

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>	2804 Deep Valley Trail, Plano, TX 75023	<b>Order ID</b>	8942353	<b>Property ID</b>	34632641
<b>Inspection Date</b>	09/27/2023	<b>Date of Report</b>	09/27/2023		
<b>Loan Number</b>	55180	<b>APN</b>	R056401400801		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Collin		

### Tracking IDs

<b>Order Tracking ID</b>	09.25.23 BPO Request	<b>Tracking ID 1</b>	09.25.23 BPO Request
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Hunn David J	<b>Condition Comments</b> Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.
<b>R. E. Taxes</b>	\$6,857	
<b>Assessed Value</b>	\$358,822	
<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> The subject is located in a suburban neighborhood with stable property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$272,000 High: \$507,600	
<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 *
Street Address	2804 Deep Valley Trail	2701 Downing	3612 Big Horn	2900 Glenhaven
City, State	Plano, TX	Plano, TX	Plano, TX	Plano, TX
Zip Code	75023	75023	75075	75023
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.26 <sup>1</sup>	1.13 <sup>1</sup>	0.07 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$399,000	\$425,000	\$436,000
List Price \$	--	\$399,000	\$425,000	\$429,000
Original List Date		09/12/2023	07/15/2023	08/24/2023
DOM · Cumulative DOM	-- · --	14 · 15	73 · 74	33 · 34
Age (# of years)	42	49	44	45
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	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,323	1,970	2,202	1,865
Bdrm · Bths · ½ Bths	4 · 2	4 · 2 · 1	3 · 2 · 1	3 · 2
Total Room #	7	7	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	--	--	--	Pool - Yes
Lot Size	0.23 acres	0.28 acres	0.22 acres	0.21 acres
Other	None	None	None	None

\* 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** Adjustments:,Bed:0,Bath:0,HBath:-1000,GLA:\$7060,Total Adjustment:\$6060,Net Adjustment Value:\$405060 Property is superior in HBath but similar in Bed to the subject.

**Listing 2** Adjustments:,Bed:4000,Bath:0,HBath:-1000,GLA:\$2420,Total Adjustment:\$5420,Net Adjustment Value:\$430420 Property is superior in HBath but similar in Bath to the subject.

**Listing 3** Adjustments:,Bed:4000,Bath:0,HBath:0,GLA:\$9160,Pool:\$-7000,Total Adjustment:\$6160,Net Adjustment Value:\$435160 Property is inferior in Bed but similar in view to the subject.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2804 Deep Valley Trail	2712 Cross Bend	2516 Belmont	2713 Deep Valley
City, State	Plano, TX	Plano, TX	Plano, TX	Plano, TX
Zip Code	75023	75023	75023	75023
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.16 <sup>1</sup>	0.47 <sup>1</sup>	0.11 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$370,000	\$385,000	\$410,000
List Price \$	--	\$370,000	\$385,000	\$410,000
Sale Price \$	--	\$340,000	\$391,900	\$423,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	08/29/2023	10/28/2022	02/22/2023
DOM · Cumulative DOM	-- · --	3 · 30	7 · 22	5 · 34
Age (# of years)	42	45	43	47
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	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	2,323	1,932	2,376	2,066
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	3 · 2	4 · 2 · 1
Total Room #	7	7	6	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	--	--	Pool - Yes	Pool - Yes
Lot Size	0.23 acres	0.21 acres	0.22 acres	0.21 acres
Other	None	None	None	None
Net Adjustment	--	+\$7,820	-\$4,060	-\$2,860
Adjusted Price	--	\$347,820	\$387,840	\$420,140

\* Sold 2 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** Adjustments:,Bed:0,Bath:0,HBath:0,GLA:\$7820,Total Adjustment:7820,Net Adjustment Value:\$347820 Property is inferior in gla but similar in view to the subject.
- Sold 2** Adjustments:,Bed:4000,Bath:0,HBath:0,GLA:\$-1060,Pool:\$-7000,Total Adjustment:-4060,Net Adjustment Value:\$387840 Property is superior in gla but similar in HBath to the subject.
- Sold 3** Adjustments:,Bed:0,Bath:0,HBath:-1000,GLA:\$5140,Pool:\$-7000,Total Adjustment:-2860,Net Adjustment Value:\$420140 Property is superior in HBath but similar in Bath to the subject.

### Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				None Noted			
<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>	1						
<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>
08/22/2023	\$425,000	--	--	Sold	09/22/2023	\$380,000	MLS

### Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$410,000	\$410,000
<b>Sales Price</b>	\$380,000	\$380,000
<b>30 Day Price</b>	\$370,000	--

#### Comments Regarding Pricing Strategy

Subject is sold for \$380000 on 09/22/2023. The subject property is overall in average condition and it conforms to the neighborhood. The subject details were taken from tax. Within 1 mile having, +/-20% GLA, +/-20% year built, +/-30% lot size and 12 months back, there were limited comparable that brackets subject's recent sold price and hence proximity exceeded up to 2 mile. Unable to bracket year built with in list comps. Within 1 mile having, +/-20% GLA, +/-20% year built, +/-30% lot size and 12 months back, there were no similar year built comparable available for list comps and they are still considered to be reliable comps. To use similar condition comparables need to use comparables varying in bed/bath count, year built, style, garage and lot size. (Adjustments were made). The lot size tolerances for comparable had to be extended due to the limitation of similar properties in that area within +/-20% GLA, +/-20% year built, +/-30% lot size guidelines and 6 months back. Variance is minimal. This does not have a significant impact on subject pricing. Pricing does vary outside the subject's location. It was necessary to use comparable with superior in condition due to limited comparable availability in the subject's area. In order to include comparable to reinforce the subject's GLA and other attributes, the sold comparable search was broadened to 12 months time. It was necessary to use comparable with superior in condition due to limited comparable availability in the subject's area. At the time of sale the sold comparable 3 property may have had multiple offers or a concession was given and not noted. The BPO report must take these sales into consideration in terms of comparable selection. Aggressive pricing is recommended in this market to attract strong buyer demand. A competitive price may attract multiple offers a final sales price higher than the list price. The subject is located near non-residential properties, park, major roads, highway and commercials. Since there were limited comparable available on the similar side of the subject it was necessary to use comparable from across major roads and highway. It does not cause any negative or adverse effect on the market value. The current suggested sales price and or List price provided are most realistic, however subject to change due to the current market trend. In delivering final valuation, most weight has been placed on CS2 and CL3as they are most similar to subject GLA and condition. These sales were considered the best from the extensive search of market data and this a fair representation of the subject property in this 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.

### Subject Photos



Front



Address Verification



Street

## Listing Photos

**L1** 2701 Downing  
Plano, TX 75023



Front

**L2** 3612 Big Horn  
Plano, TX 75075



Front

**L3** 2900 Glenhaven  
Plano, TX 75023



Front



## Sales Photos

**S1** 2712 Cross Bend  
Plano, TX 75023



Front

**S2** 2516 Belmont  
Plano, TX 75023



Front

**S3** 2713 Deep Valley  
Plano, TX 75023



Front

### ClearMaps Addendum

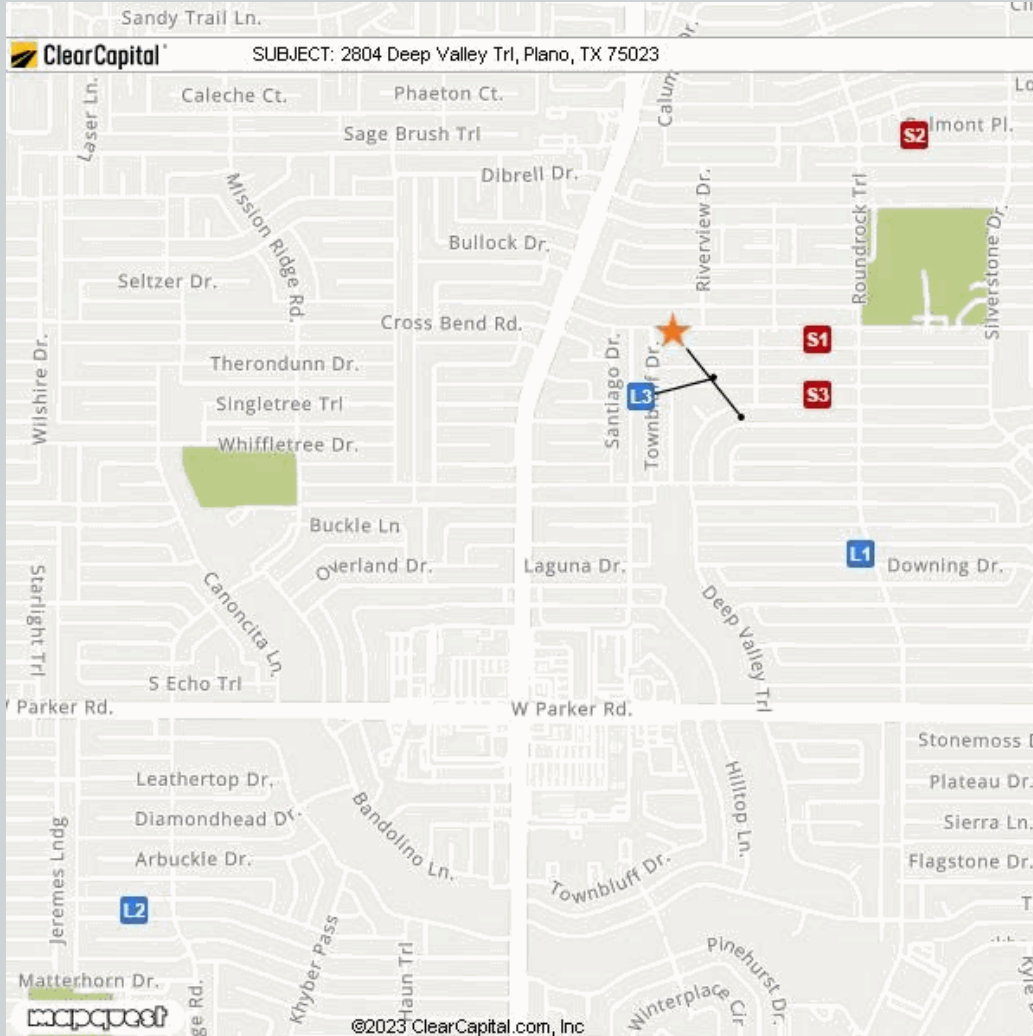
**Address** ★ 2804 Deep Valley Trail, Plano, TX 75023

**Loan Number** 55180

**Suggested List** \$410,000

**Suggested Repaired** \$410,000

**Sale** \$380,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2804 Deep Valley Trail, Plano, TX 75023	--	Parcel Match
L1 Listing 1	2701 Downing, Plano, TX 75023	0.26 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3612 Big Horn, Plano, TX 75075	1.13 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2900 Glenhaven, Plano, TX 75023	0.07 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2712 Cross Bend, Plano, TX 75023	0.16 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2516 Belmont, Plano, TX 75023	0.47 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2713 Deep Valley, Plano, TX 75023	0.11 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.

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

<b>Broker Name</b>	Natasha Thompson	<b>Company/Brokerage</b>	Texas Casa Realty LLC
<b>License No</b>	677241	<b>Address</b>	2770 Main Street Frisco TX 75033
<b>License Expiration</b>	08/31/2024	<b>License State</b>	TX
<b>Phone</b>	4699258108	<b>Email</b>	info@texascasarealty.com
<b>Broker Distance to Subject</b>	10.11 miles	<b>Date Signed</b>	09/27/2023

*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.**