

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	1426 Valley Landing Drive, Katy, TX 77450	Order ID	7209536	Property ID	29895123
Inspection Date	04/03/2021	Date of Report	04/03/2021		
Loan Number	44077	APN	1142380040014		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Harris		

Tracking IDs

Order Tracking ID	0401BPO	Tracking ID 1	0401BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	KATRINA M DESHIELDS	Condition Comments The subject appears in average condition from the exterior. There are no negative external circumstances observed that may affect the subject marketability or value.
R. E. Taxes	\$5,074	
Assessed Value	\$212,099	
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	Creekstone HOA 281-398-2484	
Association Fees	\$400 / Year (Pool, Landscaping, Tennis)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The Neighborhood Boundaries are bounded on the North by Kenlake Dr, on the South by Highland Knolls Dr, on the East by Grand Junction Dr, and on the West by Brook Grove Dr. The neighborhood market remained stable for the last six months. Demand and supply are in balance and seller concessions are typical in the neighborhood market. REO listings and REO sales have been decreased for the last six months in the neighborhood market.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$80,000 High: \$270,000	
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	1426 Valley Landing Drive	2322 Shady Brook Drive	22606 Braken Manor Lane	3411 Denton Meadows Court
City, State	Katy, TX	Houston, TX	Katy, TX	Katy, TX
Zip Code	77450	77084	77449	77449
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	3.95 ¹	3.35 ¹	4.38 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$185,000	\$199,900	\$250,000
List Price \$	--	\$185,000	\$199,900	\$250,000
Original List Date		12/21/2020	01/28/2021	01/27/2021
DOM · Cumulative DOM	-- · --	3 · 103	2 · 65	7 · 66
Age (# of years)	37	40	30	12
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	2 Stories Traditional	1 Story Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,812	2,135	2,328	2,970
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2	4 · 2 · 1	4 · 3
Total Room #	7	8	7	8
Garage (Style/Stalls)	Detached 1 Car	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	0.16 acres	.17 acres	.17 acres	.14 acres
Other	None	None	None	None

* 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.

Current Listings - Cont.

Listing Comments Why the comparable listing is superior or inferior to the subject.

- Listing 1** L1 exceeds +/- 20% spread difference of the subject gross living area. It is extended more than 1 mile to the subject. It is used due to lack of inventory in the area. Its living square footage is smaller than the subject. It appears in average condition from the exterior. The property is pending. It is not located in the subject same immediate subdivision. The location has no influence on value.
- Listing 2** L2 is extended more than 1 mile to the subject. It is more than 5 years difference to the subject. It is used due to lack of inventory in the area. Its living square footage is smaller than the subject. It appears in average condition from the exterior. The property is pending. It is not located in the subject same immediate subdivision. The location has no influence on value.
- Listing 3** L3 is extended more than 1 mile to the subject. It is more than 5 years difference to the subject. It is used due to lack of inventory in the area. Its living square footage is larger than the subject. It appears in average condition from the exterior. The property is pending. It is not located in the subject same immediate subdivision. The location has no influence on value.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1426 Valley Landing Drive	22430 Kenlake Drive	22203 Silver Morning Court	22710 Birch Point Drive
City, State	Katy, TX	Katy, TX	Katy, TX	Katy, TX
Zip Code	77450	77450	77450	77450
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.30 ¹	0.06 ¹	0.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$164,000	\$165,000	\$237,000
List Price \$	--	\$164,000	\$165,000	\$237,000
Sale Price \$	--	\$157,000	\$170,780	\$224,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	12/21/2020	06/22/2020	06/09/2020
DOM · Cumulative DOM	-- · --	1 · 11	4 · 18	8 · 52
Age (# of years)	37	36	38	22
Condition	Average	Fair	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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,812	1,987	2,198	3,064
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2 · 1	3 · 2 · 1	4 · 3 · 1
Total Room #	7	7	7	11
Garage (Style/Stalls)	Detached 1 Car	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	0.16 acres	.17 acres	.18 acres	.14 acres
Other	None	None	None	None
Net Adjustment	--	+\$10,013	+\$3,219	-\$16,142
Adjusted Price	--	\$167,013	\$173,999	\$207,858

* 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** S1 closed date is extended more than 3 months. It exceeds +/- 20% spread difference of the subject gross living area. It is used due to lack of recent similar sales in the area. Its living square footage is smaller than the subject. It is in fair condition. Adjusted for GLA: \$7,013, Condition: \$5,000, Garage: \$-2,000.
- Sold 2** S2 closed date is extended more than 3 months. It exceeds +/- 20% spread difference of the subject gross living area. It is used due to lack of recent similar sales in the area. Its living square footage is smaller than the subject. It appears in average condition from the exterior.
- Sold 3** S3 closed date is extended more than 3 months. It is more than 5 years difference to the subject. It is used due to lack of recent similar sales in the area. Its living square footage is larger than the subject. It appears in average condition from the exterior.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Coldwell Banker Realty	The property is listed. It is pending.					
Listing Agent Name	Leander Cory						
Listing Agent Phone	281-248-3888						
# 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
03/09/2021	\$190,000	--	--	Pending/Contract	03/23/2021	\$190,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$190,000	\$190,000
Sales Price	\$187,000	\$187,000
30 Day Price	\$184,000	--
Comments Regarding Pricing Strategy		
<p>I went back 12 months, out in distance 5 miles, and even with relaxing mile to subject search criteria I was unable to find any comps which fit the gross living area, close date and age requirements. Within 4.50 miles and back 12 months I found 6 comps of which I could only use due to the gross living area, close date and age requirements factors. The ones used are the best possible currently available comps within 5 miles and the adjustments are sufficient for this area to account for the differences in the subject and comps. The value as of today is \$187,000. The typical marketing time is 78 days. The subject is within 2 miles of Grand Parkway 99. In the subject market, home value ranges from \$80,000 to \$270,000. The median home value in the subject neighborhood is \$126,000. The subject is conforming to the neighborhood. There are no comparable listings in the subject same immediate subdivision.</p>		

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.

DRIVE-BY BPO

by ClearCapital

1426 VALLEY LANDING DRIVE
KATY, TX 77450

44077
Loan Number

\$187,000
● As-Is Value

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 2322 Shady Brook Drive
Houston, TX 77084



Front

L2 22606 Braken Manor Lane
Katy, TX 77449



Front

L3 3411 Denton Meadows Court
Katy, TX 77449



Front

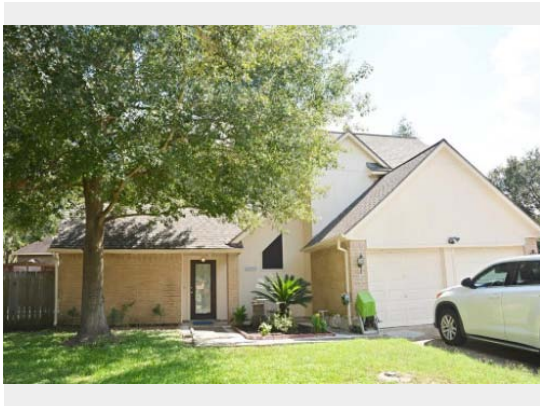
Sales Photos

S1 22430 Kenlake Drive
Katy, TX 77450



Front

S2 22203 Silver Morning Court
Katy, TX 77450



Front

S3 22710 Birch Point Drive
Katy, TX 77450



Front

ClearMaps Addendum

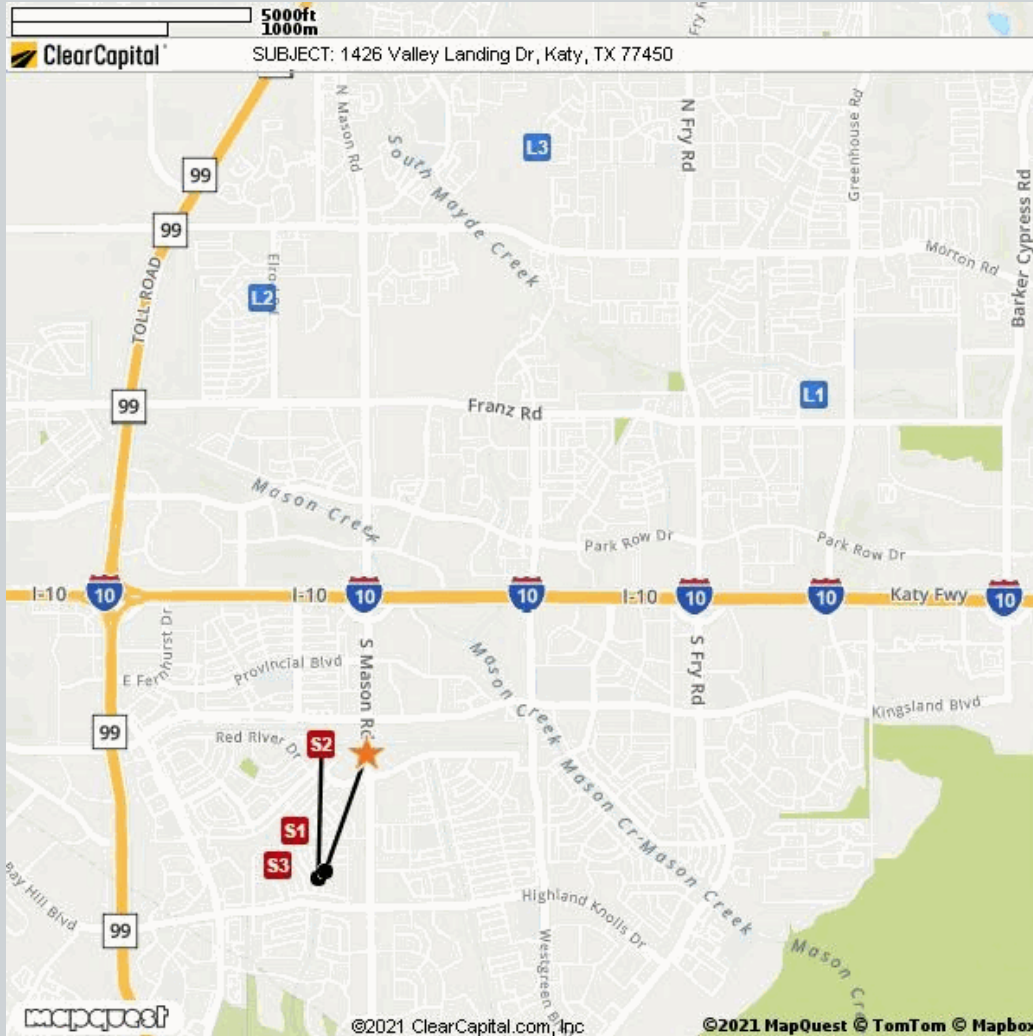
Address ★ 1426 Valley Landing Drive, Katy, TX 77450

Loan Number 44077

Suggested List \$190,000

Suggested Repaired \$190,000

Sale \$187,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1426 Valley Landing Drive, Katy, TX 77450	--	Parcel Match
L1 Listing 1	2322 Shady Brook Drive, Houston, TX 77084	3.95 Miles ¹	Parcel Match
L2 Listing 2	22606 Braken Manor Lane, Katy, TX 77449	3.35 Miles ¹	Parcel Match
L3 Listing 3	3411 Denton Meadows Court, Katy, TX 77449	4.38 Miles ¹	Parcel Match
S1 Sold 1	22430 Kenlake Drive, Katy, TX 77450	0.30 Miles ¹	Parcel Match
S2 Sold 2	22203 Silver Morning Court, Katy, TX 77450	0.06 Miles ¹	Parcel Match
S3 Sold 3	22710 Birch Point Drive, Katy, TX 77450	0.36 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	Larry Nguyen	Company/Brokerage	N/A
License No	451788	Address	16443 Beewood Glen Dr Sugar Land TX 77498
License Expiration	04/30/2022	License State	TX
Phone	7135039444	Email	larrynguyen2005@hotmail.com
Broker Distance to Subject	9.52 miles	Date Signed	04/03/2021

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.