

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	718 Pebblebrook Drive, Allen, TX 75002	Order ID	9116840	Property ID	34995087
Inspection Date	01/20/2024	Date of Report	01/20/2024		
Loan Number	56035	APN	R112001000701		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Collin		

Tracking IDs

Order Tracking ID	1.18_BPOa	Tracking ID 1	1.18_BPOa
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	BRECKENRIDGE PROPERTY FUND 2016 LLC	Condition Comments Subject has average exterior condition and maintenance. There are no visible exterior damages or issues.
R. E. Taxes	\$6,628	
Assessed Value	\$376,000	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(Lockbox on the front door)		
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	Suburban	Neighborhood Comments Neighborhood of multiple subdivisions, built in 1970s and 1980s. Low inventory with constant buyer demand. Marketing time is under 90 days. No recent REO activity. Most of the active and sold listings and the area sales have been recently updated or remodeled. There are no active comps without updates or with a smaller GLA.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$282,000 High: \$570,000	
Market for this type of property	Decreased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	718 Pebblebrook Drive	3 Valleycrest Court	802 North Concord	1209 Sandy Creek Drive
City, State	Allen, TX	Allen, TX	Allen, TX	Allen, TX
Zip Code	75002	75002	75002	75002
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.62 ¹	0.34 ¹	0.80 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$470,000	\$410,000	\$425,000
List Price \$	--	\$470,000	\$410,000	\$425,000
Original List Date		12/29/2023	11/08/2023	01/05/2024
DOM · Cumulative DOM	-- · --	21 · 22	73 · 73	7 · 15
Age (# of years)	47	42	49	40
Condition	Average	Good	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	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,793	1,745	1,910	2,031
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	4 · 2
Total Room #	6	6	7	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	--	--	--	--
Lot Size	0.20 acres	0.27 acres	0.21 acres	0.19 acres
Other	Fence, FP	Fence, FP	Fence, FP	Fence, FP

* Listing 2 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** Nestled on a serene cul-de-sac 3 Valleycrest Ct invites you to discover the epitome of refined living. This captivating one owner residence seamlessly blends modern luxury with timeless elegance. The meticulously landscaped frontage welcomes you into a haven of sophistication where abundant natural light dances across the open floor plan. A gourmet kitchen adorned with original appliances beckons culinary enthusiasts. Retreat to the expansive master suite boasting a spa-like bath offering panoramic views of the surrounding hills. Also an additional close to 200 SqFt enclosed patio space turns into a secondary living area or a great place for a game room. The meticulously designed outdoor space features a lush garden and a spacious patio ideal for entertaining or peaceful relaxation. With its premier location in a coveted community this residence exemplifies a perfect synthesis of comfort and style. Welcome to your new address where every detail is a testament to quality living.
- Listing 2** Location location in established neighborhood in East Allen and can walk to Lowery Freshman Center and Allen high School. Closed to shopping new HEB Highways 75 and Celebration Park. Beautiful curb appeal with new flowers and landscape. Brand new roof replaced 01 02 2024. The house featuring 4 bedrooms 2 baths and 2 car garage. Good size living area with the open concept floorplan. LVP Flooring Throughout the house except bedrooms. Every room had ceiling fans. Marble or stone counters and stainless steel appliances. Big backyard for BBQ and entertainment. House is clean and ready for new owner.
- Listing 3** This charming 4 bed 2 bath 2 car garage has been completely remodeled and is ready for its new ownersAs you enter the home you will find a perfect bonus room to be used for a number of things formal dining home office or craft room.The living room separates 3 bedrooms including the primary with a stunning ensuite bath as well as the secondary bath.On the other end of the home you will find the gorgeous kitchen with updated appliances freshly painted cabinets and granite countertops.The eat in dining has the most charming window seating the utility room has plenty of storage and space as well as an adjacent pantry with a wet bar area.You wont want to miss this great featureThe 4 bedroom is oversized with 2 closets perfect for guests and is just off the garage for convenient access from the outside.Step out into your backyard oasis with a relaxing covered stone patio a massive mature trees privacy fencing and year round exterior lightingSchedule your private showing now

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	718 Pebblebrook Drive	403 Sycamore Creek Road	817 Cypress Drive	910 Spring Brook Drive
City, State	Allen, TX	Allen, TX	Allen, TX	Allen, TX
Zip Code	75002	75002	75002	75002
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 ¹	0.30 ¹	0.30 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$329,900	\$300,000	\$360,000
List Price \$	--	\$329,900	\$300,000	\$360,000
Sale Price \$	--	\$315,000	\$330,000	\$360,000
Type of Financing	--	Cash	Other	Conventional
Date of Sale	--	10/05/2023	08/11/2023	09/25/2023
DOM · Cumulative DOM	-- · --	5 · 15	2 · 29	4 · 25
Age (# of years)	47	48	51	39
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	1,793	1,754	1,920	2,001
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2 · 1
Total Room #	6	6	7	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	--	--	--	--
Lot Size	0.20 acres	0.21 acres	0.22 acres	0.21 acres
Other	Fence, FP	Fence, FP	Fence, FP	Fence, FP
Net Adjustment	--	-\$8,400	-\$5,100	-\$10,800
Adjusted Price	--	\$306,600	\$324,900	\$349,200

* 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** House is being sold AS-IS. This house is a great deal Ideal for investors or DIY. Come see it today it wont last long. ==== Adjusted for GLA +1600; Pool -10000
- Sold 2** MULTIPLE OFFERS. OFFER DEADLINE SAT JULY 15 AT 9PM. Fixer upper with great bones a versatile floor plan and a brand new roof in a fabulous location. Corner lot. Huge family room with fireplace and vaulted ceiling. Separate dining room could also be used for a home office. Large eat-in kitchen and quality wood cabinets. Many options to open up the rooms for a more modern layout. Great opportunity to add value in a nice neighborhood. Sold as-is
- Sold 3** Location Location Location with access to Shopping and restaurants Its a charming hard to find one-story home with plenty of space. It has 3 bedrooms 2.5 baths that offers everything you need and more. This home is just waiting for your personal touch.... Home was lived and loved by the original owner since 1985. ====Adjusted for GLA -8300; bathrooms -2500

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject has been sold as of 12.04.2023 to Breckenridge Property Fund 201.			
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
11/16/2023	\$329,000	--	--	Sold	12/04/2023	\$282,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$320,000	\$320,000
Sales Price	\$310,000	\$310,000
30 Day Price	\$295,000	--
Comments Regarding Pricing Strategy		
The estimated sale price and pricing is based on the subject GLA in relation with the comps. A market approach has been used to analyze the data, with consideration to the current availability of listings in the immediate neighborhood.		

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

Listing Photos

L1 3 Valleycrest Court
Allen, TX 75002



Front

L2 802 North Concord
Allen, TX 75002



Front

L3 1209 Sandy Creek Drive
Allen, TX 75002



Front

Sales Photos

S1 403 Sycamore Creek Road
Allen, TX 75002



Front

S2 817 Cypress Drive
Allen, TX 75002



Front

S3 910 Spring Brook Drive
Allen, TX 75002



Front

ClearMaps Addendum

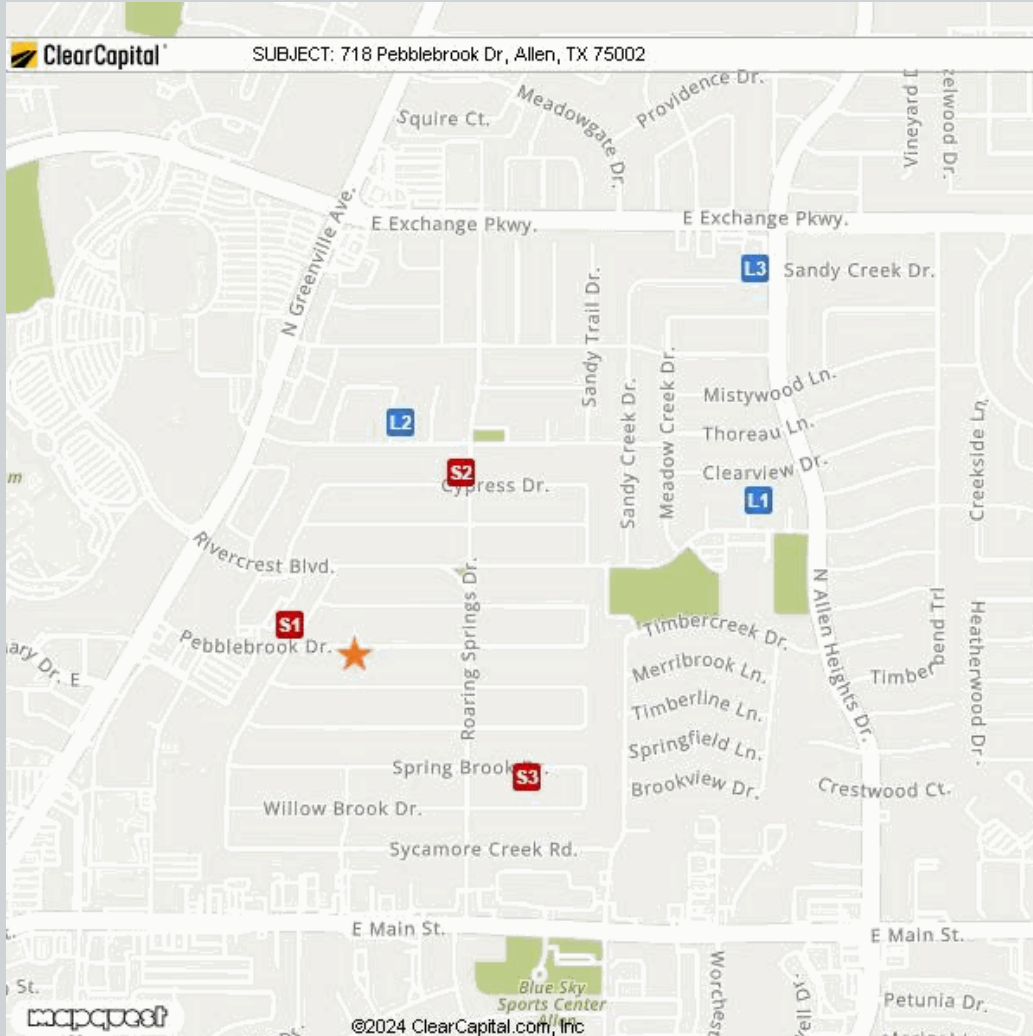
Address ★ 718 Pebblebrook Drive, Allen, TX 75002

Loan Number 56035

Suggested List \$320,000

Suggested Repaired \$320,000

Sale \$310,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	718 Pebblebrook Drive, Allen, TX 75002	--	Parcel Match
L1 Listing 1	3 Valleycrest Court, Allen, TX 75002	0.62 Miles ¹	Parcel Match
L2 Listing 2	802 North Concord, Allen, TX 75002	0.34 Miles ¹	Parcel Match
L3 Listing 3	1209 Sandy Creek Drive, Allen, TX 75002	0.80 Miles ¹	Parcel Match
S1 Sold 1	403 Sycamore Creek Road, Allen, TX 75002	0.10 Miles ¹	Parcel Match
S2 Sold 2	817 Cypress Drive, Allen, TX 75002	0.30 Miles ¹	Parcel Match
S3 Sold 3	910 Spring Brook Drive, Allen, TX 75002	0.30 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	George Milos	Company/Brokerage	Nord Realty LLC
License No	605462	Address	101 E. Park Blvd Plano TX 75074
License Expiration	06/30/2025	License State	TX
Phone	2143153997	Email	nordrealty@gmail.com
Broker Distance to Subject	6.12 miles	Date Signed	01/20/2024

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.