

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	8111 Broadleaf Avenue, Baytown, TX 77521	Order ID	6490137	Property ID	27792866
Inspection Date	01/16/2020	Date of Report	01/16/2020		
Loan Number	39791	APN	1360300010010		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Harris		

Tracking IDs					
Order Tracking ID	BotW New Fac-DriveBy BPO 01.14.20	Tracking ID 1	BotW New Fac-DriveBy BPO 01.14.20		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Colby Brisco, Alicia Brisco	Condition Comments	
R. E. Taxes	\$7,253	The subject appears to be in good overall condition with no obvious signs of deferred maintenance, similar to other homes in the community.	
Assessed Value	\$251,229		
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	Bay River Colony HOA 832-864-1200		
Association Fees	\$400 / Year (Other: Common areas)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subject property is part of a typical suburban subdivision that consists of starter and move up sized homes and has a homeowner's association to help maintain the neighborhood amenities. The community has a park for the residents.	
Sales Prices in this Neighborhood	Low: \$159,990 High: \$250,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	8111 Broadleaf Avenue	4819 Bentonite Blvd	4434 Ambrosia Ln	4342 Bearberry Ave
City, State	Baytown, TX	Baytown, TX	Baytown, TX	Baytown, TX
Zip Code	77521	77521	77521	77521
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.59 ¹	0.27 ¹	0.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$240,000	\$238,000	\$239,990
List Price \$	--	\$220,000	\$238,000	\$239,990
Original List Date		10/15/2019	01/09/2020	11/09/2019
DOM · Cumulative DOM	-- · --	93 · 93	7 · 7	67 · 68
Age (# of years)	5	17	6	5
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	2 Stories Contemporary	2 Stories Contemporary	1 Story Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,912	3,580	2,571	2,759
Bdrm · Bths · ½ Bths	4 · 3 · 1	4 · 2 · 1	4 · 2 · 2	4 · 2 · 1
Total Room #	8	11	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	0.18 acres	0.15 acres	0.14 acres	0.14 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 The comp has larger GLA, and the same number of bedrooms, but one less full bathrooms than the subject property.

Listing 2 The comp has similar GLA, and the same number of bedrooms, but one less full bathrooms than the subject property, and an extra half bathroom.

Listing 3 The comp has similar GLA, and the same number of bedrooms, but one less full bathrooms than the subject property.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	8111 Broadleaf Avenue	4322 Plumeria Ave	8323 Lemongrass Ave	4315 Firebrush Ln
City, State	Baytown, TX	Baytown, TX	Baytown, TX	Baytown, TX
Zip Code	77521	77521	77521	77521
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.18 ¹	0.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$225,000	\$250,000	\$239,999
List Price \$	--	\$225,000	\$235,000	\$239,999
Sale Price \$	--	\$205,000	\$235,000	\$237,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/25/2019	08/08/2019	12/09/2019
DOM · Cumulative DOM	-- · --	13 · 50	105 · 182	17 · 69
Age (# of years)	5	9	4	7
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,912	2,933	2,991	2,920
Bdrm · Bths · ½ Bths	4 · 3 · 1	4 · 3 · 1	4 · 2 · 1	4 · 3 · 1
Total Room #	8	9	8	9
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	0.18 acres	0.13 acres	0.13 acres	0.14 acres
Other	None	None	None	None
Net Adjustment	--	\$0	+\$1,000	-\$4,000
Adjusted Price	--	\$205,000	\$236,000	\$233,000

* Sold 3 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 comp has almost exact GLA, and the same number of bedrooms and bathrooms as the subject property. No adjustment needed.
- Sold 2** The comp has similar GLA, and the same number of bedrooms, but one less full bathrooms than the subject property. Adjustment for: one less full bathroom (+\$3,500), seller concessions (-\$2,500)
- Sold 3** The comp has almost exact GLA, and the same number of bedrooms and bathrooms as the subject property. Adjustment for: seller concessions (-\$4,000)

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no listing or sales history in the county tax records or in the MLS for the past 3 years for the subject property.			
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	\$238,000	\$238,000
Sales Price	\$233,000	\$233,000
30 Day Price	\$218,000	--
Comments Regarding Pricing Strategy		
The subject value is based on the most similar sold comp, which is sold comp 3, as it is closest in GLA, layout, and age to the subject property.		

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.
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Subject Photos



Front



Address Verification



Address Verification



Side



Side



Street

Subject Photos



Street



Other

Listing Photos

L1 4819 Bentonite Blvd
Baytown, TX 77521



Front

L2 4434 Ambrosia Ln
Baytown, TX 77521



Front

L3 4342 Bearberry Ave
Baytown, TX 77521



Front

Sales Photos

S1 4322 Plumeria Ave
Baytown, TX 77521



Front

S2 8323 Lemongrass Ave
Baytown, TX 77521



Front

S3 4315 Firebrush Ln
Baytown, TX 77521



Front

ClearMaps Addendum

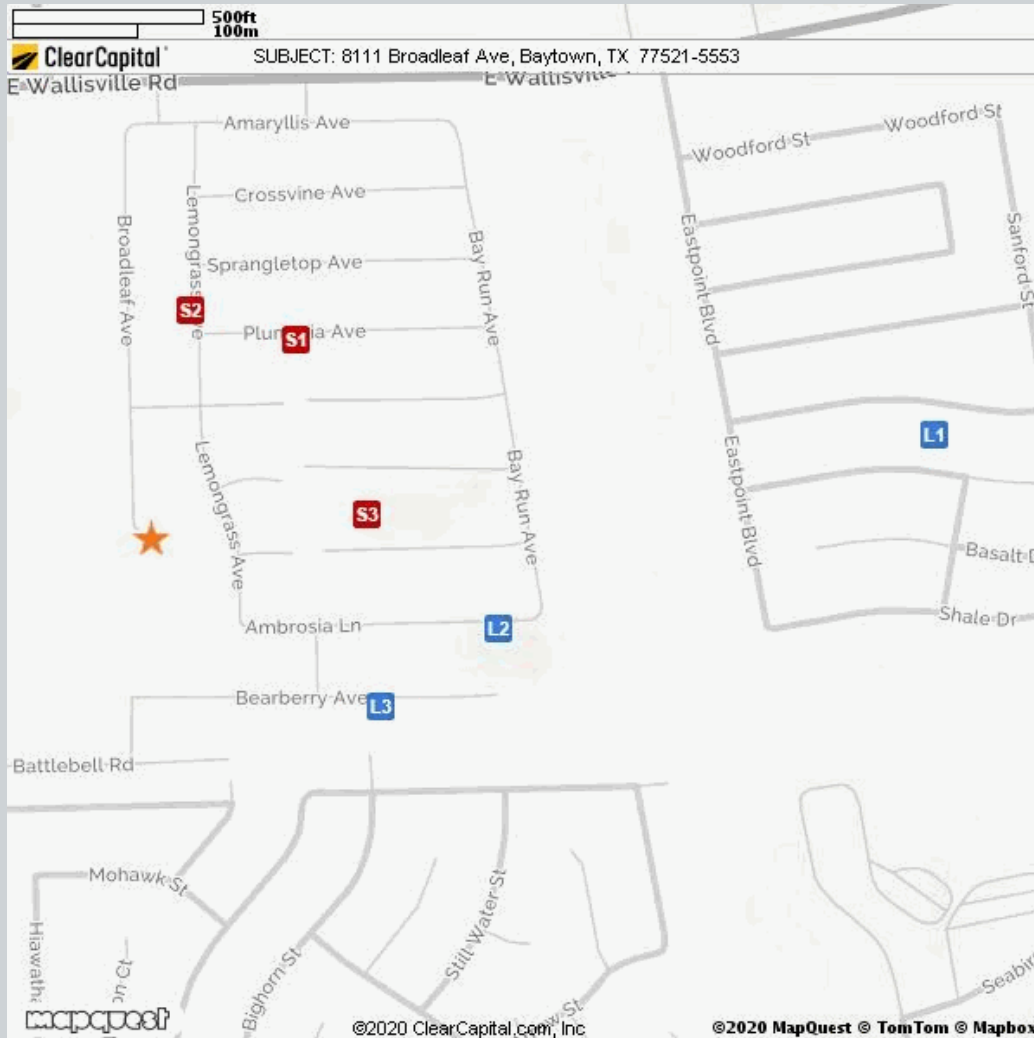
Address ★ 8111 Broadleaf Avenue, Baytown, TX 77521

Loan Number 39791

Suggested List \$238,000

Suggested Repaired \$238,000

Sale \$233,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8111 Broadleaf Ave, Baytown, TX	--	Parcel Match
L1 Listing 1	4819 Bentonite Blvd, Baytown, TX	0.59 Miles ¹	Parcel Match
L2 Listing 2	4434 Ambrosia Ln, Baytown, TX	0.27 Miles ¹	Parcel Match
L3 Listing 3	4342 Bearberry Ave, Baytown, TX	0.21 Miles ¹	Parcel Match
S1 Sold 1	4322 Plumeria Ave, Baytown, TX	0.19 Miles ¹	Parcel Match
S2 Sold 2	8323 Lemongrass Ave, Baytown, TX	0.18 Miles ¹	Parcel Match
S3 Sold 3	4315 Firebrush Ln, Baytown, TX	0.17 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.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

Report Instructions - cont.

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	Henry Molenaar	Company/Brokerage	Vylla Home
License No	489384	Address	907 Sunrise Knoll Way Houston TX 77062
License Expiration	10/31/2021	License State	TX
Phone	8322502004	Email	henry10@swbell.net
Broker Distance to Subject	18.84 miles	Date Signed	01/16/2020

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.