

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	16718 Red Gully Drive, Sugar Land, TX 77498	Order ID	7200553	Property ID	29880823
Inspection Date	03/30/2021	Date of Report	03/31/2021		
Loan Number	44052	APN	5785020030220907		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Fort Bend		

Tracking IDs					
Order Tracking ID	0329BPO	Tracking ID 1	0329BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	DIANA RAMOS	Condition Comments	
R. E. Taxes	\$4,168	The subject is a one story 3-bedroom 2 bath traditional. It is in average condition and needs exterior paint and a new garage door. The current listing shows the GLA as 1603 SF. The tax record shows 1312 SF.	
Assessed Value	\$158,280		
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	Sterling 281-447-3388		
Association Fees	\$387 / Year (Pool)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Pheasant Creek is an established neighborhood in Sugar Land. Prices have risen 8% in the last 6 months. There was a lack of close by comps in the area. The search criteria had to be expanded.	
Sales Prices in this Neighborhood	Low: \$187,000 High: \$240,000		
Market for this type of property	Increased 8 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	16718 Red Gully Drive	719 W Park Street	17003 Enchanted Circle	2706 Whispering Court
City, State	Sugar Land, TX	Sugar Land, TX	Sugar Land, TX	Sugar Land, TX
Zip Code	77498	77498	77498	77498
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.08 ¹	0.23 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$198,500	\$184,990	\$197,000
List Price \$	--	\$198,500	\$184,990	\$197,000
Original List Date		01/27/2021	02/02/2021	03/05/2021
DOM · Cumulative DOM	-- · --	62 · 63	6 · 57	2 · 26
Age (# of years)	38	53	38	38
Condition	Average	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Beneficial ; Waterfront	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Beneficial ; Water	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,312	1,170	1,199	1,414
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 2	3 · 2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	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	0.17 acres	0.15 acres	0.13 acres	0.21 acres
Other	MLS#	MLS#34088848	MLS#68609726	MLS#19081202

* 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 Formal living room, breakfast room, no other agent comments in MLS. This property is inferior to the subject in size. More than 1 mile due to lack of close by comps.

Listing 2 Recently remodeled. New granite counters, new appliances, and new cabinets. This property is equal to the subject in size.

Listing 3 Recently updated. New carpet, tile floors, new appliances, new granite counters, new fixtures. This property is superior to the subject in size.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	16718 Red Gully Drive	16923 Tranquil Drive	16731 Rippling Mill Drive	16806 Limeshade Lane
City, State	Sugar Land, TX	Sugar Land, TX	Sugar Land, TX	Sugar Land, TX
Zip Code	77498	77498	77498	77498
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.21 ¹	0.09 ¹	0.28 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$185,000	\$170,000	\$195,000
List Price \$	--	\$185,000	\$170,000	\$196,500
Sale Price \$	--	\$182,000	\$187,000	\$196,000
Type of Financing	--	Unknown	Unknown	Unknown
Date of Sale	--	07/08/2020	12/04/2020	11/06/2020
DOM · Cumulative DOM	-- · --	16 · 51	3 · 17	12 · 61
Age (# of years)	38	37	41	41
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,312	1,284	1,306	1,504
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
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	0.17 acres	0.15 acres	0.16 acres	0.14 acres
Other	MLS#	MLS#87738376	MLS#894939	MLS#58625460
Net Adjustment	--	-\$3,600	\$0	-\$22,600
Adjusted Price	--	\$178,400	\$187,000	\$173,400

* Sold 1 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** Carpet, tile, and laminate floors, laminate counters, formal dining room, patio. This property is equal to the subject in size. More than 6 months back due to a lack of close by comps. Adjustments GLA+1400, seller concessions-5000
- Sold 2** Tile and wood floors, laminate counters, breakfast bar, patio. This property is equal to the subject in size. No adjustments.
- Sold 3** Fresh paint, recent AC, new appliances, tile and vinyl floors, granite counters. This property is superior to the subject in size. Adjustments GLA-9600, condition-10000, seller concessions-3000

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Earl Sells Homes	The subject is currently in pending status.					
Listing Agent Name	Earl Forbes						
Listing Agent Phone	281-242-6200						
# 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
02/22/2021	\$170,000	02/25/2021	\$170,000	Pending/Contract	02/25/2021	\$170,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$178,000	\$183,000
Sales Price	\$174,500	\$179,000
30 Day Price	\$161,000	--
Comments Regarding Pricing Strategy		
The final price is weighted to sold comp 1, which is similar in size and condition.		

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



Side



Street



Other



Other

Subject Photos



Other

Listing Photos

L1 719 W Park Street
Sugar Land, TX 77498



Front

L2 17003 Enchanted Circle
Sugar Land, TX 77498



Front

L3 2706 Whispering Court
Sugar Land, TX 77498



Front

Sales Photos

S1 16923 Tranquil Drive
Sugar Land, TX 77498



Front

S2 16731 Rippling Mill Drive
Sugar Land, TX 77498



Front

S3 16806 Limeshade Lane
Sugar Land, TX 77498



Front

ClearMaps Addendum

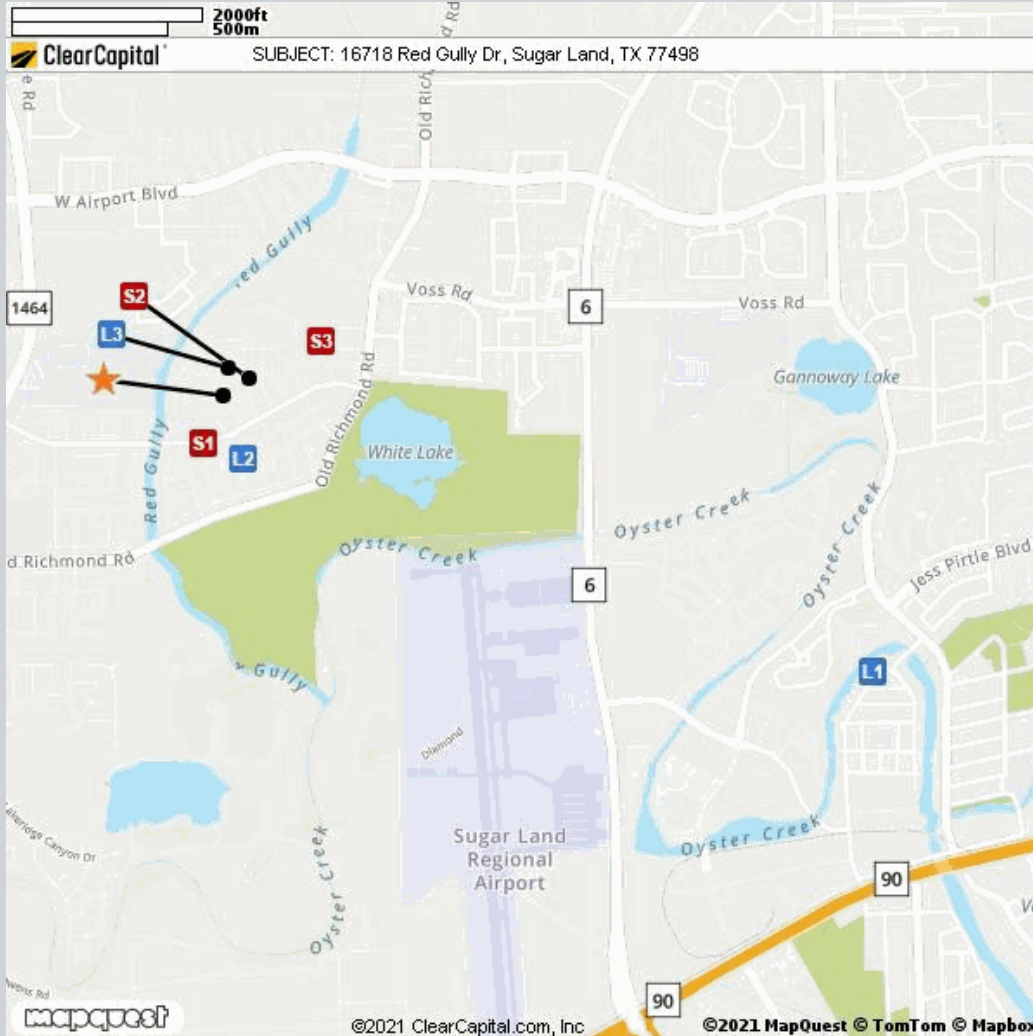
Address ★ 16718 Red Gully Drive, Sugar Land, TX 77498

Loan Number 44052

Suggested List \$178,000

Suggested Repaired \$183,000

Sale \$174,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	16718 Red Gully Drive, Sugar Land, TX 77498	--	Parcel Match
L1 Listing 1	719 W Park Street, Sugar Land, TX 77498	2.08 Miles ¹	Parcel Match
L2 Listing 2	17003 Enchanted Circle, Sugar Land, TX 77498	0.23 Miles ¹	Parcel Match
L3 Listing 3	2706 Whispering Court, Sugar Land, TX 77498	0.09 Miles ¹	Parcel Match
S1 Sold 1	16923 Tranquil Drive, Sugar Land, TX 77498	0.21 Miles ¹	Parcel Match
S2 Sold 2	16731 Rippling Mill Drive, Sugar Land, TX 77498	0.09 Miles ¹	Parcel Match
S3 Sold 3	16806 Limeshade Lane, Sugar Land, TX 77498	0.28 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	9.83 miles	Date Signed	03/30/2021

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.