

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	1418 Woodfern Drive, Arlington, TX 76018	Order ID	9047922	Property ID	34842678
Inspection Date	12/04/2023	Date of Report	12/04/2023		
Loan Number	55884	APN	05033586		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Tarrant		

Tracking IDs					
Order Tracking ID	11.30_BPO	Tracking ID 1	11.30_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	RYLEE N RUSSELL	Condition Comments	
R. E. Taxes	\$3,240	The property appears to be in average condition and in line with nearby homes. No significant needed exterior repairs were observed, and no unusual factors were apparent from a drive-by inspection.	
Assessed Value	\$231,287		
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	Urban	Neighborhood Comments	
Local Economy	Stable	The subject's subdivision consists of typical single story and two story homes and is an established neighborhood. There are schools and city parks nearby which may be attractive to some buyers. Freeways, shopping, restaurants, and an entertainment district are also in close proximity.	
Sales Prices in this Neighborhood	Low: \$200,700 High: \$372,600		
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	1418 Woodfern Drive	1715 Gentle Wind Dr	2209 Foxcroft Lane	4818 Audubon Dr
City, State	Arlington, TX	Arlington, TX	Arlington, TX	Arlington, TX
Zip Code	76018	76018	76014	76018
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.75 ¹	1.55 ¹	0.25 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$240,000	\$250,000	\$288,000
List Price \$	--	\$240,000	\$250,000	\$269,990
Original List Date		10/27/2023	10/28/2023	08/19/2023
DOM · Cumulative DOM	-- · --	38 · 38	12 · 37	68 · 107
Age (# of years)	39	40	40	41
Condition	Average	Average	Good	Good
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	2 Stories Traditional	1 Story Traditional	2 Stories Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,194	1,029	1,395	1,080
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	3 · 2	3 · 2
Total Room #	7	6	7	7
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.16 acres	0.17 acres	0.18 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** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: This beautiful home offers a natural color palette and is perfect for anyone looking for flexible living space. With a fenced in backyard and good under sink storage in the primary bathroom, this home is perfect for anyone who loves to entertain. The additional rooms provide the perfect opportunity to create the perfect living space. The backyard is perfect for outdoor activities. Whether you are looking for a home to entertain or a place to relax, this home is perfect for you. With its flexible living space and natural color palette, this home is sure to make you feel right at home. Don't miss your chance to own this beautiful home! This home has been virtually staged to illustrate its potential.
- Listing 2** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: MULTIPLE OFFERS RECEIVED. OFFERS DUE 7PM NOVEMBER 01. Welcome to this beautifully maintained three-bedroom home in a sought-after area in Arlington! Your new home offers a spacious living area with a cozy wood-burning fireplace and plenty of open space! Outside, you'll find a generous fenced backyard, perfect for outdoor enjoyment. What truly sets this home apart are the recent upgrades that enhance both its aesthetic appeal and functionality. Enjoy the feeling of newness with fresh interior and exterior paint, plush new bedroom carpeting, and new wood flooring in the living and dining areas! Additional updates include new windows, a dishwasher, range, water heater, HVAC system, electrical panel, and new fencing! All of these enhancements have been thoughtfully added to provide you with a comfortable and stylish home. And the best part? This fantastic home is priced attractively, offering an amazing opportunity to own in a highly desirable area. Don't miss this opportunity!
- Listing 3** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: This cozy home is newly updated and is located in the center of Arlington. it has new laminate flooring, painted exterior, granite countertop, and lighting. The backyard is good size for outside activities like playing ball. Each side of the house has gates to enter the yard. The house is equipped with 3 bedrooms and 2 baths. Must see!!!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1418 Woodfern Drive	1610 Beach Lane	1501 Gentle Wind Dr	5528 Bainbridge Dr
City, State	Arlington, TX	Arlington, TX	Arlington, TX	Arlington, TX
Zip Code	76018	76014	76018	76018
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.50 ¹	0.65 ¹	0.93 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$219,000	\$228,900	\$260,000
List Price \$	--	\$219,000	\$228,900	\$260,000
Sale Price \$	--	\$228,000	\$211,000	\$260,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	07/31/2023	08/18/2023	04/14/2023
DOM · Cumulative DOM	-- · --	3 · 48	8 · 38	57 · 91
Age (# of years)	39	38	41	39
Condition	Average	Average	Average	Good
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	2 Stories Traditional	2 Stories Traditional	1 Story Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,194	1,134	1,063	1,400
Bdrm · Bths · ½ Bths	3 · 2	2 · 2 · 1	2 · 1	3 · 1 · 1
Total Room #	7	6	6	7
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.07 acres	0.16 acres	0.17 acres
Other	--	--	Covered, Rear Porch	--
Net Adjustment	--	\$0	\$0	-\$28,000
Adjusted Price	--	\$228,000	\$211,000	\$232,000

* 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** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: from HWY 360 exit and go west on Mansfield, left on Allen , Right on Beach house be on the left side
- Sold 2** The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: Back on the market. Buyer got cold feet...Adorable 2bedroom 1 bath Cape Cod cottage style home on a large corner lot with pool size backyard that backs up to an elementary school. It will need some updates but will make a wonderful starter home or an investment property. Property to be sold AS-IS. Seller will do no repairs. Seller is leaving the wood flooring that's in the garage, boxes of white subway tiles, refrigerator, washer and dryer with the house.
- Sold 3** -28000 due to superior condition. The property is located on a similar lot with similar external influences. It is very similar in terms of location and attracts the same market participants as subject property. The home also appears to be in average condition for this particular neighborhood and in line with surrounding homes. The home features similar quality of construction, amenities, style, and appeal. MLS Comments: Tenant occupied income producing property located in South Arlington. The home was recently remodeled and features hardwood floors throughout, updated bathrooms, granite countertops, and is freshly painted. The home sits on a large heavily treed corner lot. The neighborhood is close to 360 and interstate 20 and is a short drive to Dallas or Fort Worth. Reach out soon for more information as this home will likely sell quickly. The tenants lease ends at the end of May.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Sold in 11/29/2023 at \$205,000			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months		0					
# of Sales in Previous 12 Months		1					
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
10/20/2023	\$250,000	11/01/2023	\$230,000	Sold	11/29/2023	\$205,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$215,900	\$215,900
Sales Price	\$215,000	\$215,000
30 Day Price	\$210,000	--
Comments Regarding Pricing Strategy		
<p>The local real estate market has been flourishing as a Seller's Market, and values have been increasing in most areas. Covid-19 has not affected the local real estate market which continues to be a Seller's market with increasing values and lack of inventory. Market time has been decreasing for most properties if priced competitively, and many are obtaining multiple offers soon after coming on the market. There are many buyers available both as owner occupants and Investors. Inventory has been low and demand has been high with most properties selling over asking price. Market time is usually under 30 days. All of the sales and listings utilized in this report are the closest most recent comparable properties that could be found and verified in the subject's own subdivision and surrounding areas. These properties are deemed to be the most comparable properties in terms of location, condition, and physical characteristics. After making the necessary adjustments, all sales were concluded to provide a reliable indication of value for the subject property and were included in the final analysis.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Address Verification



Side



Side



Side

Subject Photos



Street



Street

Listing Photos

L1 1715 Gentle Wind Dr
Arlington, TX 76018



Front

L2 2209 Foxcroft Lane
Arlington, TX 76014



Front

L3 4818 Audubon Dr
Arlington, TX 76018



Front

Sales Photos

S1 1610 Beach Lane
Arlington, TX 76014



Front

S2 1501 Gentle Wind Dr
Arlington, TX 76018



Front

S3 5528 Bainbridge Dr
Arlington, TX 76018



Front

ClearMaps Addendum

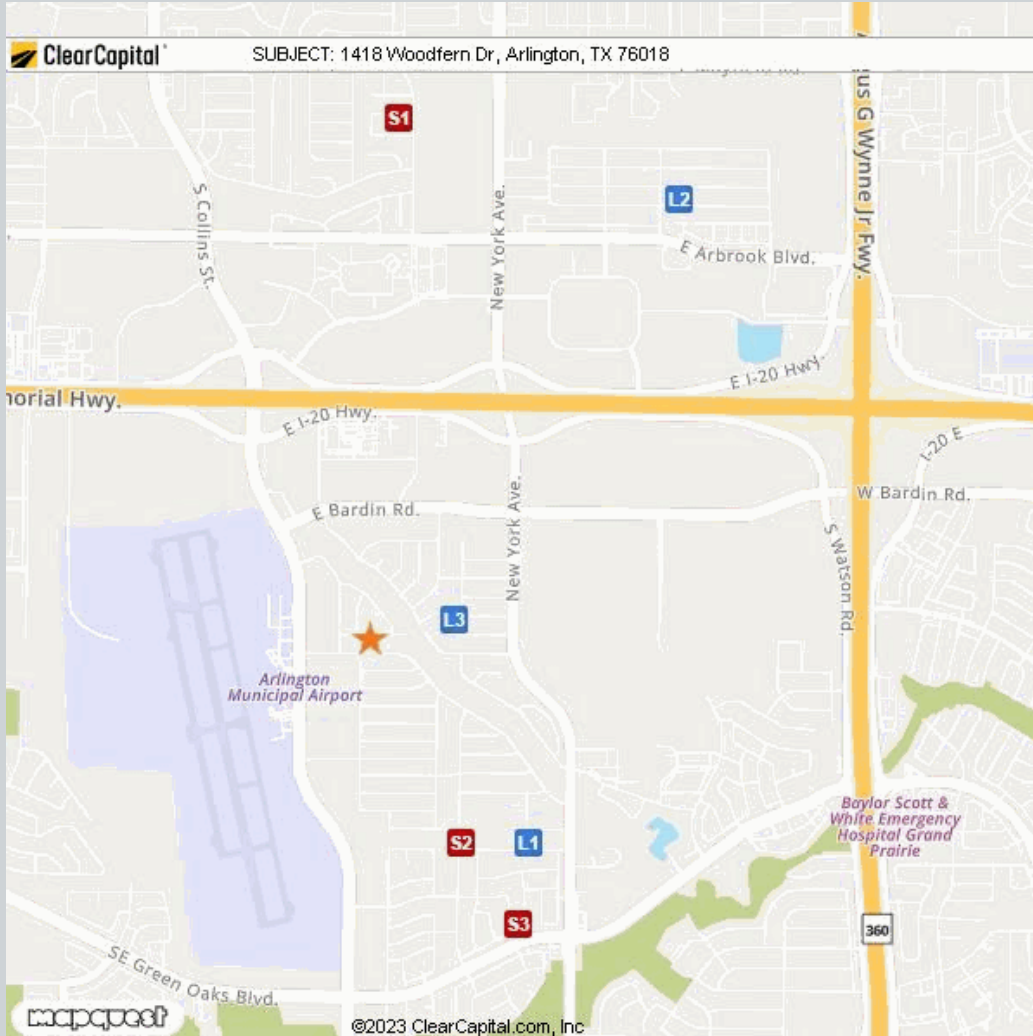
Address ★ 1418 Woodfern Drive, Arlington, TX 76018

Loan Number 55884

Suggested List \$215,900

Suggested Repaired \$215,900

Sale \$215,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1418 Woodfern Drive, Arlington, TX 76018	--	Parcel Match
L1 Listing 1	1715 Gentle Wind Dr, Arlington, TX 76018	0.75 Miles ¹	Parcel Match
L2 Listing 2	2209 Foxcroft Lane, Arlington, TX 76014	1.55 Miles ¹	Parcel Match
L3 Listing 3	4818 Audubon Dr, Arlington, TX 76018	0.25 Miles ¹	Parcel Match
S1 Sold 1	1610 Beach Lane, Arlington, TX 76014	1.50 Miles ¹	Parcel Match
S2 Sold 2	1501 Gentle Wind Dr, Arlington, TX 76018	0.65 Miles ¹	Parcel Match
S3 Sold 3	5528 Bainbridge Dr, Arlington, TX 76018	0.93 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	Susan Hill	Company/Brokerage	Susan Hill REO Services
License No	351010	Address	5 Country Club Court Pantego TX 76013
License Expiration	01/31/2024	License State	TX
Phone	8179946995	Email	sue@suehillgroup.com
Broker Distance to Subject	5.83 miles	Date Signed	12/04/2023

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.