

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	2319 Willow Lake Drive, Houston, TX 77077	Order ID	7205833	Property ID	29890458
Inspection Date	04/01/2021	Date of Report	04/03/2021		
Loan Number	44046	APN	113-810-000-0031		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Harris		

Tracking IDs					
Order Tracking ID	0331BPO	Tracking ID 1	0331BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Featherston David W & Daniel R, Featherston Matthe	Condition Comments Subject appears in good condition. No damages visible from street.
R. E. Taxes	\$8,518	
Assessed Value	\$354,999	
Zoning Classification	SFR	
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 Mgmt 2814977320	
Association Fees	\$645 / Year (Pool,Landscaping,Tennis,Greenbelt)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Subject resides in an established neighborhood. Surrounding properties appear amintained.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$252,000 High: \$379,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	2319 Willow Lake Drive	2103 Willowlake	12150 Ella Lee	12214 Piping Rock
City, State	Houston, TX	Houston, TX	Houston, TX	Houston, TX
Zip Code	77077	77077	77077	77077
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.17 ¹	0.18 ¹	0.24 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$399,000	\$335,000	\$349,500
List Price \$	--	\$399,000	\$335,000	\$349,500
Original List Date		03/19/2021	02/19/2021	03/13/2021
DOM · Cumulative DOM	-- · --	11 · 15	14 · 43	5 · 21
Age (# of years)	36	36	39	37
Condition	Average	Good	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	1 Story ranch	2 Stories conv	2 Stories conv	2 Stories conv
# Units	1	1	1	1
Living Sq. Feet	2,618	2,732	2,548	2,353
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	6	6	8	8
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 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	--	--	--
Lot Size	0.19 acres	0.20 acres	0.18 acres	0.19 acres
Other	--	--	--	--

* 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 Superior to subject larger gla.

Listing 2 Inferior to subject smaller gla.

Listing 3 Also inferior to subject gla.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2319 Willow Lake Drive	2022 Shadybriar	12318 Piping Rock	12114 Piping Rock
City, State	Houston, TX	Houston, TX	Houston, TX	Houston, TX
Zip Code	77077	77077	77077	77077
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.36 ¹	0.33 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$325,000	\$309,900	\$370,000
List Price \$	--	\$299,000	\$309,900	\$350,000
Sale Price \$	--	\$270,000	\$287,500	\$325,000
Type of Financing	--	Undisclosed	Undisclosed	Undisclosed
Date of Sale	--	12/18/2020	12/31/2020	10/23/2020
DOM · Cumulative DOM	-- · --	109 · 168	36 · 58	46 · 53
Age (# of years)	36	42	38	37
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	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,618	2,526	2,706	2,736
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2 · 1	3 · 3
Total Room #	6	10	8	9
Garage (Style/Stalls)	Detached 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	Pool - Yes	--	--	Pool - Yes
Lot Size	0.19 acres	0.22 acres	0.18 acres	0.18 acres
Other	--	--	--	--
Net Adjustment	--	+\$2,760	-\$2,640	-\$3,540
Adjusted Price	--	\$272,760	\$284,860	\$321,460

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Inferior to subject smaller gla.

Sold 2 Superior to subject larger gla.

Sold 3 Also superior to subject gla.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				2319 Willow Lake Drive Cumulative Days On Market (CDOM): 1 Current Listing Days On Market (DOM): 1 MLS# 88820045 Single-Family Agent Office Field Change Info Change Type Price Date DOM JMHooley CBAR01 Status PEND->CLOSD Sold \$265,000 03/31/2021 1 JMHooley CBAR01 Status ACT->PEND Pending \$190,000 03/18/2021 1 amfultz AFRL01 Status CS- >ACT New Listing \$190,000 03/17/2021 0 amfultz AFRL01 Status I->CS Coming Soon \$190,000 03/16/2021 0			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
03/17/2021	\$190,000	--	--	Sold	03/31/2021	\$265,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$285,000	\$285,000
Sales Price	\$280,000	\$280,000
30 Day Price	\$270,000	--
Comments Regarding Pricing Strategy		
Opinion arrived by comparable sold and listed comps from subject neighborhood listed with HAR MLS.		

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



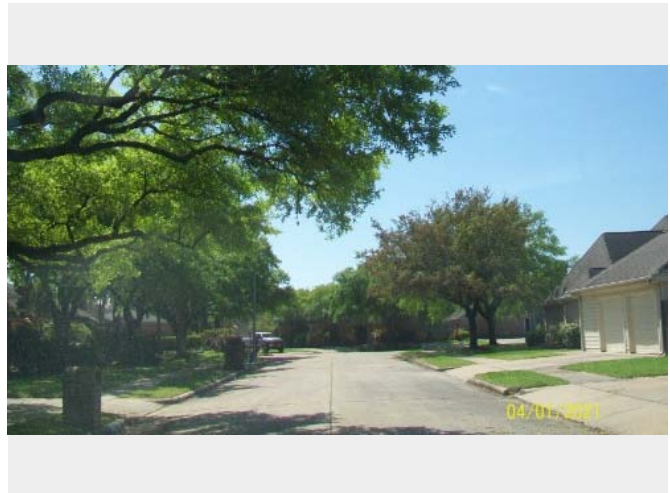
Front



Address Verification



Address Verification



Street

Listing Photos

L1 2103 willowlake
Houston, TX 77077



Front

L2 12150 ella lee
Houston, TX 77077



Front

L3 12214 piping rock
Houston, TX 77077



Front

Sales Photos

S1 2022 shadybriar
Houston, TX 77077



Front

S2 12318 piping rock
Houston, TX 77077



Front

S3 12114 piping rock
Houston, TX 77077



Front

ClearMaps Addendum

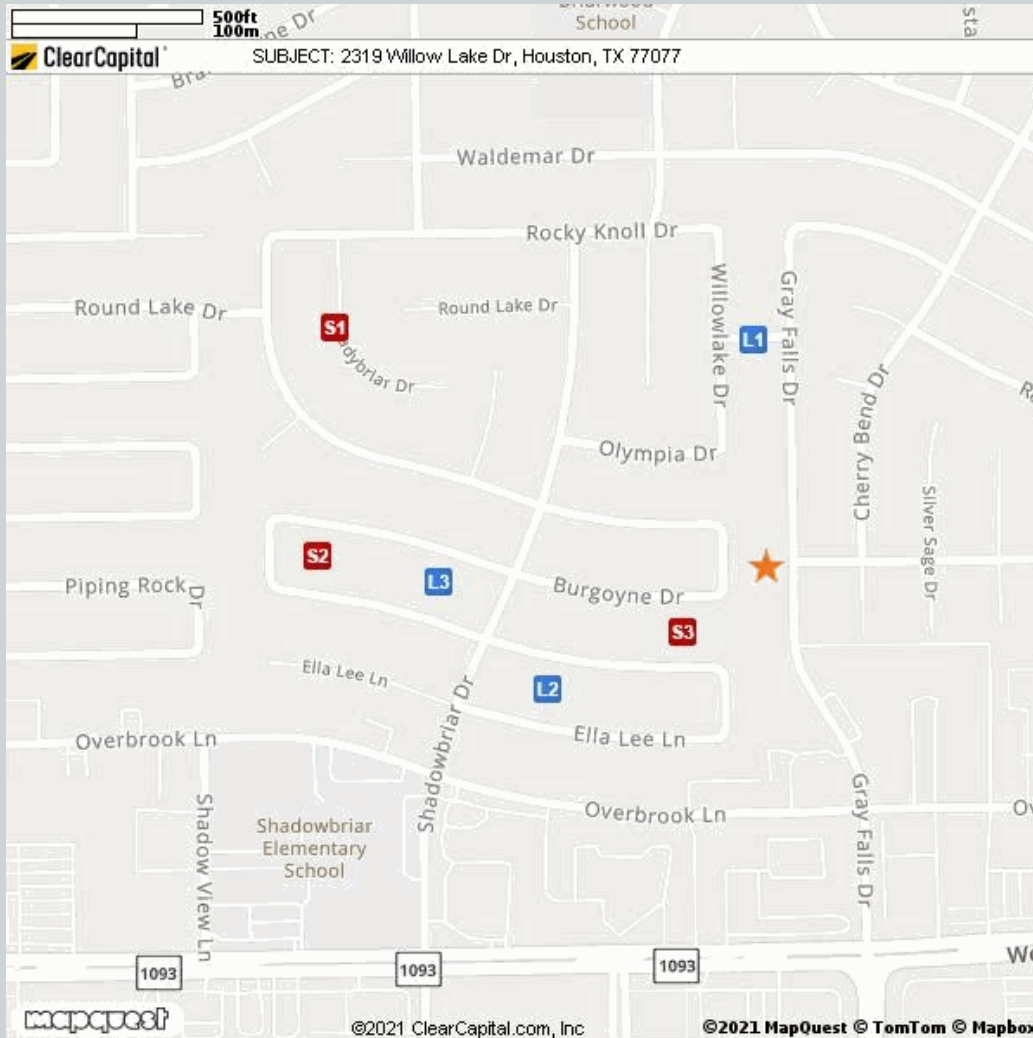
Address ★ 2319 Willow Lake Drive, Houston, TX 77077

Loan Number 44046

Suggested List \$285,000

Suggested Repaired \$285,000

Sale \$280,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2319 Willow Lake Drive, Houston, TX 77077	--	Parcel Match
L1 Listing 1	2103 Willowlake, Houston, TX 77077	0.17 Miles ¹	Parcel Match
L2 Listing 2	12150 Ella Lee, Houston, TX 77077	0.18 Miles ¹	Parcel Match
L3 Listing 3	12214 Piping Rock, Houston, TX 77077	0.24 Miles ¹	Parcel Match
S1 Sold 1	2022 Shadybriar, Houston, TX 77077	0.36 Miles ¹	Parcel Match
S2 Sold 2	12318 Piping Rock, Houston, TX 77077	0.33 Miles ¹	Parcel Match
S3 Sold 3	12114 Piping Rock, Houston, TX 77077	0.07 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	Alan Paul Schmidt	Company/Brokerage	The Conner Group Real Estate
License No	544130	Address	7058 Lakeview Haven, #107 Houston TX 77095
License Expiration	10/31/2021	License State	TX
Phone	7135601718	Email	alacent21@sbcglobal.net
Broker Distance to Subject	10.25 miles	Date Signed	04/02/2021

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.