

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>	1207 Ridge Rock Lane, Duncanville, TEXAS 75116	<b>Order ID</b>	9253205	<b>Property ID</b>	35263526
<b>Inspection Date</b>	04/03/2024	<b>Date of Report</b>	04/04/2024		
<b>Loan Number</b>	57152	<b>APN</b>	60097500490290000		
<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

<b>Owner</b>	WILLARD G OLSEN	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$7,478	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>Assessed Value</b>	\$328,840		
<b>Zoning Classification</b>	Residential Z354		
<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>	Urban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	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>Sales Prices in this Neighborhood</b>	Low: \$235000 High: \$490,000		
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	1207 Ridge Rock Lane	303 Willowbrook Drive	406 Rita Ln	127 N Forest Lane
<b>City, State</b>	Duncanville, TEXAS	Duncanville, TX	Duncanville, TX	Duncanville, TX
<b>Zip Code</b>	75116	75116	75116	75116
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.45 <sup>1</sup>	0.43 <sup>1</sup>	1.80 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$340,000	\$438,000	\$325,500
<b>List Price \$</b>	--	\$333,000	\$398,000	\$325,500
<b>Original List Date</b>		01/02/2024	10/28/2023	03/18/2024
<b>DOM · Cumulative DOM</b>	-- · --	93 · 93	30 · 159	17 · 17
<b>Age (# of years)</b>	41	52	46	54
<b>Condition</b>	Average	Average	Average	Average
<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>	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,559	2,250	3,125	2,376
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	4 · 2	5 · 3	5 · 2
<b>Total Room #</b>	8	8	8	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Carport 2 Car(s)	Carport 1 Car
<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>	0.25 acres	0.03 acres	0.24 acres	0.18 acres
<b>Other</b>	--	--	Covered Patio, Porch, Storage	Rain Gutters, Storage

\* 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: Welcome home! This home has Fresh Interior Paint. Discover a bright and open interior with plenty of natural light and a neutral color palette, complimented by a fireplace. Step into the kitchen, complete with an eye catching stylish backsplash. Relax in your primary suite with a walk in closet included. Additional bedrooms provide nice living or office space. Take advantage of the extended counter space in the primary bathroom complete with double sinks and under sink storage. Take it easy in the fenced in back yard. The covered sitting area makes it great for BBQs! Hurry, this won't last long! This home has been virtually staged to illustrate its potential.
- 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: This house was originally a 3 bedroom 2 bath 2 car garage house. An approximately 1600 square foot addition was added on to the back of this house several years ago. This addition has not been completed. Someone needing a lot of room for family and with construction skills could be the perfect buyer for this house. The addition is 2 story. There is a very large covered back porch 33 x 25 feet. This house is located on one and a half lots. There is a 24 x 12 storage building and two 11x9 smaller storage buildings. All info is deemed to be reliable but buyer and buyers agent should verify all info. Recently replaced roof. Owner wants listing agent present at all showings. There is no lock box on the property. Call listing agent to arrange an appointment to view the property.
- 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 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: \*\*\*Spacious\*\*\*Combination living room and dining, 2 bedrooms down, one of which is a converted garage. Long galley kitchen. Frig remains with Non-Realty Addendum, Cozy, seated storage breakfast room. Decking in the back yard with storage building. Pool has been filled in. Conventional, as is, or cash, as is. Pre-qual or proof of funds. Buyer is to pay for survey.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	1207 Ridge Rock Lane	1122 Lady Ln	619 Frank Keasler Blvd	5231 Whispering Oaks Dr
<b>City, State</b>	Duncanville, TEXAS	Duncanville, TX	Duncanville, TX	Dallas, TX
<b>Zip Code</b>	75116	75116	75116	75236
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.26 <sup>1</sup>	0.07 <sup>1</sup>	0.85 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$352,000	\$330,000	\$490,000
<b>List Price \$</b>	--	\$352,000	\$330,000	\$475,000
<b>Sale Price \$</b>	--	\$352,000	\$307,500	\$475,000
<b>Type of Financing</b>	--	Conv	Conv	Fha
<b>Date of Sale</b>	--	12/28/2023	05/12/2023	08/31/2023
<b>DOM · Cumulative DOM</b>	-- · --	35 · 79	19 · 50	41 · 76
<b>Age (# of years)</b>	41	53	39	30
<b>Condition</b>	Average	Average	Average	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>	2 Stories Traditional	1 Story Traditional	2 Stories Traditional	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,559	1,818	2,220	3,001
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	3 · 2	2 · 2	4 · 3 · 1
<b>Total Room #</b>	8	7	6	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 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>	0.25 acres	0.51 acres	0.34 acres	0.25 acres
<b>Other</b>	--	Deck, Rain Gutters, Lighting	Balcony, Covered Patio, Porch	Covered, Patio
<b>Net Adjustment</b>	--	+\$72,736	+\$25,477	-\$49,980
<b>Adjusted Price</b>	--	\$424,736	\$332,977	\$425,020

\* 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** 71,736 due to less square footage. 1000 due to less bedroom count. 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 on a half acre in one of Duncanville's most sought after neighborhoods, this custom-built home rests in a natural setting with mature trees and a seasonal creek. The wood deck offers the perfect spot for relaxation and outdoor entertaining. Inside, the home features a cozy yet elegant design, making it perfect for anyone seeking both comfort and style. Through the arched entry hall, the spacious living room with open beam cathedral ceiling has a beautiful brick wall fireplace. A cozy den with built-in hardwood bookcases leads through french doors to the expansive outdoor living space. In the kitchen you will find ample counter and cabinet space, a gas cooktop, and large pantry and utility room. Oversized 2.5 car garage with workbench and wall-mounted and ceiling-suspended storage. Interior is freshly painted, new roof and rainwater drainage system in 2022, new water heater in 2020, and more. This is truly a lovely home with a great floorplan in a beautiful location!
- Sold 2** 23,477 due to less square footage. 2000 due to less bedroom count. 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: Welcome to your own private retreat nestled in a serene, wooded area. This charming 2 bedroom, 2 bath property boasts plenty of trees and natural beauty, providing a serene escape from the hustle and bustle of city life. The cozy spacious living area is perfect for relaxing with loved ones and the fireplace provides the perfect spot to curl up with a good book on chilly nights. The bedrooms are spacious and provide plenty of room for rest and relaxation. This property also features a sunroom that's perfect for enjoying the beauty of nature from the comfort of your own home. While it needs updating, the sunroom has great potential to become a stunning space where you can enjoy the scenery and relax. Outside, the property is a nature lover's paradise and offers plenty of space for outdoor activities. Don't miss your chance to own this beautiful property and customize it to make it truly your own.
- Sold 3** -34,980 due to superior GLA. -15000 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: HVAC System Replaced in July 2023!! Nestled on a beautifully landscaped lot, with an outdoor fireplace and waterfall which is the perfect backdrop for relaxation and entertainment in any season. Two inviting fireplaces and large windows throughout fill the living spaces with abundant natural light, creating an atmosphere that radiates warmth and comfort. The rooms flow seamlessly making it an ideal setting for hosting unforgettable get-togethers and creating cherished memories with loved ones. Enjoy the tranquility of your surroundings while maintaining easy access to I-20, shopping and restaurants. The 3001 sqft, boasts 4 bedrooms and 3.5 baths, 2 car garage with ample parking. Thoughtfully, 2 bedrooms and 2.5 bathrooms are located on the main floor for ease and flexibility. You'll love this home as much as the original owners. Schedule a tour today and see for yourself!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				There is no MLS history for the subject property.			
<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>	\$420,900	\$420,900
<b>Sales Price</b>	\$420,000	\$420,000
<b>30 Day Price</b>	\$410,000	--
<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** 303 Willowbrook Drive  
Duncanville, TX 75116



Front

**L2** 406 Rita Ln  
Duncanville, TX 75116



Front

**L3** 127 N Forest Lane  
Duncanville, TX 75116



Front

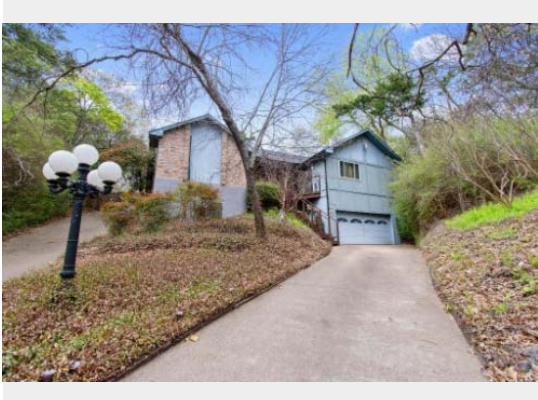
## Sales Photos

**S1** 1122 Lady Ln  
Duncanville, TX 75116



Front

**S2** 619 Frank Keasler Blvd  
Duncanville, TX 75116



Front

**S3** 5231 Whispering Oaks Dr  
Dallas, TX 75236



Front

### ClearMaps Addendum

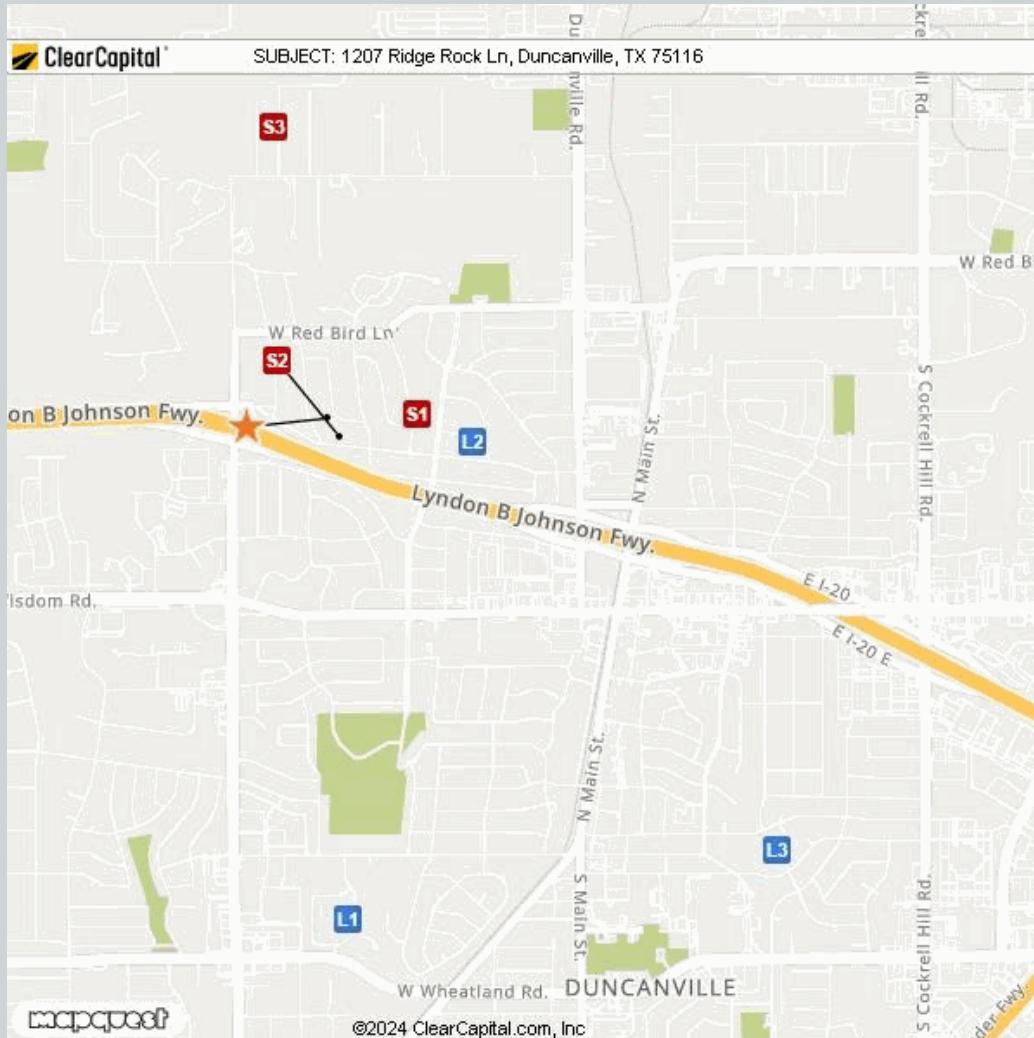
**Address** ★ 1207 Ridge Rock Lane, Duncanville, TEXAS 75116

**Loan Number** 57152

**Suggested List** \$420,900

**Suggested Repaired** \$420,900

**Sale** \$420,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1207 Ridge Rock Lane, Duncanville, Texas 75116	--	Parcel Match
L1 Listing 1	303 Willowbrook Drive, Duncanville, TX 75116	1.45 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	406 Rita Ln, Duncanville, TX 75116	0.43 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	127 N Forest Lane, Duncanville, TX 75116	1.80 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1122 Lady Ln, Duncanville, TX 75116	0.26 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	619 Frank Keasler Blvd, Duncanville, TX 75116	0.07 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	5231 Whispering Oaks Dr, Dallas, TX 75236	0.85 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>	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>	14.62 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.**