite has room for a king side bed with chairs. -3440/gla, -50/lot

### Subject Sales & Listing History

|  |                            |                        |                         |                                 |                    |                     |               |
|--|----------------------------|------------------------|-------------------------|---------------------------------|--------------------|---------------------|---------------|
| <b>Current Listing Status</b>                      | Not Currently Listed       |                        |                         | <b>Listing History Comments</b> |                    |                     |               |
| <b>Listing Agency/Firm</b>                         |                            |                        |                         | none                            |                    |                     |               |
| <b>Listing Agent Name</b>                          |                            |                        |                         |                                 |                    |                     |               |
| <b>Listing Agent Phone</b>                         |                            |                        |                         |                                 |                    |                     |               |
| <b># of Removed Listings in Previous 12 Months</b> | 0                          |                        |                         |                                 |                    |                     |               |
| <b># of Sales in Previous 12 Months</b>            | 0                          |                        |                         |                                 |                    |                     |               |
| <b>Original List Date</b>                          | <b>Original List Price</b> | <b>Final List Date</b> | <b>Final List Price</b> | <b>Result</b>                   | <b>Result Date</b> | <b>Result Price</b> | <b>Source</b> |

### Marketing Strategy

|   | <b>As Is Price</b> | <b>Repaired Price</b> |
|---|--------------------|-----------------------|
| <b>Suggested List Price</b>   | \$278,000          | \$278,000             |
| <b>Sales Price</b>  | \$265,000          | \$265,000             |
| <b>30 Day Price</b>   | \$252,000          | --                    |
| <b>Comments Regarding Pricing Strategy</b>  |                    |                       |
| <p>The subject should be sold in as-is condition. The market conditions is currently Stable. Due to suburban density and the lack of more suitable comparisons, guidelines for gla, lot size, age and some recommended guidelines when choosing comparable properties. 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. List 3 Comp were weighted the most and similar in bedrooms ,gla, lot size and close proximity. Sold comparable 3 was weighted the heaviest due to gla, lot size and close proximity. Comps used are different condition due to the lack of recent market activity, used most similar found. All the necessary adjustments are made.</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** 3463 Santa Gertrudis Dr  
Dallas, TX 75241



Front

**L2** 3815 Olney Ct  
Dallas, TX 75241



Front

**L3** 3919 Tioga St  
Dallas, TX 75241



Front

## Sales Photos

**S1** 6139 College Way  
Dallas, TX 75241



Front

**S2** 3433 Pinebrook Dr  
Dallas, TX 75241



Front

**S3** 3420 Portico Ln  
Dallas, TX 75241



Front

### ClearMaps Addendum

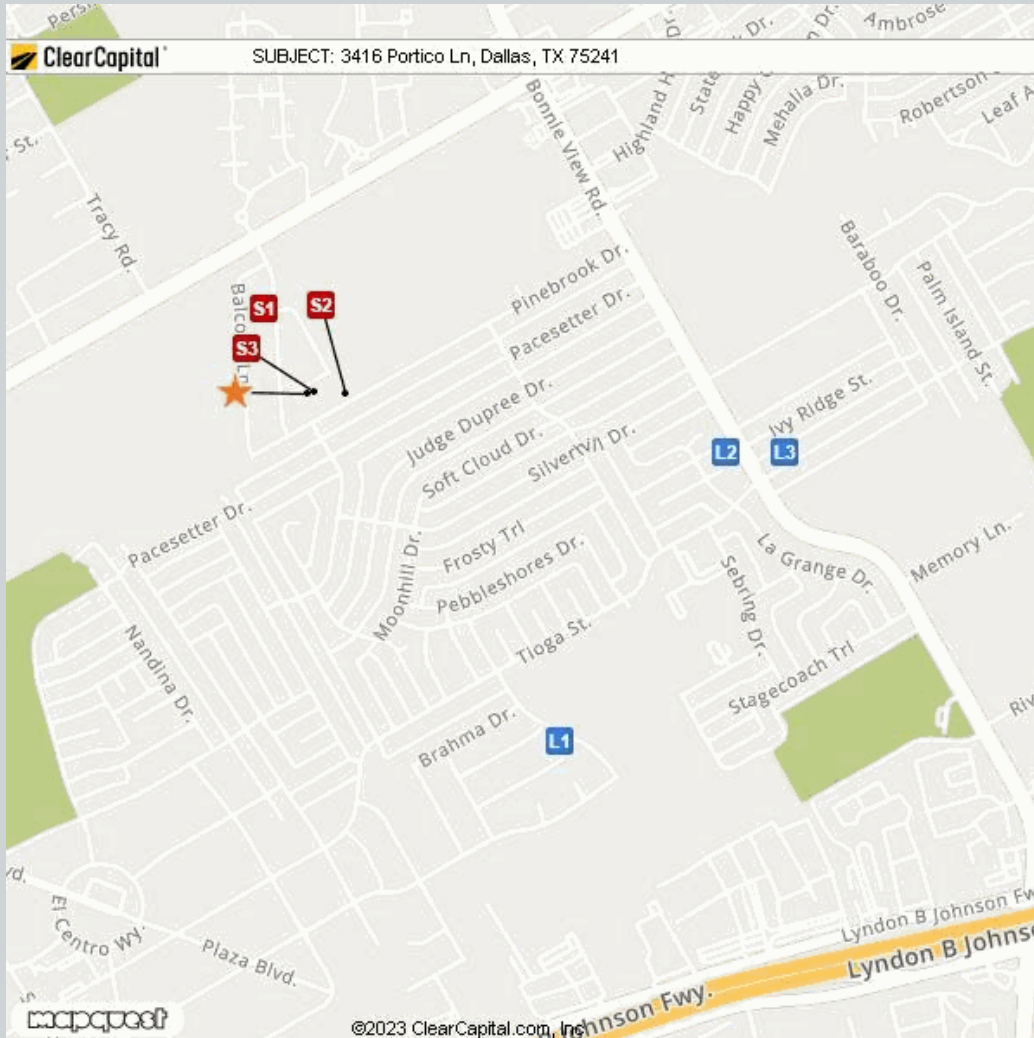
**Address** ★ 3416 Portico Lane, Dallas, TEXAS 75241

**Loan Number** 53586

**Suggested List** \$278,000

**Suggested Repaired** \$278,000

**Sale** \$265,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

| Comparable   | Address                                   | Miles to Subject        | Mapping Accuracy |
|--------------|---|-------------------------|------------------|
| ★ Subject    | 3416 Portico Lane, Dallas, Texas 75241    | --                      | Parcel Match     |
| L1 Listing 1 | 3463 Santa Gertrudis Dr, Dallas, TX 75241 | 0.62 Miles <sup>1</sup> | Parcel Match     |
| L2 Listing 2 | 3815 Olney Ct, Dallas, TX 75241           | 0.61 Miles <sup>1</sup> | Parcel Match     |
| L3 Listing 3 | 3919 Tioga St, Dallas, TX 75241           | 0.69 Miles <sup>1</sup> | Parcel Match     |
| S1 Sold 1    | 6139 College Way, Dallas, TX 75241        | 0.14 Miles <sup>1</sup> | Parcel Match     |
| S2 Sold 2    | 3433 Pinebrook Dr, Dallas, TX 75241       | 0.05 Miles <sup>1</sup> | Parcel Match     |
| S3 Sold 3    | 3420 Portico Ln, Dallas, TX 75241         | 0.01 Miles <sup>1</sup> | Parcel Match     |

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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.

\*\*\* Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! \*\*\*

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



## Report Instructions - cont.

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.

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

|                                   |               |                          |   |
|-----------------------------------|---------------|--------------------------|---|
| <b>Broker Name</b>                | Shelby Tanner | <b>Company/Brokerage</b> | Sepctrum Real Estate, LLC                 |
| <b>License No</b>                 | 639463        | <b>Address</b>           | 325 North St. Paul Street Dallas TX 75201 |
| <b>License Expiration</b>         | 03/31/2024    | <b>License State</b>     | TX  |
| <b>Phone</b>                      | 8322661865    | <b>Email</b>             | smtannerbpo@gmail.com                     |
| <b>Broker Distance to Subject</b> | 8.29 miles    | <b>Date Signed</b>       | 05/31/2023                                |

*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.**