

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	5034 Poinciana Drive, Houston, TX 77092	Order ID	7251478	Property ID	30023062
Inspection Date	04/23/2021	Date of Report	04/23/2021		
Loan Number	44284	APN	0844410000014		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Harris		

Tracking IDs

Order Tracking ID	0422BPO	Tracking ID 1	0422BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Breckenridge Property Fund 2016 LLC	Condition Comments The subject has been adequately maintained and considered to be in average marketable condition.
R. E. Taxes	\$6,483	
Assessed Value	\$240,941	
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 The subject is located in a suburban neighborhood with stable property values and the economy and employment conditions are stable, neighborhood market trends are stable, conditions are stable, supply & demand is stable, the prevalence of REO is stable and seller concessions are stable.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$220,000 High: \$330,000	
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	5034 Poinciana Drive	5427 Lamonte Lane	4114 Donna Lynn Drive	5503 Cheshire Lane
City, State	Houston, TX	Houston, TX	Houston, TX	Houston, TX
Zip Code	77092	77092	77092	77092
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.43 ¹	0.25 ¹	0.52 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$278,000	\$299,000	\$294,999
List Price \$	--	\$278,000	\$279,000	\$292,500
Original List Date		03/31/2021	11/23/2020	04/01/2021
DOM · Cumulative DOM	-- · --	21 · 23	121 · 151	20 · 22
Age (# of years)	63	62	61	58
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	1,577	1,349	1,726	1,717
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	4 · 2 · 1	4 · 2
Total Room #	7	6	7	7
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	0.250 acres	0.13 acres	0.14 acres	0.19 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.

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

Listing 1 Active1 => Bath= \$2000, Half Bath= \$-1000, GLA= \$4560, Lot= \$240, Total= \$5800, Net Adjusted Value= \$283800 The property is inferior in GLA and lot size to the subject.

Listing 2 Active2 => Bed= \$-4000, Half Bath= \$-1000, GLA= \$-2980, Lot= \$220, Total= \$-7760, Net Adjusted Value= \$271240 The property is similar in condition and view to the subject.

Listing 3 Active3 => Condition= \$-3750, Bed= \$-4000, GLA= \$-2800, Total= \$-10550, Net Adjusted Value= \$281950 The property is superior in condition and bed count to the subject.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	5034 Poinciana Drive	5041 Lido Lane	5211 Poinciana	5210 Saxon Drive
City, State	Houston, TX	Houston, TX	Houston, TX	Houston, TX
Zip Code	77092	77092	77092	77092
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.51 ¹	0.13 ¹	0.16 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$264,000	\$249,900	\$289,900
List Price \$	--	\$264,000	\$249,900	\$289,900
Sale Price \$	--	\$257,500	\$260,000	\$279,900
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	12/01/2020	02/23/2021	03/26/2021
DOM · Cumulative DOM	-- · --	48 · 48	19 · 19	54 · 54
Age (# of years)	63	66	63	61
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,577	1,609	1,463	1,620
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	2 · 2
Total Room #	7	7	7	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car	Detached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.250 acres	0.16 acres	0.15 acres	0.33 acres
Other	None	None	None	None
Net Adjustment	--	+\$2,180	+\$4,480	+\$6,000
Adjusted Price	--	\$259,680	\$264,480	\$285,900

* 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** Sold1 => Garage= \$2000, Lot= \$180, Total= \$2180, Net Adjusted Value= \$259680 The property is similar in view and style to the subject.
- Sold 2** Sold2 => GLA= \$2280, Garage= \$2000, Lot= \$200, Total= \$4480, Net Adjusted Value= \$264480 The property is inferior in GLA and similar in view to the subject.
- Sold 3** Sold3 => Bed= \$4000, Garage= \$2000, Total= \$6000, Net Adjusted Value= \$285900 The property is inferior in bed count and similar in style to the subject.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Wendy Rosenfeld	Subject is active					
Listing Agent Name	Boulevard Realty						
Listing Agent Phone	713-862-1600						
# 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
03/29/2021	\$264,999	--	--	Pending/Contract	04/01/2021	\$264,999	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$278,000	\$278,000
Sales Price	\$264,999	\$264,999
30 Day Price	\$254,999	--
Comments Regarding Pricing Strategy		
Subject is active for \$264999. Subject is a SFR Ranch home with 3 bedroom and 2 bathroom. In delivering final valuation, most weight has been placed on CS1 and LC2 as they are most similar to subject condition and overall structure. Subject details are taken from tax record. Subject and comparables garage count is verified using MLS.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other

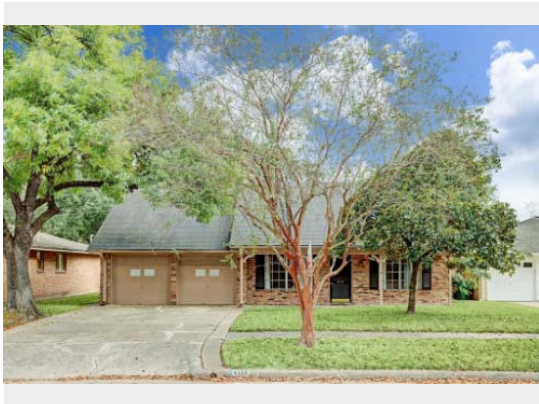
Listing Photos

L1 5427 Lamonte Lane
Houston, TX 77092



Front

L2 4114 Donna Lynn Drive
Houston, TX 77092



Front

L3 5503 Cheshire Lane
Houston, TX 77092



Front

Sales Photos

S1 5041 Lido Lane
Houston, TX 77092



Front

S2 5211 Poinciana
Houston, TX 77092



Front

S3 5210 Saxon Drive
Houston, TX 77092



Front

ClearMaps Addendum

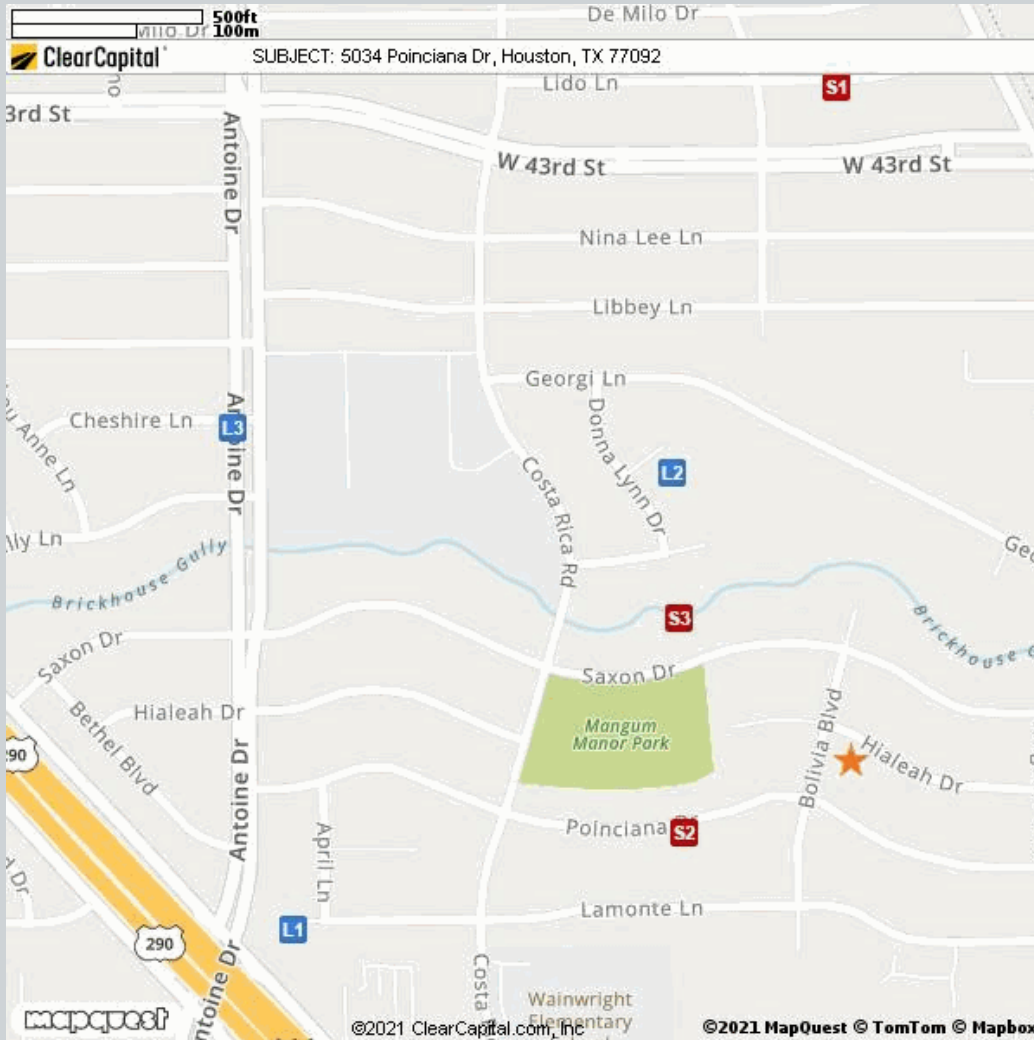
Address ★ 5034 Poinciana Drive, Houston, TX 77092

Loan Number 44284

Suggested List \$278,000

Suggested Repaired \$278,000

Sale \$264,999



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5034 Poinciana Drive, Houston, TX 77092	--	Parcel Match
L1 Listing 1	5427 Lamonte Lane, Houston, TX 77092	0.43 Miles ¹	Parcel Match
L2 Listing 2	4114 Donna Lynn Drive, Houston, TX 77092	0.25 Miles ¹	Parcel Match
L3 Listing 3	5503 Cheshire Lane, Houston, TX 77092	0.52 Miles ¹	Parcel Match
S1 Sold 1	5041 Lido Lane, Houston, TX 77092	0.51 Miles ¹	Parcel Match
S2 Sold 2	5211 Poinciana, Houston, TX 77092	0.13 Miles ¹	Parcel Match
S3 Sold 3	5210 Saxon Drive, Houston, TX 77092	0.16 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 realistic market value for this property at which it would sell in a typical marketing time for the area.

Comparable Requirements:

If any of the following comparable criteria cannot be met, commentary is required as to why you expanded your search, and what the effect on value will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Property Condition Definitions:

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

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.

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.

Photo Instructions

1. One current, original photo of the front of the subject
2. Damages (upload enough photos to support your repair cost estimates)
3. Two street scene photos, one looking

Report Instructions - cont.

each direction down the street

4. One view photo looking across the street from the subject
5. One address verification photo
6. MLS photos of all (3) sold comparables, if available
7. MLS photos of all (3) listing comparables, if available

Broker Information

Broker Name	Deanna Hill	Company/Brokerage	Central Austin Valuations LLC
License No	601055	Address	3262 Westheimer Rd Houston TX 77098
License Expiration	01/31/2022	License State	TX
Phone	8325480164	Email	DeannahillREO@gmail.com
Broker Distance to Subject	6.26 miles	Date Signed	04/23/2021

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.