

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	17403 Meadow Heights Drive, Houston, TX 77095	Order ID	6965158	Property ID	29168417
Inspection Date	12/01/2020	Date of Report	12/02/2020		
Loan Number	42603	APN	1171560040001		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Harris		

Tracking IDs					
Order Tracking ID	1130BPOs	Tracking ID 1	1130BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Gregory Sewell	Condition Comments	
R. E. Taxes	\$6,258	The subject is a 2 story 4 bedroom 2.5 bath traditional. It is in average condition and does not appear to need repairs.	
Assessed Value	\$244,534		
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	Graham Management 281-497-4320		
Association Fees	\$708 / Year (Pool)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Slow	Copperfield Westcreek Village is an established neighborhood in Houston. Prices have risen 5% in the last 6 months. There was a lack of average condition comps in the area.	
Sales Prices in this Neighborhood	Low: \$200,000 High: \$345,000		
Market for this type of property	Increased 5 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	17403 Meadow Heights Drive	17019 Poplar Hill Street	17414 Meadow Heights	17522 Garnercrest
City, State	Houston, TX	Houston, TX	Houston, TX	Houston, TX
Zip Code	77095	77095	77095	77095
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.32 ¹	0.05 ¹	0.33 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$249,900	\$280,000	\$279,900
List Price \$	--	\$249,900	\$280,000	\$259,900
Original List Date		08/13/2020	08/06/2020	08/06/2020
DOM · Cumulative DOM	-- · --	66 · 111	2 · 118	95 · 118
Age (# of years)	30	30	30	33
Condition	Average	Average	Average	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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,543	2,496	2,560	2,624
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	9	9	10	9
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 2 Car(s)	Detached 2 Car(s)	Detached 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	0.20 acres	0.16 acres	0.21 acres	0.16 acres
Other	None	MLS#71885800	MLS#83726044	MLS#98906075

* 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 Fresh paint, tile and laminate floors, solid surface counters, breakfast room, patio, pool. This property is equal to the subject in size.

Listing 2 Carpet, tile, and wood floors, granite counters, breakfast bar, formal dining room, alarm system. This property is equal to the subject in size.

Listing 3 Carpet, tile, and laminate floors, updated kitchen, stainless appliances, granite counters, breakfast bar, updated bath. This property is equal to the subject in size.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	17403 Meadow Heights Drive	7611 Lone Meadow	17410 Emerald Isle Ct.	17631 Amber Mist
City, State	Houston, TX	Houston, TX	Houston, TX	Houston, TX
Zip Code	77095	77095	77095	77095
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.63 ¹	0.19 ¹	0.74 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$244,900	\$270,000	\$269,000
List Price \$	--	\$244,900	\$270,000	\$269,000
Sale Price \$	--	\$252,000	\$270,000	\$272,000
Type of Financing	--	Unknown	Unknown	Unknown
Date of Sale	--	08/07/2020	07/01/2020	11/23/2020
DOM · Cumulative DOM	-- · --	14 · 55	2 · 53	9 · 49
Age (# of years)	30	26	29	20
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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,543	2,370	2,532	2,544
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 3 · 1	4 · 2 · 1
Total Room #	9	9	10	10
Garage (Style/Stalls)	Detached 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	Pool - Yes	Pool - Yes	Pool - Yes	--
Lot Size	0.20 acres	0.16 acres	0.18 acres	0.16 acres
Other	None	MLS#96210393	MLS#96210393	MLS# 14271498
Net Adjustment	--	-\$4,025	-\$9,450	\$0
Adjusted Price	--	\$247,975	\$260,550	\$272,000

* 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** Many updates. New carpet, tile, and laminate floors, granite counters, new appliances, formal dining room, alarm system, patio, pool. This property is inferior to the subject in size. Adjustments GLA+8650, seller concessions-2675, condition-10000
- Sold 2** Well maintained, carpet and tile floors, updated appliances, alarm, patio, pool. This property is equal to the subject in size. Adjustments GLA +550, condition -10000
- Sold 3** Carpet, tile and laminate floors, granite counters, stainless appliances, breakfast bar, alarm. This property is equal to the subject in size. Adjustments Year built -5000, pool +5000. This property sold for more than list price. The reason is not known.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			There is no record of a sale or listing of the subject in the last 12 months.				
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	\$266,000	\$266,000
Sales Price	\$261,000	\$261,000
30 Day Price	\$240,000	--
Comments Regarding Pricing Strategy		
The final price is weighted to sold comp 2 which is similar in size and has a pool like the subject.		

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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DRIVE-BY BPO

by ClearCapital

17403 MEADOW HEIGHTS DRIVE
HOUSTON, TX 77095

42603
Loan Number

\$261,000
As-Is Value

Subject Photos



Front



Address Verification



Side



Street

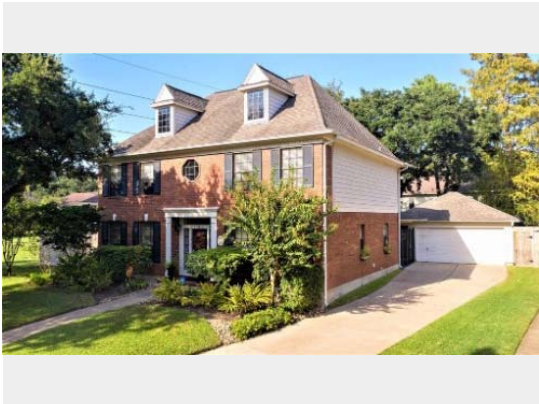
Listing Photos

L1 17019 Poplar Hill Street
Houston, TX 77095



Front

L2 17414 Meadow Heights
Houston, TX 77095



Front

L3 17522 Garnercrest
Houston, TX 77095



Front

Sales Photos

S1 7611 Lone Meadow
Houston, TX 77095



Front

S2 17410 Emerald Isle Ct.
Houston, TX 77095



Front

S3 17631 Amber Mist
Houston, TX 77095



Front

ClearMaps Addendum

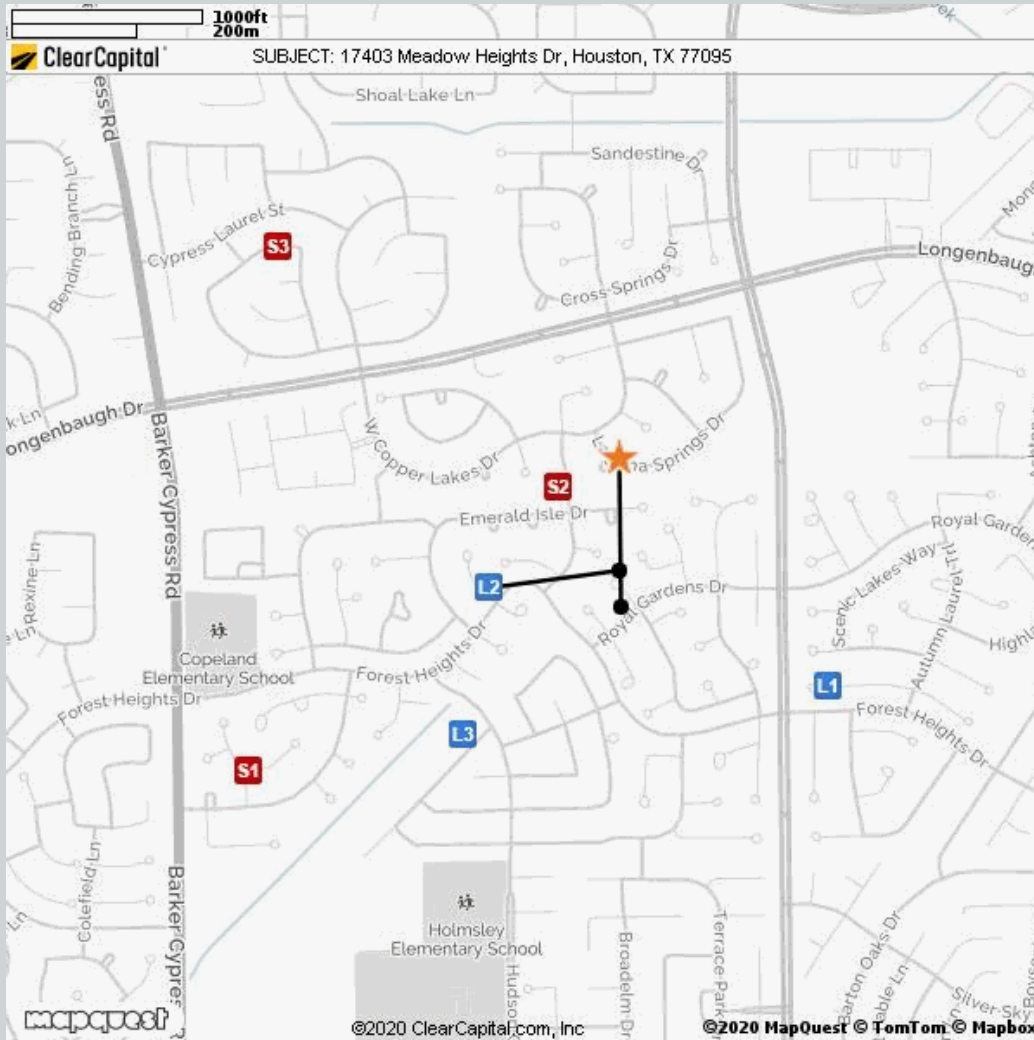
Address ★ 17403 Meadow Heights Drive, Houston, TX 77095

Loan Number 42603

Suggested List \$266,000

Suggested Repaired \$266,000

Sale \$261,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	17403 Meadow Heights Drive, Houston, TX 77095	--	Parcel Match
L1 Listing 1	17019 Poplar Hill Street, Houston, TX 77095	0.32 Miles ¹	Parcel Match
L2 Listing 2	17414 Meadow Heights, Houston, TX 77095	0.05 Miles ¹	Parcel Match
L3 Listing 3	17522 Garnercrest, Houston, TX 77095	0.33 Miles ¹	Parcel Match
S1 Sold 1	7611 Lone Meadow, Houston, TX 77095	0.63 Miles ¹	Parcel Match
S2 Sold 2	17410 Emerald Isle Ct., Houston, TX 77095	0.19 Miles ¹	Parcel Match
S3 Sold 3	17631 Amber Mist, Houston, TX 77095	0.74 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	Rhonda Reedy	Company/Brokerage	Realm Realtors
License No	441898	Address	1515 Valley Landing Dr. Katy TX 77450
License Expiration	07/31/2022	License State	TX
Phone	2813525442	Email	reedybpo@gmail.com
Broker Distance to Subject	10.37 miles	Date Signed	12/01/2020

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.