

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.

<b>Address</b>	8208 Trinity Vista Trail, Hurst, TX 76053	<b>Order ID</b>	9114407	<b>Property ID</b>	34989285
<b>Inspection Date</b>	01/18/2024	<b>Date of Report</b>	01/20/2024		
<b>Loan Number</b>	56125	<b>APN</b>	40883396		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Tarrant		

Tracking IDs					
<b>Order Tracking ID</b>	1.17_BPO	<b>Tracking ID 1</b>	1.17_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	SADIE WELLS	<b>Condition Comments</b> 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.
<b>R. E. Taxes</b>	\$6,006	
<b>Assessed Value</b>	\$316,040	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> 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.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$279,150 High: \$488,600	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	8208 Trinity Vista Trail	7252 Decoy Lane	9009 Elbe Trl	9113 River Falls Drive
<b>City, State</b>	Hurst, TX	Fort Worth, TX	Fort Worth, TX	Fort Worth, TX
<b>Zip Code</b>	76053	76120	76118	76118
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.34 <sup>1</sup>	1.00 <sup>1</sup>	1.50 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$299,900	\$331,500	\$374,900
<b>List Price \$</b>	--	\$295,000	\$325,000	\$374,400
<b>Original List Date</b>		10/26/2023	10/24/2023	01/04/2024
<b>DOM · Cumulative DOM</b>	-- · --	86 · 86	79 · 88	16 · 16
<b>Age (# of years)</b>	18	19	28	21
<b>Condition</b>	Average	Average	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,502	1,288	1,695	1,870
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	4 · 2
<b>Total Room #</b>	7	7	7	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.13 acres	0.13 acres	0.13 acres	0.13 acres
<b>Other</b>	--	--	Covered Patio, Porch	Patio

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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: Darling three-bedroom home situated in the quiet neighborhood of Mallard Cove, just minutes from DFW International Airport, and Arlington, this home offers an ideal place to create a home that truly reflects your lifestyle and needs. The living room features a stone fireplace with rustic charm, offering a cozy and welcoming ambiance that's perfect for relaxing with family and friends. The bedrooms are a split arrangement, and the primary bedroom offers a spacious closet and bathroom with a garden tub and shower. Cleaning is a breeze with luxury vinyl plank flooring, ensuring that your home remains in top-notch condition with minimal effort. Large backyard perfect for family gatherings or kids' playground. NEW ROOF November 2023. NEW AC Condenser DEC 23. Located off Rando! Mill with quick access to I-30 and 820, shopping, parks, and schools. Contact us today to schedule a viewing and see for yourself the possibilities that await in this tranquil and welcoming neighborhood.
- 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: Welcome to a charming one-story home located in the highly-regarded HEB school district, just a stone's throw away from a local elementary school. This delightful home perfectly balances comfort, style, and practicality in a convenient package. Inside, a well-equipped kitchen with plenty of cabinetry opens to one of the two inviting living areas equipped for surround sound, creating a versatile space for relaxation and entertainment. The primary bedroom is a tranquil retreat with separate vanities and a walk-in closet, featuring fresh carpeting and a new coat of paint added in October 2023. The backyard is perfect for outdoor activities or simply unwinding in the fresh air. This one-story gem in a prime location, with notable updates offers a fantastic opportunity for comfortable and convenient living.
- 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: This 4 bed, 2 bath home with 2 living areas, has been beautifully updated and is located in the highly coveted Lakes of River Trails! This unique community maintains private bike and jogging trails near the lakes and park which lead up to the Trinity Trails. The south portion backs up to a large ranch where cows graze and residents often spend summer evenings fishing. This property is located just 2 blocks from the south lake! Updates include all new flooring, paint, and light fixtures throughout with completely renovated kitchen and bathrooms. Those who love to cook and entertain will fall in love with the new granite counter tops, stainless steel appliances, navy back splash and gold hardware in the kitchen. The primary bedroom is a great size with walk in closet, double granite topped vanity, and stunning walk-in shower! The grassy back yard is fenced for privacy and offers plenty of room for kids and pets to play. Welcome home!

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	8208 Trinity Vista Trail	8728 Lake Meadows Ln	8713 Trinity Vista Trl	3224 Shoreside Parkway
City, State	Hurst, TX	Hurst, TX	Hurst, TX	Hurst, TX
Zip Code	76053	76053	76053	76053
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.70 <sup>1</sup>	0.66 <sup>1</sup>	0.57 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$300,000	\$319,900	\$339,900
List Price \$	--	\$300,000	\$309,900	\$339,900
Sale Price \$	--	\$289,000	\$300,000	\$342,990
Type of Financing	--	Cash	Conv	Conv
Date of Sale	--	07/14/2023	04/07/2023	08/04/2023
DOM · Cumulative DOM	-- · --	7 · 37	23 · 44	3 · 28
Age (# of years)	18	24	23	23
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	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,502	1,318	1,337	1,607
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	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	0.13 acres	0.13 acres	0.13 acres	0.14 acres
Other	--	Deck, Rain Gutters	--	Rain Gutters, Private Entrance, Private Yard
Net Adjustment	--	\$0	\$0	-\$49,000
Adjusted Price	--	\$289,000	\$300,000	\$293,990

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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: MULTIPLE OFFERS RECIEVED: DEADLINE AT 12:00 PM ON 6-14. This meticulously maintained single story home in the desirable Lakes of River Trails offers 3 bedrooms and 2 full bathrooms. The spacious living area flows into the eat-in kitchen with stainless steel appliances and updated countertops. Primary suite includes a walk-in closet as well as a dual sink bathroom with soaking tub and shower. The backyard has been transformed to include a separate area for pets, and features a spacious deck for entertaining. UPDATES: HVAC, Furnace, AC, Water Heater (2018) - Roof (2021) - Garage Opener (2019)
- 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: This charming One story brick home is in a convenient location with 3 bedrooms, 2 full baths & 2 car garage. Comfortable living room with fireplace flows nicely into the kitchen area with Stainless steel appliances. Bedrooms flow nicely for your comfort. Oversized covered patio, comfortable space to relax. Great neighborhood with parks, playgrounds, bike & jogging trails and conveniently located from freeway access. Lots of shopping & dining options nearby. Approximately minutes from downtown Hurst, 15 minutes from downtown Fort Worth, UT Arlington and DFW Airport. Located in Hurst-Eules-Bedford ISD. Make this yours, THIS ONE WON'T LAST LONG!
- Sold 3** -49000 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: Click the Virtual Tour link to view the 3D walkthrough. This charming 3-bedroom, 2-bathroom home offers a comfortable and inviting living space with a thoughtful layout. As you step inside, you'll immediately notice the beautiful tile and carpet flooring that extends throughout the entire home, creating a warm and cozy atmosphere. The spacious living room serves as the heart of the home, providing a welcoming area for relaxation and entertainment. The home boasts three comfortable bedrooms, each offering a tranquil retreat. The master bedroom includes an ensuite bathroom, providing convenience and privacy. The additional two bedrooms are well-sized and share a common bathroom, ensuring comfortable accommodation for family members or guests. One great feature of this property is the large, private fenced backyard. It provides a spacious outdoor area for various activities or simply enjoying a peaceful afternoon under the sun. Come take a look today at your new home!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Currently Under Contract			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$290,900	\$290,900
<b>Sales Price</b>	\$290,000	\$290,000
<b>30 Day Price</b>	\$285,000	--
<b>Comments Regarding Pricing Strategy</b>		
<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



Street



## Subject Photos



Street

## Listing Photos

**L1** 7252 Decoy Lane  
Fort Worth, TX 76120



Front

**L2** 9009 Elbe Trl  
Fort Worth, TX 76118



Front

**L3** 9113 River Falls Drive  
Fort Worth, TX 76118



Front

## Sales Photos

**S1** 8728 Lake Meadows Ln  
Hurst, TX 76053



Front

**S2** 8713 Trinity Vista Trl  
Hurst, TX 76053



Front

**S3** 3224 Shoreside Parkway  
Hurst, TX 76053



Front

## ClearMaps Addendum

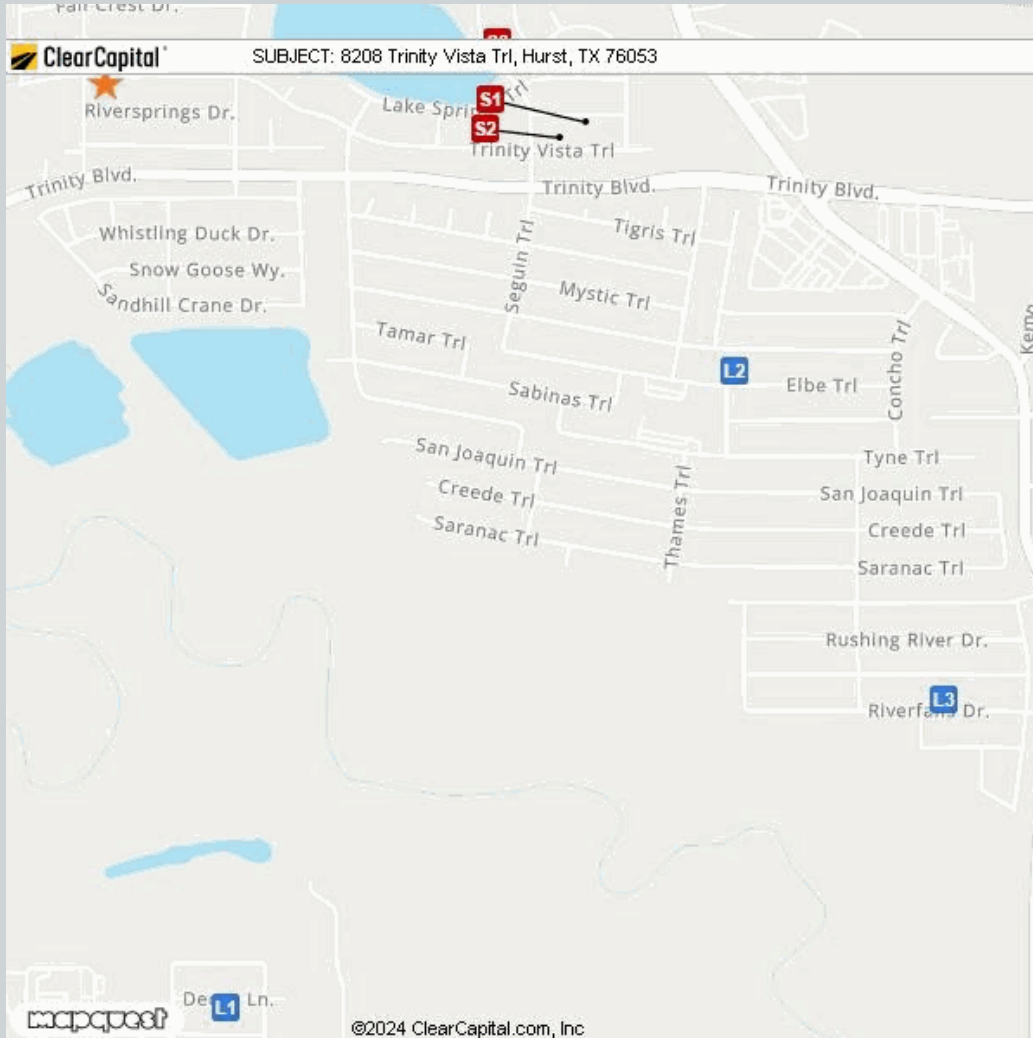
**Address** ★ 8208 Trinity Vista Trail, Hurst, TX 76053

**Loan Number** 56125

**Suggested List** \$290,900

**Suggested Repaired** \$290,900

**Sale** \$290,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8208 Trinity Vista Trail, Hurst, TX 76053	--	Parcel Match
L1 Listing 1	7252 Decoy Lane, Fort Worth, TX 76120	1.34 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	9009 Elbe Trl, Fort Worth, TX 76118	1.00 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	9113 River Falls Drive, Fort Worth, TX 76118	1.50 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	8728 Lake Meadows Ln, Hurst, TX 76053	0.70 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	8713 Trinity Vista Trl, Hurst, TX 76053	0.66 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	3224 Shoreside Parkway, Hurst, TX 76053	0.57 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Susan Hill	<b>Company/Brokerage</b>	Susan Hill REO Services
<b>License No</b>	351010	<b>Address</b>	5 Country Club Court Pantego TX 76013
<b>License Expiration</b>	01/31/2026	<b>License State</b>	TX
<b>Phone</b>	8179946995	<b>Email</b>	sue@suehillgroup.com
<b>Broker Distance to Subject</b>	6.17 miles	<b>Date Signed</b>	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.**