

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 | 2713 Se 5th Street, Bentonville, AR 72712 | Order ID | 8959730 | Property ID | 34661262 |
| Inspection Date | 10/06/2023 | Date of Report | 10/07/2023 | | |
| Loan Number | 55315 | APN | 01-06109-000 | | |
| Borrower Name | Breckenridge Property Fund 2016 LLC | County | Benton | | |

| | | | | | |
|--------------------------|----------------------|----------------------|----------------------|--|--|
| Tracking IDs | | | | | |
| Order Tracking ID | 10.05.23 BPO Request | Tracking ID 1 | 10.05.23 BPO Request | | |
| Tracking ID 2 | -- | Tracking ID 3 | -- | | |

| General Conditions | | Condition Comments |
|---------------------------------------|--|--|
| Owner | SANDLIN SPECIAL NEEDS TRUST, ZACHARY L | The home appears to be well maintained and cared for given its age an the area. The home shows no signs of misuse or neglect and no signs of recent work being completed on site. The subject does not appear to have been updated in any major way and is period specific in design and appeal. |
| R. E. Taxes | \$3,009 | |
| Assessed Value | \$284,800 | |
| 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 Comments |
|--|--|--|
| Location Type | Suburban | This are is popular but most home in the area are older homes that are within the historic renovation district of Bentonville which is one of the highest values in the state. The area has many newer amenities and services including parks, schools, and the new Walmart Corp Home Office which is driving the values and growth of the area. |
| Local Economy | Stable | |
| Sales Prices in this Neighborhood | Low: \$297,500 High: \$3,957,500 | |
| Market for this type of property | Remained Stable for the past 6 months. | |
| Normal Marketing Days | <30 | |

Current Listings

| | Subject | Listing 1 | Listing 2 | Listing 3 * |
|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 2713 Se 5th Street | 605 Paradise Way | 2108 Se 17th St | 213 Paradise Way |
| City, State | Bentonville, AR | Bentonville, AR | Bentonville, AR | Bentonville, AR |
| Zip Code | 72712 | 72712 | 72712 | 72712 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.14 ¹ | 1.14 ¹ | 0.13 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$499,000 | \$499,000 | \$470,000 |
| List Price \$ | -- | \$499,000 | \$499,000 | \$470,000 |
| Original List Date | | 08/21/2023 | 08/25/2023 | 08/09/2023 |
| DOM · Cumulative DOM | -- · -- | 46 · 47 | 42 · 43 | 58 · 59 |
| Age (# of years) | 27 | 25 | 33 | 29 |
| 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 Traditional | 1 Story Traditional | 1 Story Traditional | 1 Story Traditional |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 2,078 | 1,934 | 2,272 | 1,938 |
| Bdrm · Bths · ½ Bths | 4 · 2 · 1 | 4 · 2 | 4 · 2 · 1 | 4 · 2 |
| Total Room # | 9 | 8 | 9 | 8 |
| Garage (Style/Stalls) | Attached 2 Car(s) | Attached 3 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 | .29 acres | .27 acres | .27 acres | .31 acres |
| Other | -- | -- | -- | -- |

* Listing 3 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.

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

Listing 1 This home is younger and has a larger garage than the subject. The comp is slightly smaller but overall given the age of the home it will have a superior value over the subject.

Listing 2 This comp is larger but is also younger than the subject. The other features are the same in appeal to make the comp superior and have a higher appeal and value.

Listing 3 This home is the closest to the subject in appeal and value currently listed. The home is almost the same age but is slightly smaller. The other features are the same overall to make the two similar in values.

Recent Sales

| | Subject | Sold 1 * | Sold 2 | Sold 3 |
|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 2713 Se 5th Street | 404 Ne Whitney St | 1302 N Mallard Ln | 3507 Hemlock St |
| City, State | Bentonville, AR | Bentonville, AR | Bentonville, AR | Bentonville, AR |
| Zip Code | 72712 | 72712 | 72712 | 72712 |
| Datasource | Tax Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.61 ¹ | 1.43 ¹ | 1.83 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$379,900 | \$399,000 | \$359,900 |
| List Price \$ | -- | \$379,900 | \$399,000 | \$359,900 |
| Sale Price \$ | -- | \$379,900 | \$399,000 | \$350,000 |
| Type of Financing | -- | Conventional | Conventional | Conventional |
| Date of Sale | -- | 02/07/2023 | 06/30/2023 | 01/31/2023 |
| DOM · Cumulative DOM | -- · -- | 69 · 69 | 161 · 161 | 70 · 208 |
| Age (# of years) | 27 | 22 | 31 | 28 |
| 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 Traditional | 1 Story Traditional | 1 Story Traditional | 1 Story Traditional |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 2,078 | 1,967 | 1,936 | 2,133 |
| Bdrm · Bths · ½ Bths | 4 · 2 · 1 | 4 · 2 | 4 · 2 | 3 · 2 |
| Total Room # | 9 | 8 | 8 | 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 | -- |
| Lot Size | .29 acres | .29 acres | .26 acres | .21 acres |
| Other | -- | -- | -- | -- |
| Net Adjustment | -- | \$0 | -\$20,000 | +\$25,000 |
| Adjusted Price | -- | \$379,900 | \$379,000 | \$375,000 |

* 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** This home is younger but is also smaller which will offset in values. This comp is the closest to the subjects site value and in the same high valued school district as the subject to make it the most similar sale in the area.
- Sold 2** This home is smaller but much older than the subject. The comp is in a good area though and is one of few homes of this size and age in the area that has sold. The main difference in the two homes is the in-ground pool of the comp which is the reason for the difference in price.
- Sold 3** This home is in a lower valued schools and has less rooms overall. The comp will have a lower valued overall and a lower appeal to buyers making it inferior in the market.

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|--|---------------|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | Listing History Comments | | | | |
| Listing Agency/Firm | | | There are no records for this address on the MLS at this time. | | | | |
| 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 | \$380,000 | \$380,000 |
| Sales Price | \$379,000 | \$379,000 |
| 30 Day Price | \$365,000 | -- |
| Comments Regarding Pricing Strategy | | |
| This home will sell fast without issue given the popularity of the specific area and the lack of newer homes within. The home will command a high value and will sell with little marketing efforts in today's market. | | |

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 605 Paradise Way
Bentonville, AR 72712



Front

L2 2108 SE 17th St
Bentonville, AR 72712



Front

L3 213 Paradise Way
Bentonville, AR 72712



Front

Sales Photos

S1 404 NE Whitney St
Bentonville, AR 72712



Front

S2 1302 N Mallard Ln
Bentonville, AR 72712



Front

S3 3507 Hemlock St
Bentonville, AR 72712



Front

ClearMaps Addendum

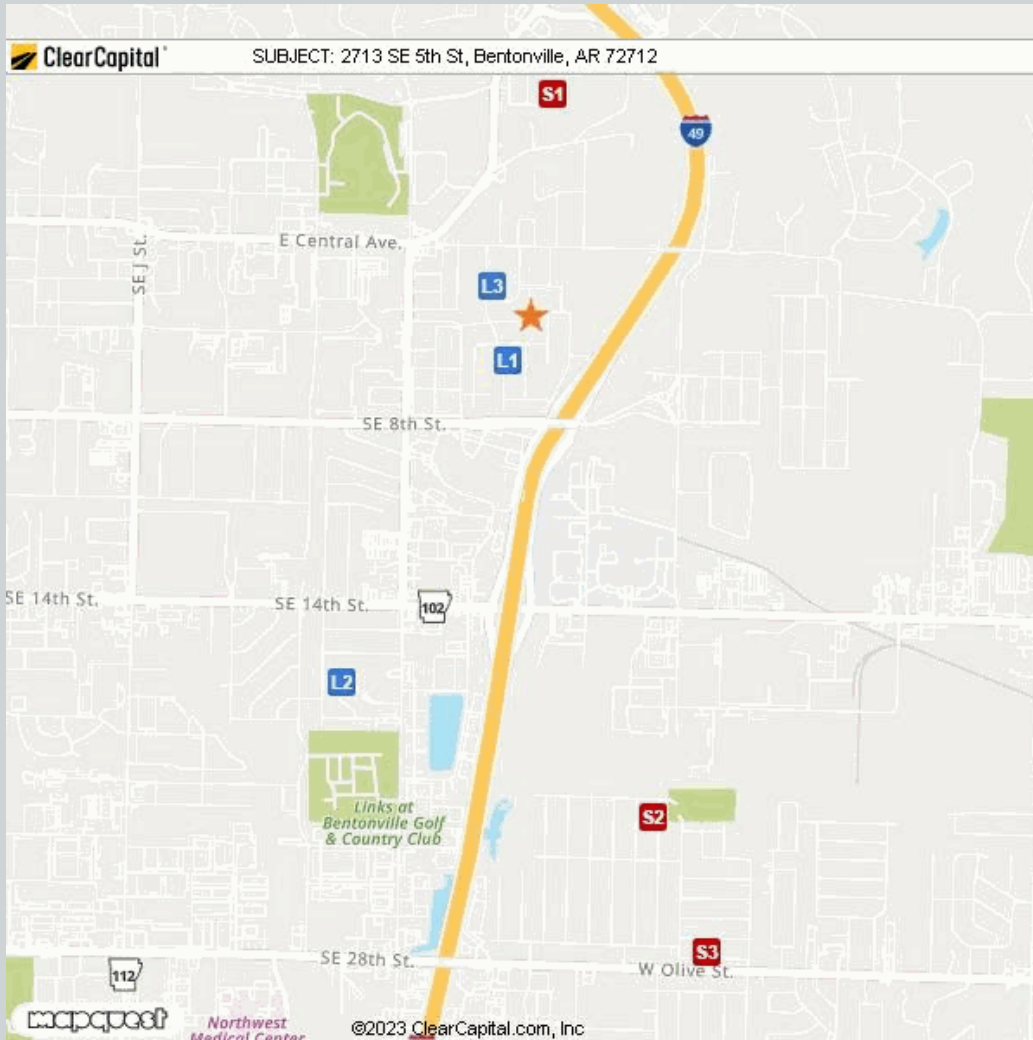
Address ★ 2713 Se 5th Street, Bentonville, AR 72712

Loan Number 55315

Suggested List \$380,000

Suggested Repaired \$380,000

Sale \$379,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|---|-------------------------|------------------|
| ★ Subject | 2713 Se 5th Street, Bentonville, AR 72712 | -- | Parcel Match |
| L1 Listing 1 | 605 Paradise Way, Bentonville, AR 72712 | 0.14 Miles ¹ | Parcel Match |
| L2 Listing 2 | 2108 Se 17th St, Bentonville, AR 72712 | 1.14 Miles ¹ | Parcel Match |
| L3 Listing 3 | 213 Paradise Way, Bentonville, AR 72712 | 0.13 Miles ¹ | Parcel Match |
| S1 Sold 1 | 404 Ne Whitney St, Bentonville, AR 72712 | 0.61 Miles ¹ | Parcel Match |
| S2 Sold 2 | 1302 N Mallard Ln, Bentonville, AR 72712 | 1.43 Miles ¹ | Parcel Match |
| S3 Sold 3 | 3507 Hemlock St, Bentonville, AR 72712 | 1.83 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

Â

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.Â

Â

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Â

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.

Â

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.

Â

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by theÂ Clear Capital Code of ConductÂ when completing valuation reports.
- 2.Â 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.Â
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate theÂ property. This information is from a full interior appraisal and is assumed to be most accurate.Â 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 theÂ subject's neighborhood such as neighborhood desirability, amenities, parks, schools,Â 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 530-582-5011Â 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, selectÂ 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

Report Instructions - cont.

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.Â

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 | Tyler Lowery | Company/Brokerage | Berkshire Hathaway Homeservices |
| License No | SA00056361 | Address | 2905 S Walton Blvd Bentonville AR 72712 |
| License Expiration | 12/31/2023 | License State | AR |
| Phone | 4796195559 | Email | lowery.tyler@gmail.com |
| Broker Distance to Subject | 2.58 miles | Date Signed | 10/07/2023 |

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 document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

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.