

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	136 Seaside Lane, Texas City, TX 77590	Order ID	6633398	Property ID	28111107
Inspection Date	02/28/2020	Date of Report	03/01/2020		
Loan Number	40204	APN	4900-0014-0021-000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Galveston		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 02.27.20	Tracking ID 1	BotW New Fac-DriveBy BPO 02.27.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Hollingsworth Raelene M & Nicholas A	Condition Comments average condition no repairs note at time of inspections
R. E. Taxes	\$4,177	
Assessed Value	\$170,350	
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 older well established neighborhood close to shopping and schools
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$99,000 High: \$220,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	136 Seaside Lane	1914 17th Ave N	129 11th Ave N	1407 23rd Ave N
City, State	Texas City, TX	Texas City, TX	Texas City, TX	Texas City, TX
Zip Code	77590	77590	77590	77590
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.63 ¹	0.63 ¹	1.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$153,000	\$157,900	\$174,900
List Price \$	--	\$153,000	\$157,900	\$174,900
Original List Date		10/04/2019	12/10/2019	08/07/2019
DOM · Cumulative DOM	-- · --	148 · 149	24 · 82	92 · 207
Age (# of years)	43	45	50	43
Condition	Average	Average	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 trad	1 Story trad	1 Story trad	1 Story trad
# Units	1	1	1	1
Living Sq. Feet	2,742	1,737	2,371	2,031
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	4 · 1 · 1	4 · 2
Total Room #	8	7	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Detached 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	0.26 acres	0.21 acres	0.22 acres	0.25 acres
Other	0	0	0	0

* Listing 2 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 Great Location. 4 bedrooms 2.5 baths 2 car garage. Some up grades, some needed.

Listing 2 Bring your fishing poles! This beautiful brick home is located in the heart of Historical Texas City. This recently remodeled home is a stone's throw away from the Texas City Dike! This gem boasts a corner lot, carport, garage and covered parking for an RV or boat. This property is ready for it's new owner and it won't last long!

Listing 3 Beautiful 2031 sqft 4/2/2 home located in Mainland Park on .2479 acres. The home features a large formal dining, cozy living room with wood burning fireplace, large master bedroom and large covered patio with large back yard.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	136 Seaside Lane	1009 23rd Ave N	1218 17th Ave N	1911 11th Street
City, State	Texas City, TX	Texas City, TX	Texas City, TX	Texas City, TX
Zip Code	77590	77590	77590	77590
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.79 ¹	1.04 ¹	0.91 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$150,000	\$185,000	\$211,000
List Price \$	--	\$150,000	\$167,600	\$189,000
Sale Price \$	--	\$144,000	\$167,500	\$172,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	01/29/2020	02/14/2020	10/25/2019
DOM · Cumulative DOM	-- · --	28 · 31	77 · 116	66 · 141
Age (# of years)	43	52	45	45
Condition	Average	Average	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 trad	1 Story trad	1 Story trad	1 Story trad
# Units	1	1	1	1
Living Sq. Feet	2,742	2,061	2,044	3,109
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	4 · 2	5 · 3
Total Room #	8	7	8	9
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	0.26 acres	0.34 acres	0.19 acres	0.39 acres
Other	0	0	0	0
Net Adjustment	--	+\$20,430	+\$20,940	-\$11,010
Adjusted Price	--	\$164,430	\$188,440	\$160,990

* 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** Older home in beautiful part of Texas City. A big oak tree in front yard greets you and other trees around home. Nice size lot with some landscaping along with larger parking area in front of garage. This home has a TWIA approved new roof installed in July this year. Great home to fix up to your taste and design. Has inside utility room. Home is laid out nice and roomy. These homes are just classy looking for their time. Come check it out and make it something really special! adjustment + \$ 20430 GLA
- Sold 2** Don't miss this 4 bedroom, 2 bath, hidden gem located in Texas City. Complete with its own shed, and minutes from the water! This completely remodeled home offers unlimited possibilities. From the new appliances, granite countertops, new flooring and paint, It is ready to welcome its new owners! Just off of Highway 146, puts you only a short distance from the Galveston island ferry or highway 45 and a straight drive to the big city attractions of Houston! adjustment + \$ 20940 GLA
- Sold 3** This spacious home has great bones and is just waiting to be updated! Sitting on over a 1/4 acre with five bedrooms and three full baths this home is perfect for a family. The den offers a vaulted ceiling that opens to the second floor which houses an additional two bedrooms and full bath. Downstairs you will find a formal living room, dining room, kitchen, breakfast room, den and master ensuite as well as two guest bedrooms and a full bath plus a large utility room and two car attached garage. The possibilities are endless for a reno - if you have a vision, this home is the one!! Back yard is grand and would easily fit a pool! Hurry, come and see this one!! Upstairs a/c unit is not working. Home is being sold AS-IS. adjustment _ \$ 11010 GLA

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				none			
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
01/17/2020	\$150,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$175,000	\$175,000
Sales Price	\$170,000	\$170,000
30 Day Price	\$165,000	--
Comments Regarding Pricing Strategy		
market valuation is based on solid pricing evidence of sold comps in consideration of current market condition and active comp values		

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.

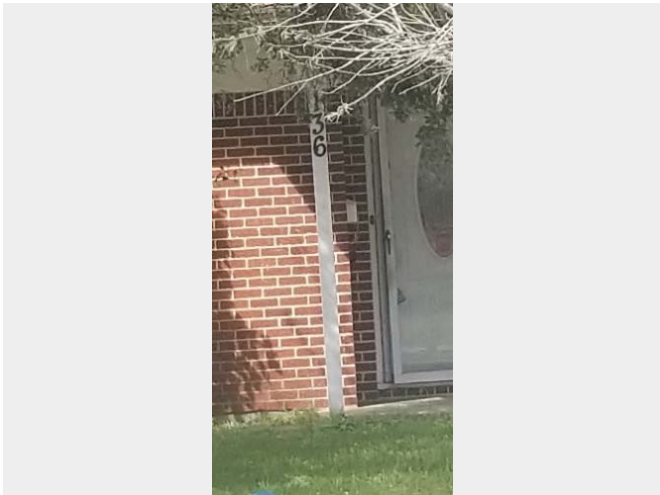
Subject Photos



Front



Front



Address Verification



Street

Listing Photos

L1 1914 17th ave n
Texas City, TX 77590



Front

L2 129 11th ave n
Texas City, TX 77590



Front

L3 1407 23rd ave n
Texas City, TX 77590



Front

Sales Photos

S1 1009 23rd ave n
Texas City, TX 77590



Front

S2 1218 17th ave n
Texas City, TX 77590



Front

S3 1911 11th street
Texas City, TX 77590



Front

ClearMaps Addendum

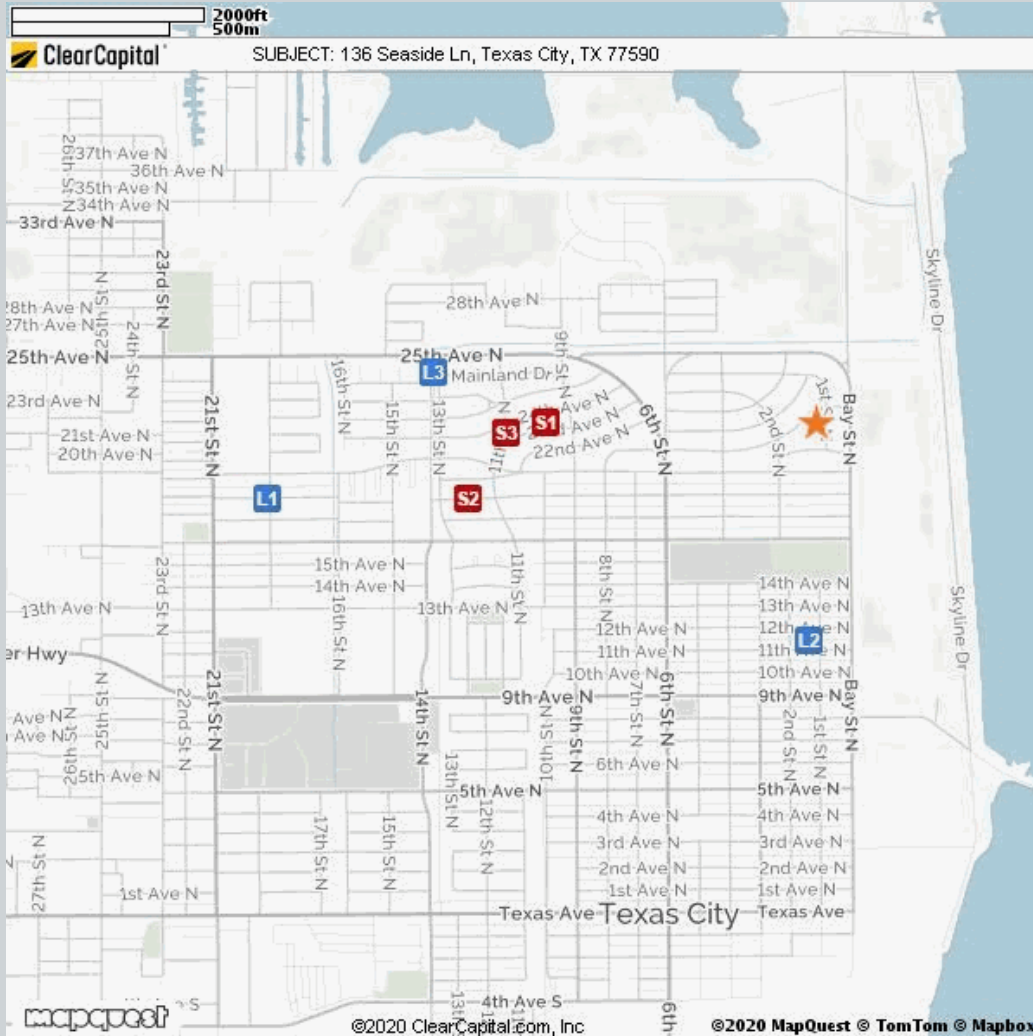
Address ★ 136 Seaside Lane, Texas City, TX 77590

Loan Number 40204

Suggested List \$175,000

Suggested Repaired \$175,000

Sale \$170,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	136 Seaside Ln, Texas City, TX	--	Parcel Match
L1 Listing 1	1914 17th Ave N, Texas City, TX	1.63 Miles ¹	Parcel Match
L2 Listing 2	129 11th Ave N, Texas City, TX	0.63 Miles ¹	Parcel Match
L3 Listing 3	1407 23rd Ave N, Texas City, TX	1.13 Miles ¹	Parcel Match
S1 Sold 1	1009 23rd Ave N, Texas City, TX	0.79 Miles ¹	Parcel Match
S2 Sold 2	1218 17th Ave N, Texas City, TX	1.04 Miles ¹	Parcel Match
S3 Sold 3	1911 11th Street, Texas City, TX	0.91 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	Carolin Miles	Company/Brokerage	Miles Real Estate
License No	443848	Address	411 Laurel st La marque TX 77568
License Expiration	06/30/2020	License State	TX
Phone	4099380594	Email	cmiles3766@aol.com
Broker Distance to Subject	4.89 miles	Date Signed	02/29/2020

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.