

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	4403 Sarong Drive, Houston, TX 77096	Order ID	7269432	Property ID	30082426
Inspection Date	05/01/2021	Date of Report	05/02/2021		
Loan Number	44672	APN	089-260-000-0009		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Harris		

Tracking IDs					
Order Tracking ID	0430BPO	Tracking ID 1	0430BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Berlin Arnold Irwin	Condition Comments	
R. E. Taxes	\$5,879	Subject appears to be in average condition based on an inspection with no repairs or deferred maintenance issues noted. Recommended that subject be sold as is.	
Assessed Value	\$245,000		
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	
Local Economy	Stable	The subject is located in an established neighborhood that consists of mostly of conventional style SFR homes of various ages, displaying general similarity in design, appeal and utility, with variations in size.	
Sales Prices in this Neighborhood	Low: \$287,000 High: \$410,000		
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	4403 Sarong Drive	9910 Cliffwood Drive	4002 Cheena Drive	4942 Wigton Drive
City, State	Houston, TX	Houston, TX	Houston, TX	Houston, TX
Zip Code	77096	77096	77025	77096
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.20 ¹	0.67 ¹	0.83 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$324,900	\$339,000	\$345,000
List Price \$	--	\$324,900	\$339,000	\$345,000
Original List Date		03/24/2021	02/01/2021	08/21/2020
DOM · Cumulative DOM	-- · --	37 · 39	88 · 90	213 · 254
Age (# of years)	63	63	67	60
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,316	2,081	2,767	2,314
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 3 · 1	4 · 2
Total Room #	7	6	8	7
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	--	--	--	--
Lot Size	0.22 acres	0.26 acres	0.19 acres	0.21 acres
Other	None	None	None	None

* Listing 3 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 Fair market transaction: inferior GLA, similar year built, similar lot size, 3/2 room count, similar condition. No sale history within 12 months. 9400 gla

Listing 2 Fair market transaction: similar year built, similar condition, superior GLA, similar lot size, 4/3.5 room count. No sale history within 12 months. -18040 gla

Listing 3 Fair market transaction: similar lot size, 4/2 room count, similar year built, similar condition, similar GLA. No sale history within 12 months.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	4403 Sarong Drive	10018 Cliffwood Drive	4930 Cheena Drive	4507 Nenana Drive
City, State	Houston, TX	Houston, TX	Houston, TX	Houston, TX
Zip Code	77096	77035	77096	77035
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.36 ¹	0.83 ¹	0.51 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$325,000	\$375,000	\$350,000
List Price \$	--	\$325,000	\$375,000	\$350,000
Sale Price \$	--	\$313,880	\$326,000	\$330,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	11/24/2020	03/03/2021	03/22/2021
DOM · Cumulative DOM	-- · --	241 · 305	48 · 236	103 · 151
Age (# of years)	63	63	60	64
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,316	2,361	2,384	2,306
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	3 · 2
Total Room #	7	6	7	6
Garage (Style/Stalls)	Detached 2 Car(s)	Detached 2 Car(s)	Detached 1 Car	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.22 acres	0.23 acres	0.22 acres	0.23 acres
Other	None	None	None	None
Net Adjustment	--	\$0	+\$4,000	\$0
Adjusted Price	--	\$313,880	\$330,000	\$330,000

* Sold 3 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** Fair market transaction: similar GLA, similar year built, similar lot size, 3/2 room count, similar condition. No sale history within 12 months.
- Sold 2** Fair market transaction: similar year built, similar condition, similar GLA, similar lot size, 4/2 room count. No sale history within 12 months. 4000 garage
- Sold 3** Fair market transaction: similar lot size, 3/2 room count, similar year built, similar condition, similar GLA. No sale history within 12 months.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		No sale history within 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	\$340,000	\$340,000
Sales Price	\$325,000	\$325,000
30 Day Price	\$302,000	--
Comments Regarding Pricing Strategy		
<p>Prices are based on most recently closed sales similar to subject and currently listed properties in direct competition with subject property. Home was priced at mid-value since there are no extraordinary characteristics that would value the subject lower or higher. Due to limited available market data for similar properties in the subject's immediate neighborhood, it was needed to expand proximity to acquire comps. It was also needed to use comps that varies in GLA, lot size, year built and room count. The properties used are the best possible currently available comps within 0.99 miles. The adjustments are sufficient for this area to account for the differences in the comparables to accurately reflect the current market prices of the subject.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The price is based on the subject being in average condition. Comps are similar in characteristics, located within 0.83 miles and the sold comps
Notes closed within the last 5 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 9910 Cliffwood Drive
Houston, TX 77096



Front

L2 4002 Cheena Drive
Houston, TX 77025



Front

L3 4942 Wigton Drive
Houston, TX 77096



Front

Sales Photos

S1 10018 Cliffwood Drive
Houston, TX 77035



Front

S2 4930 Cheena Drive
Houston, TX 77096



Front

S3 4507 Nenana Drive
Houston, TX 77035



Front

ClearMaps Addendum

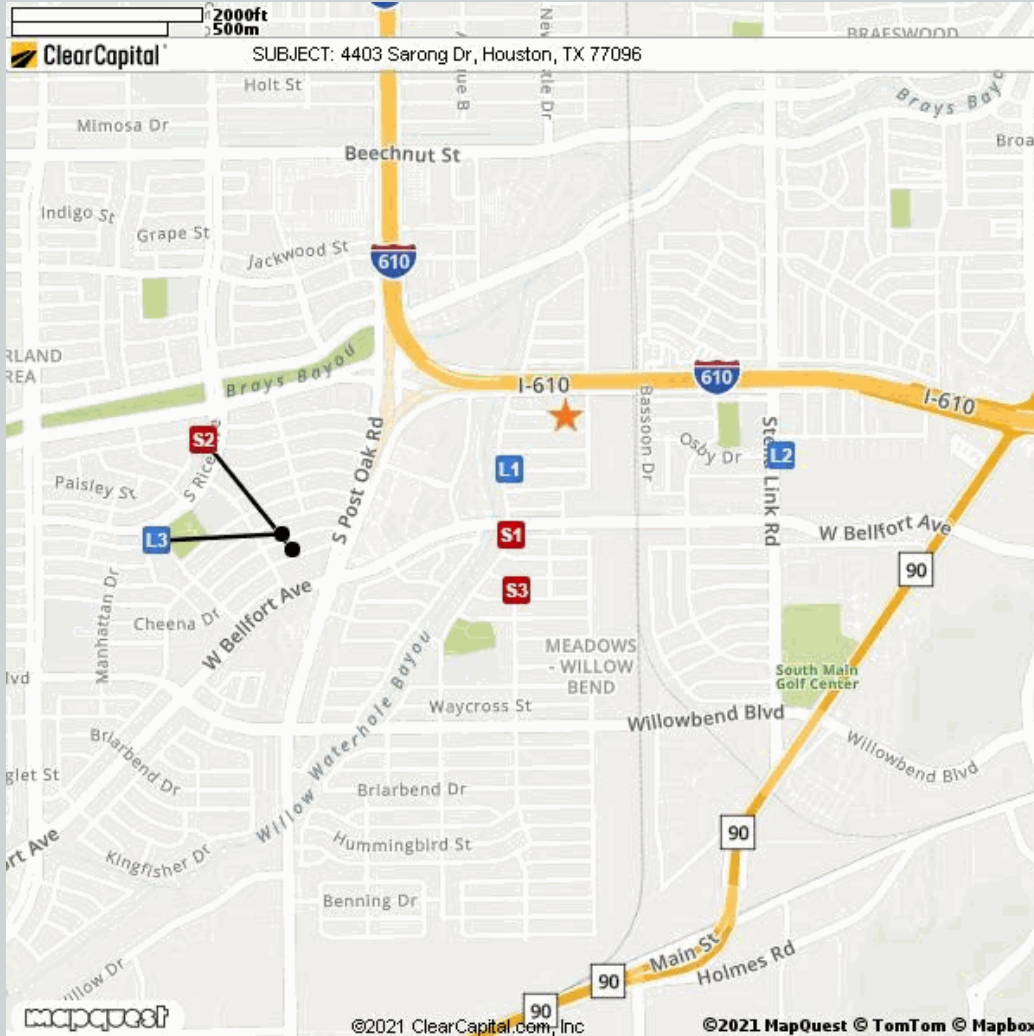
Address ★ 4403 Sarong Drive, Houston, TX 77096

Loan Number 44672

Suggested List \$340,000

Suggested Repaired \$340,000

Sale \$325,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4403 Sarong Drive, Houston, TX 77096	--	Parcel Match
L1 Listing 1	9910 Cliffwood Drive, Houston, TX 77096	0.20 Miles ¹	Parcel Match
L2 Listing 2	4002 Cheena Drive, Houston, TX 77025	0.67 Miles ¹	Parcel Match
L3 Listing 3	4942 Wigton Drive, Houston, TX 77096	0.83 Miles ¹	Parcel Match
S1 Sold 1	10018 Cliffwood Drive, Houston, TX 77035	0.36 Miles ¹	Parcel Match
S2 Sold 2	4930 Cheena Drive, Houston, TX 77096	0.83 Miles ¹	Parcel Match
S3 Sold 3	4507 Nenana Drive, Houston, TX 77035	0.51 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	Carlton Morgan	Company/Brokerage	United Real Estate
License No	562692	Address	4231 Blossom Bend Ln Missouri City TX 77459
License Expiration	10/31/2022	License State	TX
Phone	7135606236	Email	germaine.morgan@outlook.com
Broker Distance to Subject	9.01 miles	Date Signed	05/02/2021

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.