

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	2700 Preston Creek, Mesquite, TEXAS 75181	Order ID	9253205	Property ID	35263936
Inspection Date	04/04/2024	Date of Report	04/04/2024		
Loan Number	57143	APN	38-05381-00D-079-0000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Dallas		

Tracking IDs					
Order Tracking ID	4.3_BPO	Tracking ID 1	4.3_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Davis Joe	Condition Comments	
R. E. Taxes	\$7,786	The subject is in average condition with no repairs noted based on the inspection.	
Assessed Value	\$333,540		
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	Suburban	Neighborhood Comments	
Local Economy	Improving	The subject is located in an established Suburban location which has a much higher percentage of Condos/Townhouses versus SFD homes. Properties display a general similarity in design, utility, and overall appeal, with variations in size.	
Sales Prices in this Neighborhood	Low: \$300,000 High: \$450,000		
Market for this type of property	Increased 2 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	2700 Preston Creek	2600 Beeman Drive	2516 Hackberry Creek	2837 Preston Creek
City, State	Mesquite, TEXAS	Mesquite, TX	Mesquite, TX	Mesquite, TX
Zip Code	75181	75181	75181	75181
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.49 ¹	0.13 ¹	0.27 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$349,999	\$399,990	\$425,000
List Price \$	--	\$349,999	\$390,000	\$415,000
Original List Date		03/04/2024	02/29/2024	11/17/2023
DOM · Cumulative DOM	-- · --	13 · 31	15 · 35	60 · 139
Age (# of years)	29	35	31	26
Condition	Average	Average	Good	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	2 Stories Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,163	1,822	2,473	2,276
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2 · 1	4 · 2
Total Room #	8	7	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	Pool - Yes	--	--	Pool - Yes
Lot Size	0.14 acres	0.21 acres	0.14 acres	0.29 acres
Other	None	None	None	None

* Listing 3 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.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 Similar in style and design, Similar in condition, 3/1 floor plan, Similar in Age, Similar Lot size, Similar in Garage, Inferior in GLA.

Listing 2 3/1 floor plan, Similar Lot size, Similar in Garage, Similar in Age, Superior in condition, Superior in GLA, Similar style and design.

Listing 3 Superior Lot size, 3/2 floor plan, Similar in Garage count, Similar in Age, Similar in condition, Similar in GLA, Similar in style and design.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2700 Preston Creek	2701 Austin Drive	2601 Stillwater Drive	1604 Lacy Lane
City, State	Mesquite, TEXAS	Mesquite, TX	Mesquite, TX	Mesquite, TX
Zip Code	75181	75181	75181	75181
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.42 ¹	0.55 ¹	0.24 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$335,000	\$349,900	\$380,000
List Price \$	--	\$335,000	\$349,900	\$380,000
Sale Price \$	--	\$335,000	\$350,000	\$382,500
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	01/26/2024	12/12/2023	02/16/2024
DOM · Cumulative DOM	-- · --	12 · 51	22 · 62	8 · 39
Age (# of years)	29	33	35	36
Condition	Average	Good	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	2,163	2,043	1,943	2,454
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	5 · 2
Total Room #	8	7	8	10
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	Pool - Yes	Pool - Yes	Pool - Yes	--
Lot Size	0.14 acres	0.17 acres	0.20 acres	0.18 acres
Other	None	None	None	None
Net Adjustment	--	-\$4,800	+\$2,200	+\$8,910
Adjusted Price	--	\$330,200	\$352,200	\$391,410

* Sold 2 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** Similar in style and design, Superior in condition, 3/2 floor plan, Similar in Age, Similar in Lot size, Similar in Garage, Inferior in GLA. Adjustments: condition:-10000, Bed:4000, GLA: 1200 Total: \$-4800
- Sold 2** 4/2 floor plan, Similar Lot size, Similar in Garage, Similar in Age, Similar in condition, Inferior in GLA, Similar style and design. Adjustments: GLA:2200 Total: \$2200
- Sold 3** Similar Lot size 4/2 floor plan, Similar in Garage, Similar in Age, Similar in condition, Superior in GLA, Similar in style and design. Adjustments: Bed:-4000, GLA:2910, Pool:10000 Total: \$8910

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject's sales history was searched in 12 months and none was available.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	0						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$385,000	\$385,000
Sales Price	\$358,000	\$358,000
30 Day Price	\$333,000	--
Comments Regarding Pricing Strategy		
<p>The neighborhood has a shortage of homes on the market as there are more homes which have sold than listed in the past 6 months. Naturally, this shortage has enabled prices to rise and this trend is expected to continue over the next 6 months. The subject was strategically priced mid-market because all homes were from the same/similar subdivisions, and were of similar GLA, age, style, and lot utility. No extraordinary characteristics were noted to price low or high. Due to limited available market data for similar properties in the subject's immediate neighborhood, it was necessary to utilize comps with the following variances in GLA, Year built and lot size. All comparables on Sales and Listings was based on the Property general characteristics and Comps used are the best available within market area, which are based on the following criteria, o on Style, Lot size, GLA, sale date , proximity, and condition of the subject property and believes to be comparable to subject property. Comps selected for this report are all settled properties within the subject's market area. They are considered to be the best available at the time of the inspection & good indicators of market value. S2 and L3 were given the most weight as they both share the most similar characteristics to the subject. Home was priced at mid-value since there are no extraordinary characteristics that would value the subject lower or higher. The properties used are the best possible currently available comps within 1 miles. The adjustments are sufficient for this area to account for the differences in the comparables to accurately reflect the current market value of the subject.</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



Side



Side



Street



Street

Listing Photos

L1 2600 Beeman Drive
Mesquite, TX 75181



Front

L2 2516 Hackberry Creek
Mesquite, TX 75181



Front

L3 2837 Preston Creek
Mesquite, TX 75181



Front

Sales Photos

S1 2701 Austin Drive
Mesquite, TX 75181



Front

S2 2601 Stillwater Drive
Mesquite, TX 75181



Front

S3 1604 Lacy Lane
Mesquite, TX 75181



Front

ClearMaps Addendum

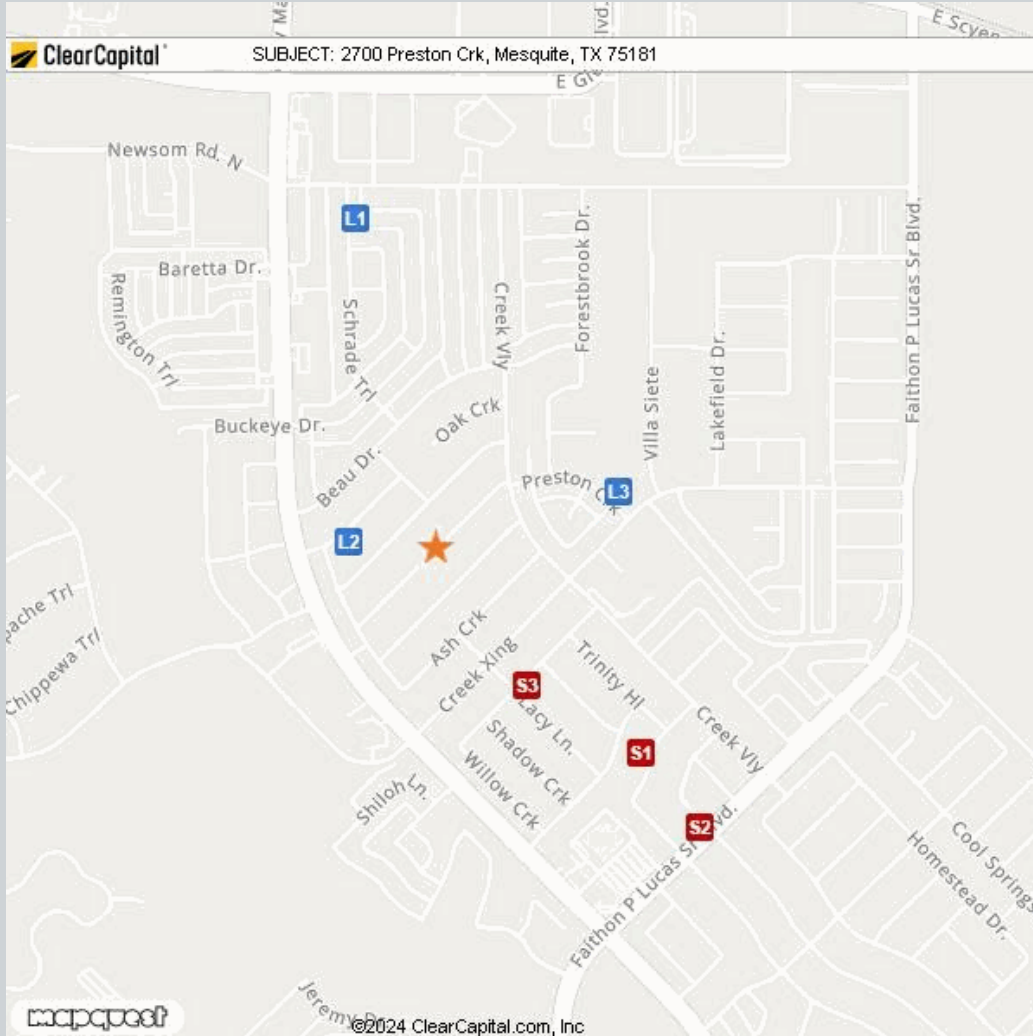
Address ★ 2700 Preston Creek, Mesquite, TEXAS 75181

Loan Number 57143

Suggested List \$385,000

Suggested Repaired \$385,000

Sale \$358,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2700 Preston Creek, Mesquite, Texas 75181	--	Parcel Match
L1 Listing 1	2600 Beeman Drive, Mesquite, TX 75181	0.49 Miles ¹	Parcel Match
L2 Listing 2	2516 Hackberry Creek, Mesquite, TX 75181	0.13 Miles ¹	Parcel Match
L3 Listing 3	2837 Preston Creek, Mesquite, TX 75181	0.27 Miles ¹	Parcel Match
S1 Sold 1	2701 Austin Drive, Mesquite, TX 75181	0.42 Miles ¹	Parcel Match
S2 Sold 2	2601 Stillwater Drive, Mesquite, TX 75181	0.55 Miles ¹	Parcel Match
S3 Sold 3	1604 Lacy Lane, Mesquite, TX 75181	0.24 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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.

Report Instructions - cont.

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.

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	Hayden Scroggins	Company/Brokerage	Durango Real Estate Services
License No	658134	Address	4129 clark college dallas TX 75241
License Expiration	07/31/2025	License State	TX
Phone	9032881636	Email	haydenscroggins@gmail.com
Broker Distance to Subject	12.43 miles	Date Signed	04/04/2024

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.