

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	1019 Acapulco Lane, Arlington, TEXAS 76017	Order ID	9050303	Property ID	34846220
Inspection Date	12/02/2023	Date of Report	12/05/2023		
Loan Number	55938	APN	06293573		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Tarrant		

Tracking IDs					
Order Tracking ID	12.1_BPO	Tracking ID 1	12.1_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CSH PROPERTY ONE LLC	Condition Comments 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.
R. E. Taxes	\$7,351	
Assessed Value	\$345,471	
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 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.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$260000 High: \$448100	
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	1019 Acapulco Lane	609 Valley Mills Drive	917 Grasswood Dr	5300 La Viva Ln
City, State	Arlington, TEXAS	Arlington, TX	Arlington, TX	Arlington, TX
Zip Code	76017	76018	76017	76017
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.71 ¹	0.54 ¹	0.16 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$270,000	\$350,000	\$379,900
List Price \$	--	\$270,000	\$350,000	\$359,900
Original List Date		12/01/2023	11/13/2023	10/06/2023
DOM · Cumulative DOM	-- · --	3 · 4	12 · 22	56 · 60
Age (# of years)	33	37	31	33
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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,303	1,933	2,054	2,303
Bdrm · Bths · ½ Bths	3 · 2	4 · 2 · 1	3 · 2 · 1	4 · 2 · 1
Total Room #	7	8	7	8
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	0.20 acres	0.22 acres	0.17 acres	0.14 acres
Other	--	--	Lighting, Storage, 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: Welcome to this wonderful 4 bedroom family home nestled in a well-developed and quiet area of Arlington! This home has lots of space & offers a perfect blend of comfort and functionality for your family. This home offers a lot of potential and is priced accordingly! As you step inside, you'll be greeted by generously sized living areas and an open concept living experience. The kitchen offers more than enough space to prepare your favorite meals. All four bedrooms are spacious with large closets. This home offers a spacious backyard, providing an ideal setting for family moments. Whether it's a weekend barbecue or a quiet evening under the stars, this backyard is your private oasis. The enclosed sunroom adds a touch of relaxation, offering views of the backyard. This home has a lot of potential and is awaiting new owners to make it their own. Don't miss the opportunity to call this your own and create lasting memories in a home that combines comfort, space, and a peaceful atmosphere
- 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 appears to have been repaired and updated recently. It is superior in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: Step into this 3-bedroom, 2.1 bath home where entertainment possibilities are endless! Two living rooms, one with a wood burning fireplace create an inviting atmosphere. Quaint kitchen has all you need to feed the masses, and is tastefully accented by attractive granite counters, dark wood cabinets and stainless steel appliances. Spacious bedrooms upstairs with the primary bedroom large enough for sitting area. Recently updated primary bathroom has gorgeous, high gloss tiled flooring and huge walk-in shower. The large and versatile enclosed patio allows for an extension of your living space. Here you can enjoy your morning coffee, make it your workout room, kids play area or separate office space-the uses are endless! The separate outdoor bar adds an element of entertainment - making it an ideal place to host gatherings and making lasting memories! If you are looking for a home to make memories, entertain and grow, then this is the home for you! Make an appointment to tour today!
- 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 appears to have been repaired and updated recently. It is superior in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: Desired 4 bedroom, 2.5 bathroom single family home situated in Arlington and desired Mansfield ISD. Spacious first floor includes a living room with a gas chimney, a den that can be used as an office or additional living room space, and an additional dining area. Kitchen features a gas stove, dishwasher, and granite countertops. Laundry room includes a utility sink, perfect for soaking and cleaning clothing. There is also a laundry chute door on the 2nd floor to throw clothes to the laundry room on the first floor. Oversized primary bedroom includes a double vanity, garden tub, standing shower, and walk-in closet. This home is perfect for gatherings before the holidays! Conveniently located by Arlington Highlands, UT Arlington, Harold Paterson Sports Center, Parks Mall, the Grand Prairie Premium Outlets, and I-20.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1019 Acapulco Lane	823 Foxridge Drive	1009 Silent Dr	811 Blossomwood Drive
City, State	Arlington, TEXAS	Arlington, TX	Arlington, TX	Arlington, TX
Zip Code	76017	76017	76017	76017
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.99 ¹	0.26 ¹	0.64 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$235,000	\$309,900	\$347,000
List Price \$	--	\$235,000	\$309,900	\$343,000
Sale Price \$	--	\$266,000	\$385,000	\$338,000
Type of Financing	--	Cash	Cash	Conv
Date of Sale	--	08/08/2023	06/23/2023	10/23/2023
DOM · Cumulative DOM	-- · --	3 · 19	33 · 64	42 · 73
Age (# of years)	33	36	29	31
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	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,303	2,306	2,495	2,233
Bdrm · Bths · ½ Bths	3 · 2	4 · 3	4 · 2	4 · 2 · 1
Total Room #	7	8	8	8
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	0.20 acres	0.12 acres	0.22 acres	0.17 acres
Other	--	--	--	Rain Gutters, Private Yard
Net Adjustment	--	\$0	\$0	-\$68,000
Adjusted Price	--	\$266,000	\$385,000	\$270,000

* 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: Calling all investors! Here's a great property for flipping, holding or hold to flip in the future! Home will need foundation work, cosmetic make ready on the interior and exterior as well. Would make a great TLC home for owner occupants with FHA203K or Conventional HomeStyle Renovation loans. Property being sold as-is; absolutely no repairs will be made by seller. Mansfield ISD! ***MULTIPLE OFFERS RECEIVED*** Please send best offers by Monday, July 24 by noon!
- 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: Priced to SELL!! Great investment home with good bones. Would make a wonderful home with some minor updating. Location is great and close to shopping, restaurants and easy hwy access.
- Sold 3** -68000 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 appears to have been repaired and updated recently. It is superior in terms of condition and appeal to buyers. The home features similar quality of construction, amenities, and style. MLS Comments: *FHA Eligible on 9-28-23 Click the Virtual Tour link to view 3D walkthrough. Expansive and inviting, this lovely red-brick residence welcomes you home! Gather around the fireplace in the spacious living room, host dinners in the formal dining room and utilize the bonus family room to suit your unique lifestyle. Ample cabinet and counter space in the kitchen provide functionality, complemented by upgraded appliances and a convenient center island. 4 tucked-away bedrooms upstairs ensure privacy and tranquility, with the primary bedroom standing out as an oasis of space and relaxation. Prepare to be impressed by the ensuite, a true show-stopper with bold wallpaper paired with timeless tile surrounding the tub and shower. Step outside to a sprawling yard, complete with a storage shed and an expansive patio that stretches the length of the house. Abundant outdoor space invites endless possibilities – whether it's outdoor furniture, a grill for weekend cookouts, or fun-filled outdoor games.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Sold in 11/30/2023 at \$260,000				
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
11/30/2023	\$290,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$266,900	\$266,900
Sales Price	\$266,000	\$266,000
30 Day Price	\$260,000	--
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 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



Address Verification



Side



Side



Side

Subject Photos



Side



Street



Street



Street



Street

Listing Photos

L1 609 Valley Mills Drive
Arlington, TX 76018



Front

L2 917 Grasswood Dr
Arlington, TX 76017



Front

L3 5300 La Viva Ln
Arlington, TX 76017



Front

Sales Photos

S1 823 Foxridge Drive
Arlington, TX 76017



Front

S2 1009 Silent Dr
Arlington, TX 76017



Front

S3 811 Blossomwood Drive
Arlington, TX 76017



Front

ClearMaps Addendum

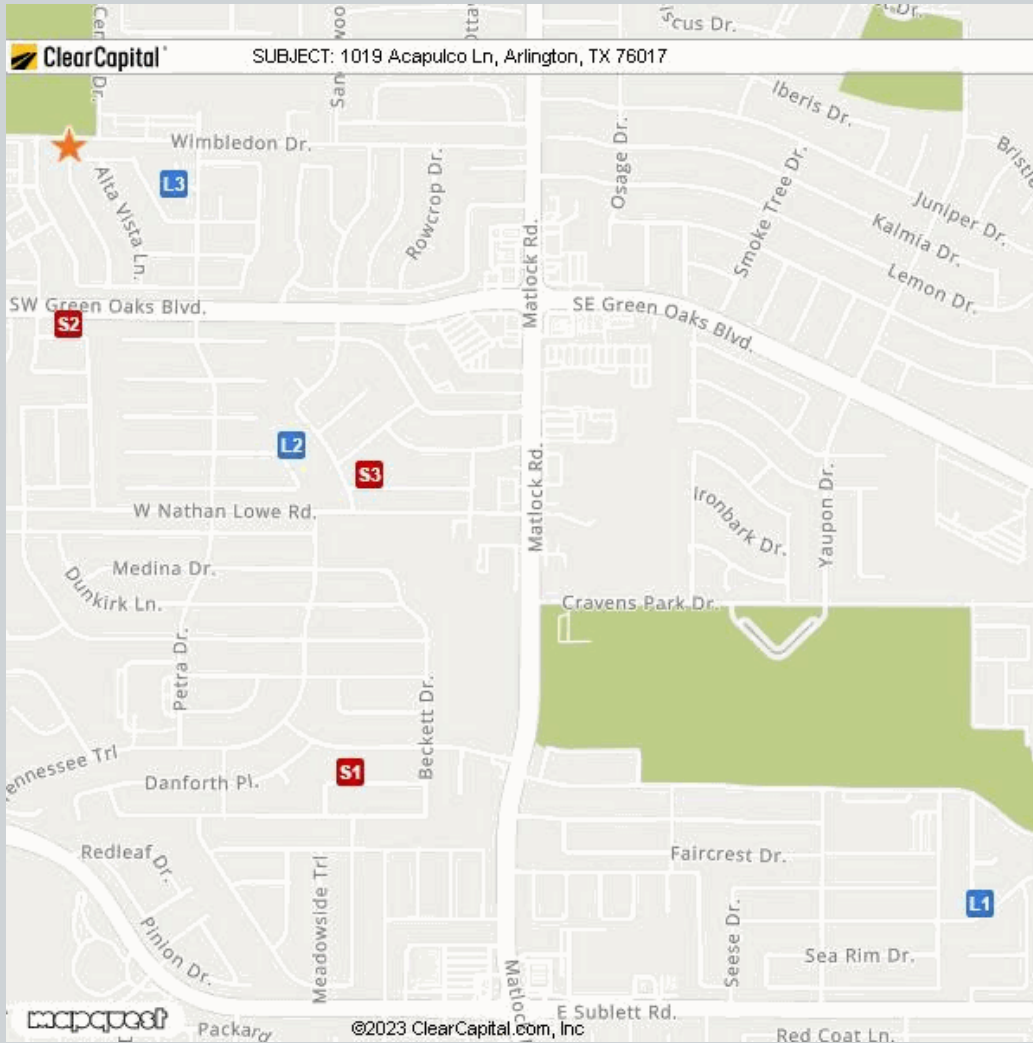
Address ★ 1019 Acapulco Lane, Arlington, TEXAS 76017

Loan Number 55938

Suggested List \$266,900

Suggested Repaired \$266,900

Sale \$266,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1019 Acapulco Lane, Arlington, Texas 76017	--	Parcel Match
L1 Listing 1	609 Valley Mills Drive, Arlington, TX 76018	1.71 Miles ¹	Parcel Match
L2 Listing 2	917 Grasswood Dr, Arlington, TX 76017	0.54 Miles ¹	Parcel Match
L3 Listing 3	5300 La Viva Ln, Arlington, TX 76017	0.16 Miles ¹	Parcel Match
S1 Sold 1	823 Foxridge Drive, Arlington, TX 76017	0.99 Miles ¹	Parcel Match
S2 Sold 2	1009 Silent Dr, Arlington, TX 76017	0.26 Miles ¹	Parcel Match
S3 Sold 3	811 Blossomwood Drive, Arlington, TX 76017	0.64 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	4.57 miles	Date Signed	12/05/2023

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.