

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 | 7266 Vanessa Drive, Fort Worth, TX 76112 | Order ID | 9082773 | Property ID | 34924336 |
| Inspection Date | 12/22/2023 | Date of Report | 12/26/2023 | | |
| Loan Number | 56201 | APN | 01685503 | | |
| Borrower Name | Breckenridge Property Fund 2016 LLC | County | Tarrant | | |

| Tracking IDs | | | | | |
|--------------------------|-----------|----------------------|-----------|--|--|
| Order Tracking ID | 12.22_BPO | Tracking ID 1 | 12.22_BPO | | |
| Tracking ID 2 | -- | Tracking ID 3 | -- | | |

| General Conditions | | |
|---------------------------------------|-----------------|--|
| Owner | BARBARA J RAINS | 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 | \$1,355 | |
| Assessed Value | \$208,696 | |
| 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: \$146200 High: \$398430 | |
| Market for this type of property | Increased 3 % in the past 6 months. | |
| Normal Marketing Days | <30 | |

Current Listings

| | Subject | Listing 1 * | Listing 2 | Listing 3 |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 7266 Vanessa Drive | 1617 Meadow Lane Ter | 7433 Meadowcrest Dr | 1559 Muse St |
| City, State | Fort Worth, TX | Fort Worth, TX | Fort Worth, TX | Fort Worth, TX |
| Zip Code | 76112 | 76112 | 76112 | 76112 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.16 ¹ | 0.85 ¹ | 0.28 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$350,000 | \$263,900 | \$292,000 |
| List Price \$ | -- | \$245,000 | \$258,900 | \$289,500 |
| Original List Date | | 09/06/2023 | 08/31/2023 | 08/30/2023 |
| DOM · Cumulative DOM | -- · -- | 95 · 111 | 115 · 117 | 56 · 118 |
| Age (# of years) | 49 | 51 | 59 | 57 |
| 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 | 1,792 | 1,936 | 1,618 | 1,462 |
| Bdrm · Bths · ½ Bths | 3 · 2 | 3 · 2 | 4 · 1 · 1 | 3 · 2 |
| Total Room # | 7 | 7 | 8 | 7 |
| Garage (Style/Stalls) | Attached 2 Car(s) | Attached 2 Car(s) | Attached 1 Car | Attached 2 Car(s) |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.22 acres | 0.26 acres | 0.16 acres | 0.16 acres |
| Other | -- | -- | Patio | -- |

* 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: Large Corner Lot!!! Very spacious in an established neighborhood. Built-ins, Fireplace.. small office in the back of house. Large yard, storage building. Covered patio, Floor plan shows very well and functional. ***Renovation loan available***
- 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: Nestled in the heart of Fort Worth, this charming residence offers a delightful blend of modern comfort and timeless appeal. Located in a peaceful and well-established neighborhood, this property is a true gem for those seeking a warm and inviting place to call home. This area of Fort Worth enjoys proximity to shopping centers, restaurants, and parks. Freshly painted, carpet replaced in bedrooms, new tile in primary bath and living room, all with neutral tones, complimenting a variety of interior design style options, ready for your personal touch. This home offers multiple bedrooms, providing flexibility for family living, a home office, or guest accommodations. Whether you're a first-time homebuyer, or a growing family this home presents an excellent opportunity. Don't miss the chance to make this wonderful home your own. This is a must-see property. Show and Go on Supra through Broker Bay. There is a up to \$5000.00 grant opportunity available on this home.
- 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: MOTIVATED SELLER! Seller will pay title!! BEAUTIFULL NEWLY RENVOATED, 3 bedroom 2 full bath PLUS Bonus Room. Built in Electric fireplace. ALL NEW Appliances, NEW KITCHEN CABINETS, NEW VANITIES AND COUNTERTOPS! *** NEW BATHS, **** NEW flooring throughout the home! Nestled in Meadowbrook area with a large backyard and storage shed and close to schools. Easy access to I30 and 820.

Recent Sales

| | Subject | Sold 1 * | Sold 2 | Sold 3 |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 7266 Vanessa Drive | 7625 Bermejo Road | 7366 Robinhood Lane | 7441 Vanessa Dr |
| City, State | Fort Worth, TX | Fort Worth, TX | Fort Worth, TX | Fort Worth, TX |
| Zip Code | 76112 | 76112 | 76112 | 76112 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.95 ¹ | 0.58 ¹ | 0.39 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$260,000 | \$215,000 | \$175,000 |
| List Price \$ | -- | \$250,000 | \$215,000 | \$275,000 |
| Sale Price \$ | -- | \$245,000 | \$240,000 | \$285,000 |
| Type of Financing | -- | Fha | Cash | Cash |
| Date of Sale | -- | 09/18/2023 | 10/11/2023 | 08/04/2023 |
| DOM · Cumulative DOM | -- · -- | 26 · 66 | 2 · 10 | 2 · 15 |
| Age (# of years) | 49 | 50 | 63 | 52 |
| 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 | 1,792 | 1,408 | 1,424 | 1,699 |
| 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 4 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 | 0.22 acres | 0.16 acres | 0.22 acres | 0.21 acres |
| Other | -- | -- | -- | Awning(s), Patio |
| Net Adjustment | -- | \$0 | \$0 | -\$38,000 |
| Adjusted Price | -- | \$245,000 | \$240,000 | \$247,000 |

* 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: OPEN HOUSE SAT 1-3. This cozy well-loved home, nestled in a well-established neighborhood is waiting for new owners. Inside you will find a welcoming living space with a brick, wood-burning fireplace and built in shelving that opens into the eat-in kitchen. The roomy kitchen provides lots of natural light through beautiful, large windows that overlook the backyard. With a little tender-loving-care, the backyard can be transformed into a beautiful sanctuary. Don't miss this opportunity to own a home conveniently located to restaurants, shopping, amusement parks, AT&T stadium, Globe Life Field & more. Carpeting and flooring have recently been replaced. New dishwasher. Refrigerator stays with property. Don't miss this perfect opportunity to add your own touches and build equity in a easily accessible location!
- 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: Meadowbrook Foreclosure Brick home that needs a little TLC, has 3 bedrooms, 2 baths with living room and den, will make a great rental or investment. Near major freeways I30 and 820 in the center of the city. Close to schools, shopping and ATT Cowboy Stadium. Multiple offers received please submit highest and best by Tuesday Oct 3rd.
- Sold 3** -38000 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: *Multiple Offers*Welcome to this charming 3-bedroom, 2-bathroom home nestled in a peaceful and well-established neighborhood. Prepare to be captivated by the perfect blend of comfort and convenience that awaits. As you step inside, you'll be greeted by an inviting living room that seamlessly connects to the dining and kitchen area, creating a warm and welcoming space. The home has been thoughtfully updated with fresh paint, beautiful vinyl flooring, and elegant granite countertops in the kitchen, giving it a modern and stylish feel. The bedrooms have also been adorned with new carpet, providing a cozy and comfortable retreat. The backyard provides a tranquil retreat under the shade of mature trees, complete with a convenient storage shed. Plus, this home's prime location offers easy access to a range of shopping, dining, and entertainment options, all while maintaining the serene ambiance of the neighborhood. Schedule a tour today and experience this lovely home.

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|-------------------------|---------------------------------|--------------------|---------------------|---------------|
| Current Listing Status | | Not Currently Listed | | Listing History Comments | | | |
| Listing Agency/Firm | | | | Sold in 2023 | | | |
| 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 |
| 12/13/2023 | \$225,000 | 12/20/2023 | \$241,000 | Pending/Contract | 12/20/2023 | \$225,000 | MLS |

Marketing Strategy

| | | |
|--|--------------------|-----------------------|
| | As Is Price | Repaired Price |
| Suggested List Price | \$245,900 | \$245,900 |
| Sales Price | \$245,000 | \$245,000 |
| 30 Day Price | \$240,000 | -- |
| 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



Garage

Subject Photos



Other



Other

Listing Photos

L1 1617 Meadow Lane Ter
Fort Worth, TX 76112



Front

L2 7433 Meadowcrest Dr
Fort Worth, TX 76112



Front

L3 1559 Muse St
Fort Worth, TX 76112



Front

Sales Photos

S1 7625 Bermejo Road
Fort Worth, TX 76112



Front

S2 7366 Robinhood Lane
Fort Worth, TX 76112



Front

S3 7441 Vanessa Dr
Fort Worth, TX 76112



Front

ClearMaps Addendum

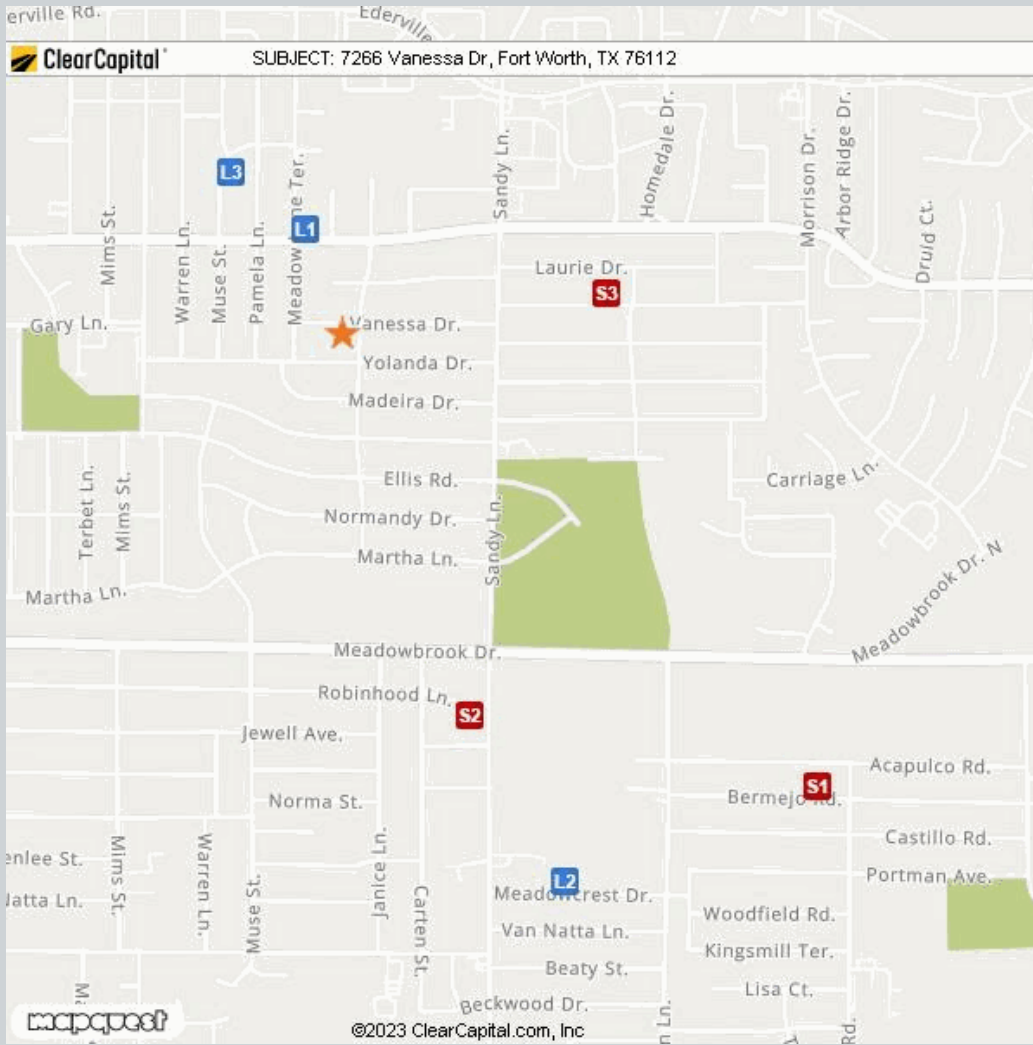
Address ★ 7266 Vanessa Drive, Fort Worth, TX 76112

Loan Number 56201

Suggested List \$245,900

Suggested Repaired \$245,900

Sale \$245,000



Comparable

Address

Miles to Subject

Mapping Accuracy

| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|--|-------------------------|------------------|
| ★ Subject | 7266 Vanessa Drive, Fort Worth, TX 76112 | -- | Parcel Match |
| L1 Listing 1 | 1617 Meadow Lane Ter, Fort Worth, TX 76112 | 0.16 Miles ¹ | Parcel Match |
| L2 Listing 2 | 7433 Meadowcrest Dr, Fort Worth, TX 76112 | 0.85 Miles ¹ | Parcel Match |
| L3 Listing 3 | 1559 Muse St, Fort Worth, TX 76112 | 0.28 Miles ¹ | Parcel Match |
| S1 Sold 1 | 7625 Bermejo Road, Fort Worth, TX 76112 | 0.95 Miles ¹ | Parcel Match |
| S2 Sold 2 | 7366 Robinhood Lane, Fort Worth, TX 76112 | 0.58 Miles ¹ | Parcel Match |
| S3 Sold 3 | 7441 Vanessa Dr, Fort Worth, TX 76112 | 0.39 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 | 3.10 miles | Date Signed | 12/26/2023 |

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.