

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	1025 Cheyenne Drive, Aubrey, TEXAS 76227	Order ID	9231313	Property ID	35228604
Inspection Date	03/24/2024	Date of Report	03/27/2024		
Loan Number	55789	APN	R649548		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Denton		

Tracking IDs

Order Tracking ID	3.22_BPO	Tracking ID 1	3.22_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	MCCOURT, HELEN M	Condition Comments	
R. E. Taxes	\$400,140	Subject is in good condition no repairs noted	
Assessed Value	\$392,298		
Zoning Classification	R		
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	Essex Management 972-428-2030		
Association Fees	\$386 / Year (Pool,Other: Parks)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Community is masterplanned community with pools and parks	
Sales Prices in this Neighborhood	Low: \$300,000 High: \$677,000		
Market for this type of property	Increased 2 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1025 Cheyenne Drive	8821 Cassidy Lane	3105 Cottontail	9213 Buckeye Bend
City, State	Aubrey, TEXAS	Aubrey, TX	Aubrey, TX	Aubrey, TX
Zip Code	76227	76227	76227	76227
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.31 ¹	1.10 ²	0.74 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$400,000	\$435,900	\$499,990
List Price \$	--	\$400,000	\$445,900	\$499,990
Original List Date		02/06/2024	01/01/2024	03/08/2024
DOM · Cumulative DOM	-- · --	30 · 50	72 · 86	14 · 19
Age (# of years)	9	7	0	0
Condition	Average	Average	Excellent	Excellent
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	1,608	1,660	1,650	1,651
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2 · 1
Total Room #	5	5	6	5
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	.145 acres	.164 acres	.110 acres	.117 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** Welcome to this charming home nestled in a prime location close to I-35 and with convenient access to the lake. This property offers a spacious layout with 3 bedrooms, 2 baths, and a study with elegant French doors. The study provides the perfect space for a home office. The kitchen boasts modern appliances, ample counter space, and a breakfast bar. The open floor plan connects the kitchen to the dining area and living room, creating a warm and inviting atmosphere. The primary bedroom is a true retreat, featuring a generous size, an en-suite bathroom, and a walk-in closet. The two additional bedrooms offer plenty of space for family members or guests, and they share a well-appointed bathroom. Outside, you'll find a covered front porch and a covered back porch that overlooks the serene backyard. This outdoor oasis is perfect for hosting barbecues or simply unwinding after a long day. The community offers two sparkling pools, a fitness center, jogging paths, and bike paths.
- Listing 2** Spacious entry leads to open family room, dining area and kitchen. Large windows and 10-foot ceilings throughout. Dining area features window seat. Kitchen features large walk-in pantry and generous island with built-in seating space. Primary suite with 10-foot ceiling. Dual vanities, separate glass-enclosed shower and large walk-in closet in primary bath. All bedrooms feature walk-in closets. Covered backyard patio. Mud room with bonus closet off two-car garage.
- Listing 3** Explore the balance of energy-efficiency, individual privacy, and elegant gathering spaces in The Hollowbrook floor plan by David Weekley Homes. Grand soaring ceilings and energy-efficient windows allow your personal design style to shine with natural light in the impressive family room. The streamlined kitchen provides an easy culinary layout for the resident chef while granting a delightful view of the sunny family room and dining area. Craft the home office you've been dreaming of in the versatile study at the front of the home. It's easy to wake up on the right side of the bed in the superb Owner's Retreat, which includes a contemporary ensuite bathroom and a spacious walk-in closet. Two private secondary bedrooms share the second floor with a full bathroom and the retreat's added living space.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1025 Cheyenne Drive	1316 Red River Drive	9101 Tumbleweed	3125 Brazoria
City, State	Aubrey, TEXAS	Aubrey, TX	Crossroads, TX	Aubrey, TX
Zip Code	76227	76227	76227	76227
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.54 ¹	1.10 ²
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$373,900	\$340,000	\$452,364
List Price \$	--	\$319,000	\$335,000	\$399,990
Sale Price \$	--	\$300,000	\$327,500	\$399,990
Type of Financing	--	Other	Conventional	Conventional
Date of Sale	--	02/29/2024	02/29/2024	01/26/2024
DOM · Cumulative DOM	-- · --	85 · 171	18 · 50	208 · 237
Age (# of years)	9	9	11	1
Condition	Average	Average	Average	Excellent
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	1,608	1,609	1,609	1,651
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 2	3 · 2
Total Room #	5	7	6	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.145 acres	.129 acres	.126 acres	.126 acres
Other	--	--	--	--
Net Adjustment	--	-\$9,000	-\$6,000	-\$2,150
Adjusted Price	--	\$291,000	\$321,500	\$397,840

* Sold 2 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** contemporary design meets classic comfort. Located in the peaceful Aubrey neighborhood, this 2015-built, single-story residence speaks volumes with its craftsmanship. High 10' ceilings envelop an open layout, blending 4 bedrooms and 2 baths seamlessly. The living space, adorned with hand-scraped hardwood flooring, is punctuated by a custom stone wood-burning fireplace, creating a sanctuary for relaxation. The kitchen is a culinary dream, furnished with granite countertops, stainless steel appliances, and abundant storage. A conveniently situated laundry room leads to a well-appointed garage. The owner's suite, a true retreat, boasts an elegant bath and a spacious walk-in closet. Outside, a covered patio stands within a fenced yard, offering space for cherished moments. The home also features a she-shed, tailored for celebrations. The 2 car garage is fully functional and has not been structurally changed.
- Sold 2** Welcome to the perfect blend of comfort and style in Cross Oaks Ranch! This move-in-ready, one-story boasts 4 bedrooms and 2 baths, offering an ideal living space for those seeking a contemporary residence. As you step inside, the recently replaced carpet sets the tone for a fresh and modern atmosphere. Meticulously maintained, this home reflects a sense of pride, providing a cozy retreat for you and your family. The heart of this residence lies in its spacious kitchen, equipped with abundant cabinet and counter space. The thoughtful design extends to the bedrooms, featuring a split layout for privacy, accommodating the diverse needs for your daily living. Step outside onto the covered patio, a perfect spot for summer entertainment and relaxation. The patio overlooks a good-sized yard, creating a private oasis for outdoor activities. The south-facing orientation ensures ample natural light, contributing to a bright and inviting interior.
- Sold 3** A refined balance of classic comforts and modern luxuries allow The Creedmont family home plan to provide a superb everyday lifestyle. Retire to the sanctuary of your expansive Owner's Retreat, which includes a contemporary en suite bathroom and a deluxe walk-in closet. Both spare bedrooms are designed to maximize privacy, personal space, and unique appeal. A versatile dining area complements the streamlined kitchen to make preparing and enjoying family meals memorable. Your open floor plan showcases a sensational expanse of enhanced livability and decorative possibilities. Enjoy refreshments and good company in the breezy leisure of your covered patio. How do you imagine your #LivingWeekley experience in this new home plan?

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No Listings with in the last 12 Months				
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	\$351,330	\$351,330
Sales Price	\$342,000	\$342,000
30 Day Price	\$342,000	--
Comments Regarding Pricing Strategy		
Pricing is based on current market data in subjects community		

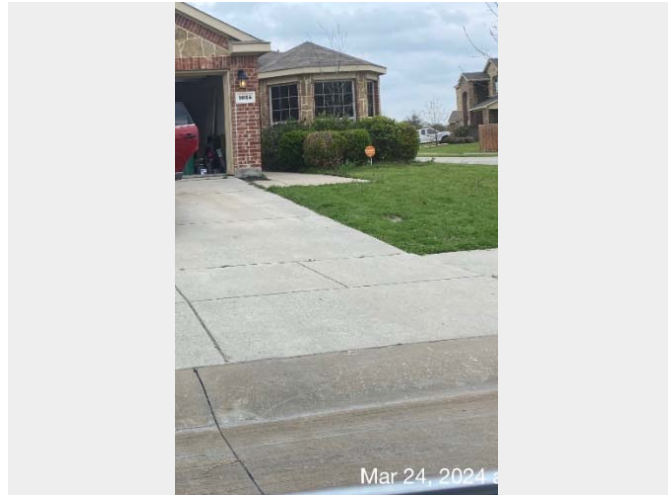
Clear Capital Quality Assurance Comments Addendum

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



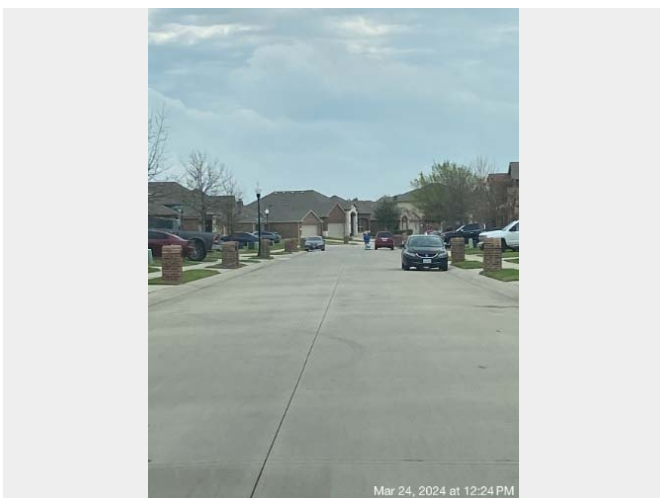
Address Verification



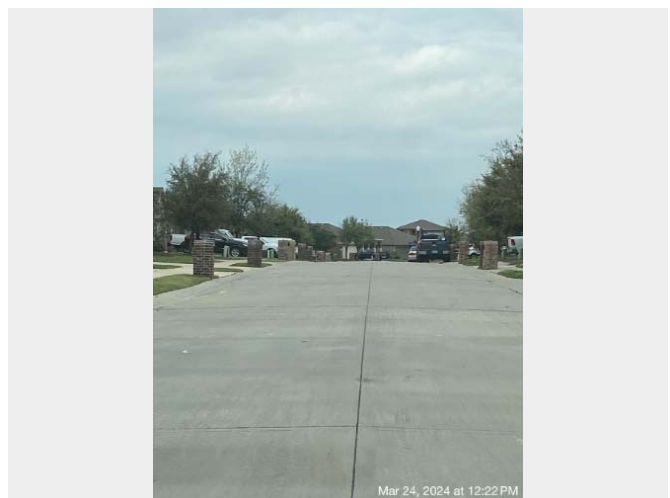
Side



Side



Street



Street

Listing Photos

L1 8821 Cassidy Lane
Aubrey, TX 76227



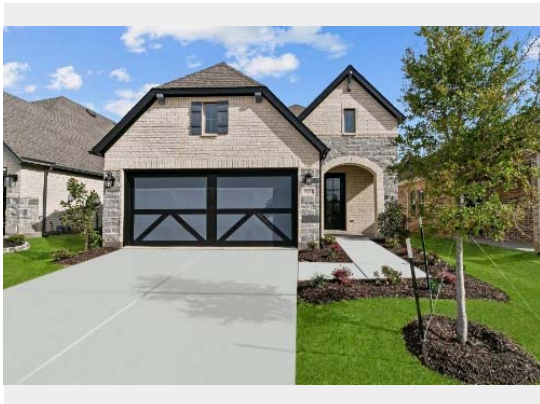
Front

L2 3105 Cottontail
Aubrey, TX 76227



Front

L3 9213 Buckeye Bend
Aubrey, TX 76227



Front

Sales Photos

S1 1316 Red River Drive
Aubrey, TX 76227



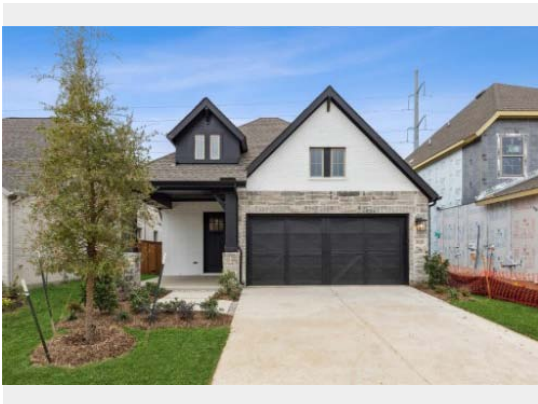
Front

S2 9101 Tumbleweed
Crossroads, TX 76227



Front

S3 3125 Brazoria
Aubrey, TX 76227



Front

ClearMaps Addendum

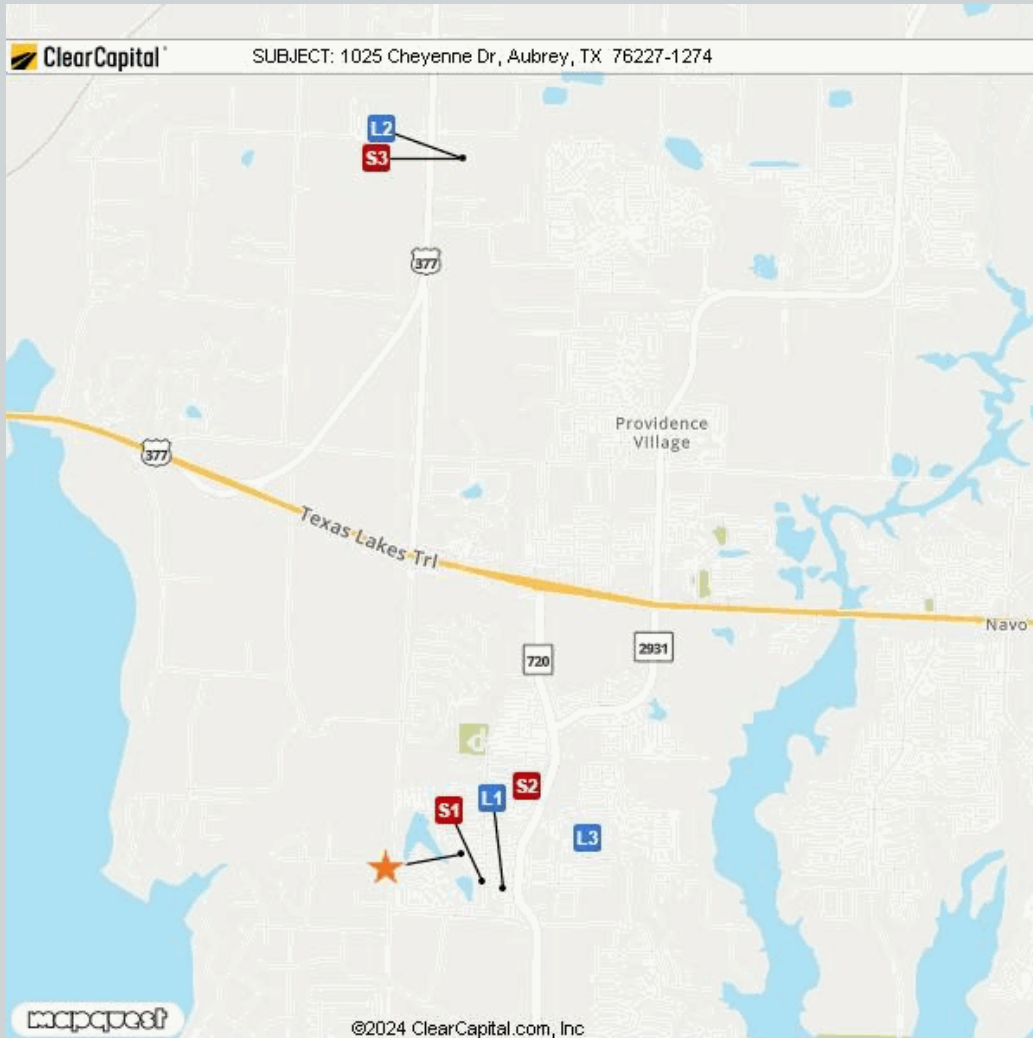
Address ★ 1025 Cheyenne Drive, Aubrey, TEXAS 76227

Loan Number 55789

Suggested List \$351,330

Suggested Repaired \$351,330

Sale \$342,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1025 Cheyenne Drive, Aubrey, Texas 76227	--	Parcel Match
L1 Listing 1	8821 Cassidy Lane, Aubrey, TX 76227	0.31 Miles ¹	Parcel Match
L2 Listing 2	3105 Cottontail, Aubrey, TX 76227	1.10 Miles ²	Unknown Street Address
L3 Listing 3	9213 Buckeye Bend, Aubrey, TX 76227	0.74 Miles ¹	Parcel Match
S1 Sold 1	1316 Red River Drive, Aubrey, TX 76227	0.19 Miles ¹	Parcel Match
S2 Sold 2	9101 Tumbleweed, Aubrey, TX 76227	0.54 Miles ¹	Parcel Match
S3 Sold 3	3125 Brazoria, Aubrey, TX 76227	1.10 Miles ²	Unknown Street Address

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	Kimberly Turner	Company/Brokerage	Loves Realty
License No	597580	Address	317 N Edna Ave Lewisville TX 75057
License Expiration	01/31/2026	License State	TX
Phone	9727460218	Email	Kimberly@loves-Realty.com
Broker Distance to Subject	10.59 miles	Date Signed	03/25/2024

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.