

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>         | 2038 Hollow Creek Drive, Dallas, TEXAS 75253 | <b>Order ID</b>       | 9253205               | <b>Property ID</b> | 35263945 |
| <b>Inspection Date</b> | 04/04/2024                                   | <b>Date of Report</b> | 04/04/2024            |                    |          |
| <b>Loan Number</b>     | 57148  | <b>APN</b>            | 00-88060-00G-010-0000 |                    |          |
| <b>Borrower Name</b>   | Breckenridge Property Fund 2016 LLC          | <b>County</b>         | Dallas                |                    |          |

| Tracking IDs             |         |                      |         |  |  |
|--------------------------|---------|----------------------|---------|--|--|
| <b>Order Tracking ID</b> | 4.3_BPO | <b>Tracking ID 1</b> | 4.3_BPO |  |  |
| <b>Tracking ID 2</b>     | --      | <b>Tracking ID 3</b> | --      |  |  |

## General Conditions

|                                       |              | Condition Comments   |
|---------------------------------------|--------------|--|
| <b>Owner</b>                          | Ward Umeka T | The subject is in average condition with no repairs noted based on the inspection. |
| <b>R. E. Taxes</b>                    | \$5,711      |  |
| <b>Assessed Value</b>                 | \$248,860    |  |
| <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

|  |                                     | Neighborhood Comments   |
|--|-------------------------------------|---|
| <b>Location Type</b>                     | Suburban                            | 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. |
| <b>Local Economy</b>                     | Improving                           |   |
| <b>Sales Prices in this Neighborhood</b> | Low: \$210,000<br>High: \$350,000   |   |
| <b>Market for this type of property</b>  | Increased 1 % in the past 6 months. |   |
| <b>Normal Marketing Days</b>             | <90                                 |   |

## Current Listings

|                        | Subject                 | Listing 1             | Listing 2             | Listing 3 *           |
|------------------------|-------------------------|-----------------------|-----------------------|-----------------------|
| Street Address         | 2038 Hollow Creek Drive | 207 Oakhurst Drive    | 1938 Pin Oak Lane     | 211 Prentice Drive    |
| City, State            | Dallas, TEXAS           | Seagoville, TX        | Dallas, TX            | Seagoville, TX        |
| Zip Code               | 75253                   | 75159                 | 75253                 | 75159                 |
| Datasource             | Tax Records             | MLS                   | MLS                   | MLS                   |
| Miles to Subj.         | --                      | 0.81 <sup>1</sup>     | 0.87 <sup>1</sup>     | 0.72 <sup>1</sup>     |
| Property Type          | SFR                     | SFR                   | SFR                   | SFR                   |
| Original List Price \$ | \$                      | \$284,900             | \$289,900             | \$321,000             |
| List Price \$          | --                      | \$284,900             | \$289,900             | \$325,000             |
| Original List Date     |                         | 01/17/2024            | 03/23/2024            | 08/15/2023            |
| DOM · Cumulative DOM   | -- · --                 | 38 · 78               | 6 · 12                | 33 · 233              |
| Age (# of years)       | 18                      | 21                    | 9                     | 22                    |
| Condition              | Average                 | Good                  | 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   | 1 Story Traditional   | 1 Story Traditional   |
| # Units                | 1                       | 1                     | 1                     | 1                     |
| Living Sq. Feet        | 1,904                   | 1,527                 | 1,715                 | 2,180                 |
| Bdrm · Bths · ½ Bths   | 4 · 2                   | 4 · 2                 | 4 · 2                 | 4 · 2 · 1             |
| Total Room #           | 8                       | 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               | 0.16 acres              | 0.14 acres            | 0.17 acres            | 0.14 acres            |
| Other                  | None                    | None                  | None                  | None                  |

\* Listing 3 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.

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

**Listing 1** Similar in style and design, Superior in condition, 4/2 floor plan, Similar in Age, Similar Lot size, Similar in Garage, Inferior in GLA.

**Listing 2** 4/2 floor plan, Similar Lot size, Similar in Garage, Similar in Age, Superior in condition, Inferior in GLA, Similar style and design.

**Listing 3** Similar Lot size, 4/2.1 floor plan, Similar in Garage count, Similar in Age, Similar in condition, Superior in GLA, Similar in style and design.

## Recent Sales

|                        | Subject                 | Sold 1 *              | Sold 2                | Sold 3                |
|------------------------|-------------------------|-----------------------|-----------------------|-----------------------|
| Street Address         | 2038 Hollow Creek Drive | 2123 Coelum Court     | 115 Pheasant Lane     | 142 Quail Run Drive   |
| City, State            | Dallas, TEXAS           | Dallas, TX            | Seagoville, TX        | Seagoville, TX        |
| Zip Code               | 75253                   | 75253                 | 75159                 | 75159                 |
| Datasource             | Tax Records             | MLS                   | MLS                   | MLS                   |
| Miles to Subj.         | --                      | 0.12 <sup>1</sup>     | 0.64 <sup>1</sup>     | 0.56 <sup>1</sup>     |
| Property Type          | SFR                     | SFR                   | SFR                   | SFR                   |
| Original List Price \$ | --                      | \$259,900             | \$302,000             | \$315,990             |
| List Price \$          | --                      | \$254,900             | \$274,000             | \$295,000             |
| Sale Price \$          | --                      | \$254,900             | \$283,000             | \$295,000             |
| Type of Financing      | --                      | Conventional          | Fha                   | Fha                   |
| Date of Sale           | --                      | 12/22/2023            | 03/29/2024            | 02/05/2024            |
| DOM · Cumulative DOM   | -- · --                 | 16 · 66               | 86 · 161              | 140 · 188             |
| Age (# of years)       | 18                      | 20                    | 22                    | 22                    |
| 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           | 1 Story Traditional     | 1 Story Traditional   | 1 Story Traditional   | 1 Story Traditional   |
| # Units                | 1                       | 1                     | 1                     | 1                     |
| Living Sq. Feet        | 1,904                   | 1,876                 | 1,700                 | 1,916                 |
| Bdrm · Bths · ½ Bths   | 4 · 2                   | 4 · 2                 | 3 · 2                 | 4 · 2                 |
| Total Room #           | 8                       | 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               | 0.16 acres              | 0.17 acres            | 0.14 acres            | 0.13 acres            |
| Other                  | None                    | None                  | None                  | None                  |
| Net Adjustment         | --                      | \$0                   | -\$3,960              | -\$10,000             |
| Adjusted Price         | --                      | \$254,900             | \$279,040             | \$285,000             |

\* 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** Similar in style and design, Similar in condition, 4/2 floor plan, Similar in Age, Similar in Lot size, Similar in Garage, Similar in GLA. No Adjustments.
- Sold 2** 3/2 floor plan, Similar Lot size, Similar in Garage, Similar in Age, Superior in condition, Inferior in GLA, Similar style and design. Adjustments: condition:-10000, Bed:4000, GLA:2040 Total: \$-3960
- Sold 3** Similar Lot size 4/2 floor plan, Similar in Garage, Similar in Age, Superior in condition, Similar in GLA, Similar in style and design. Adjustments: condition:-10000, Total: \$-10000

## Subject Sales & Listing History

|  |                            |                        |                         |   |                    |                     |               |
|--|----------------------------|------------------------|-------------------------|---|--------------------|---------------------|---------------|
| <b>Current Listing Status</b>                      | Not Currently Listed       |                        |                         | <b>Listing History Comments</b>   |                    |                     |               |
| <b>Listing Agency/Firm</b>                         |                            |                        |                         | Subject's sales history was searched in 12 months and none was available. |                    |                     |               |
| <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>   | \$298,000          | \$298,000             |
| <b>Sales Price</b>  | \$273,000          | \$273,000             |
| <b>30 Day Price</b>   | \$254,000          | --                    |
| <b>Comments Regarding Pricing Strategy</b>  |                    |                       |
| <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 &amp; good indicators of market value. S1 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** 207 Oakhurst Drive  
Seagoville, TX 75159



Front

**L2** 1938 Pin Oak Lane  
Dallas, TX 75253



Front

**L3** 211 Prentice Drive  
Seagoville, TX 75159



Front



## Sales Photos

**S1** 2123 Coelum Court  
Dallas, TX 75253



Front

**S2** 115 Pheasant Lane  
Seagoville, TX 75159



Front

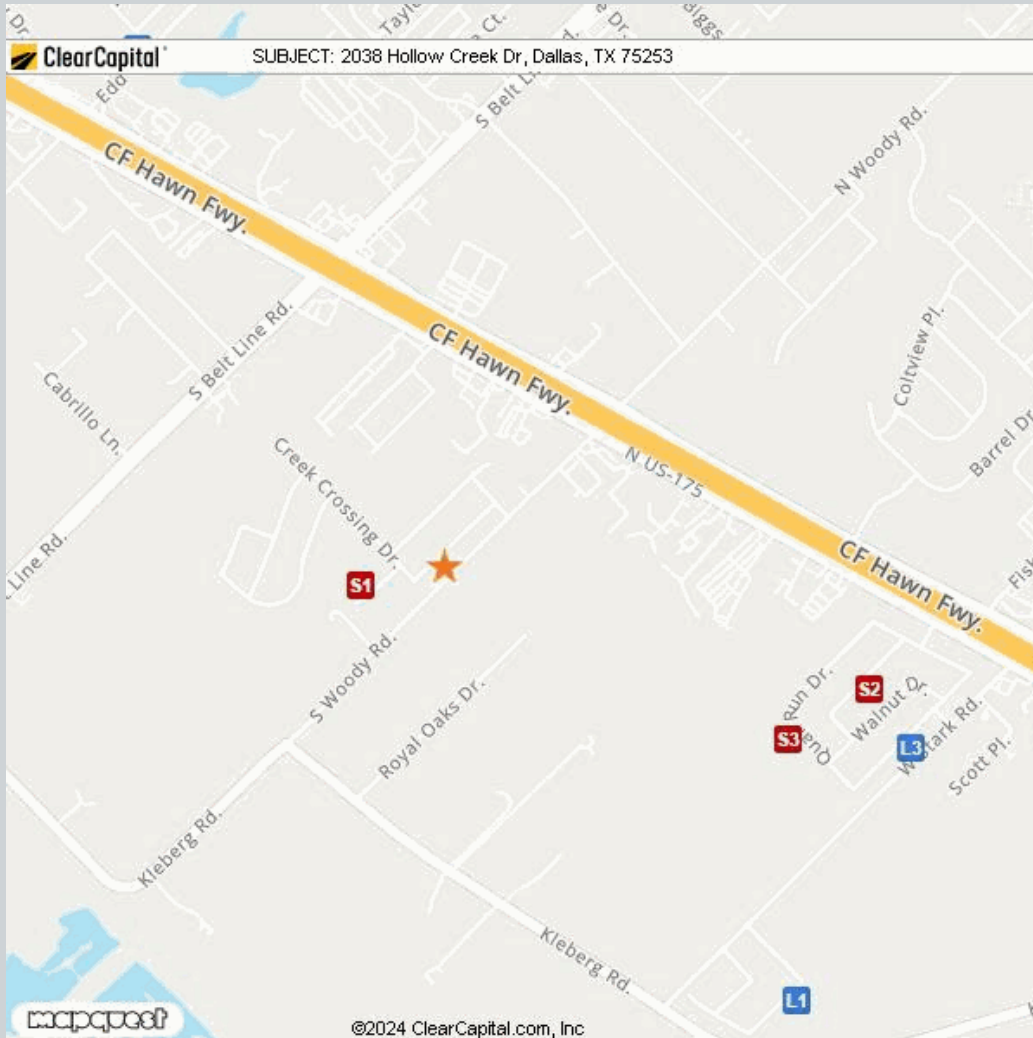
**S3** 142 Quail Run Drive  
Seagoville, TX 75159



Front

## ClearMaps Addendum

**Address** ★ 2038 Hollow Creek Drive, Dallas, TEXAS 75253  
**Loan Number** 57148      **Suggested List** \$298,000      **Suggested Repaired** \$298,000      **Sale** \$273,000



| Comparable   | Address                                      | Miles to Subject        | Mapping Accuracy |
|--------------|--|-------------------------|------------------|
| ★ Subject    | 2038 Hollow Creek Drive, Dallas, Texas 75253 | --                      | Parcel Match     |
| L1 Listing 1 | 207 Oakhurst Drive, Seagoville, TX 75159     | 0.81 Miles <sup>1</sup> | Parcel Match     |
| L2 Listing 2 | 1938 Pin Oak Lane, Dallas, TX 75253          | 0.87 Miles <sup>1</sup> | Parcel Match     |
| L3 Listing 3 | 211 Prentice Drive, Seagoville, TX 75159     | 0.72 Miles <sup>1</sup> | Parcel Match     |
| S1 Sold 1    | 2123 Coelum Court, Dallas, TX 75253          | 0.12 Miles <sup>1</sup> | Parcel Match     |
| S2 Sold 2    | 115 Pheasant Lane, Seagoville, TX 75159      | 0.64 Miles <sup>1</sup> | Parcel Match     |
| S3 Sold 3    | 142 Quail Run Drive, Seagoville, TX 75159    | 0.56 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.

\*\*\* 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

|                                   |                  |                          |                                    |
|-----------------------------------|------------------|--------------------------|------------------------------------|
| <b>Broker Name</b>                | Hayden Scroggins | <b>Company/Brokerage</b> | Durango Real Estate Services       |
| <b>License No</b>                 | 658134           | <b>Address</b>           | 4129 clark college dallas TX 75241 |
| <b>License Expiration</b>         | 07/31/2025       | <b>License State</b>     | TX                                 |
| <b>Phone</b>                      | 9032881636       | <b>Email</b>             | haydenscroggins@gmail.com          |
| <b>Broker Distance to Subject</b> | 8.63 miles       | <b>Date Signed</b>       | 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.**