

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.

<b>Address</b>	506 Fox Briar Lane, Sugar Land, TX 77478	<b>Order ID</b>	7502986	<b>Property ID</b>	30826427
<b>Inspection Date</b>	08/14/2021	<b>Date of Report</b>	08/15/2021		
<b>Loan Number</b>	45919	<b>APN</b>	7550-10-001-3600-907		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Fort Bend		

Tracking IDs					
<b>Order Tracking ID</b>	20210812BPOs	<b>Tracking ID 1</b>	20210812BPOs		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Frazier Charlie	<b>Condition Comments</b> Subject appears to be in average condition based on an exterior inspection with no repairs or deferred maintenance issues noted. The interior is assumed to be the same. Recommended that subject be sold as is.
<b>R. E. Taxes</b>	\$7,247	
<b>Assessed Value</b>	\$356,990	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Homes in area are similar in style, age and appeal and are in average condition. Predominant buyers are owner occupants with financing. Most homes in area will qualify for all financing.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$285,000 High: \$650,000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	506 Fox Briar Lane	2715 Fairway Drive	3103 Fairway Drive	919 Longview Drive
City, State	Sugar Land, TX	Sugar Land, TX	Sugar Land, TX	Sugar Land, TX
Zip Code	77478	77478	77478	77478
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.40 <sup>1</sup>	0.76 <sup>1</sup>	0.68 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$349,900	\$449,900	\$449,000
List Price \$	--	\$329,900	\$379,000	\$410,000
Original List Date		06/17/2021	06/29/2021	06/25/2021
DOM · Cumulative DOM	-- · --	47 · 59	44 · 47	48 · 51
Age (# of years)	48	49	49	49
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	1 Story Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,960	2,503	2,710	2,823
Bdrm · Bths · ½ Bths	3 · 3 · 1	3 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	8	7	8	8
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	0.14 acres	0.21 acres	0.24 acres	0.22 acres
Other	Porch	Porch	Porch	Porch

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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, similar style, condition, age, acreage, smaller GLA, 3/2.5 room plan. \$9140 GLA, \$2K FB

**Listing 2** Fair market, similar style, condition, age, acreage, smaller GLA, 4/2.5 room plan. \$5K GLA, -\$4K BEDS, \$2K FB

**Listing 3** Fair market, similar style, condition, acreage, age, smaller GLA, 4/2.5 room plan. \$2740 GLA, -\$4K BEDS, \$2K FB

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	506 Fox Briar Lane	830 Brunswick Drive	822 Chevy Chase Circle	319 Fox Briar Lane
<b>City, State</b>	Sugar Land, TX	Sugar Land, TX	Sugar Land, TX	Sugar Land, TX
<b>Zip Code</b>	77478	77478	77478	77478
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.55 <sup>1</sup>	0.38 <sup>1</sup>	0.23 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$349,880	\$375,000	\$389,990
<b>List Price \$</b>	--	\$349,880	\$375,000	\$389,990
<b>Sale Price \$</b>	--	\$333,000	\$370,000	\$385,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	01/25/2021	06/28/2021	04/09/2021
<b>DOM · Cumulative DOM</b>	-- · --	26 · 62	10 · 35	18 · 56
<b>Age (# of years)</b>	48	49	49	46
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Traditional	1 Story Traditional	2 Stories Traditional	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,960	2,667	2,900	2,859
<b>Bdrm · Bths · ½ Bths</b>	3 · 3 · 1	3 · 2 · 1	4 · 2 · 1	5 · 3
<b>Total Room #</b>	8	6	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.14 acres	0.21 acres	0.21 acres	0.23 acres
<b>Other</b>	Porch	Porch	Porch	Porch
<b>Net Adjustment</b>	--	+\$7,860	-\$2,000	-\$980
<b>Adjusted Price</b>	--	\$340,860	\$368,000	\$384,020

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Sold 1** Fair market, similar style, condition, age, acreage, smaller GLA, 3/2.5 room plan. \$2K FB, \$5860 GLA

**Sold 2** Fair market, similar style, condition, age, acreage, GLA, 4/2.5 room plan. -\$4K BEDS, \$2K FB

**Sold 3** Fair market, similar style, condition, age, acreage, smaller GLA, 5/3 room plan. -\$4K BEDS, \$1K HB, \$2020 GLA

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	UPSCALE REAL ESTATE SERVICES	Subject was listed last 07/08/2021 with the priced of \$340,000.					
<b>Listing Agent Name</b>	Nicole Thompson						
<b>Listing Agent Phone</b>	832-786-9201						
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>
07/08/2021	\$370,000	--	--	--	--	--	MLS

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$380,000	\$380,000
<b>Sales Price</b>	\$370,000	\$370,000
<b>30 Day Price</b>	\$355,000	--
<b>Comments Regarding Pricing Strategy</b>		
Final Values are based on most recently closed sales similar to subject and currently listed properties in direct competition with subject property. The subject's site is typical of competitive properties' in the area. No major repairs noted at time of inspection. Located in an established residential neighborhood, with schools, shopping, places of worship, medical facilities and public transportation are within close proximity.		

### 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



Street



Street



## Listing Photos

**L1** 2715 Fairway Drive  
Sugar Land, TX 77478



Front

**L2** 3103 Fairway Drive  
Sugar Land, TX 77478



Front

**L3** 919 Longview Drive  
Sugar Land, TX 77478



Front

## Sales Photos

**S1** 830 Brunswick Drive  
Sugar Land, TX 77478



Front

**S2** 822 Chevy Chase Circle  
Sugar Land, TX 77478



Front

**S3** 319 Fox Briar Lane  
Sugar Land, TX 77478



Front



### ClearMaps Addendum

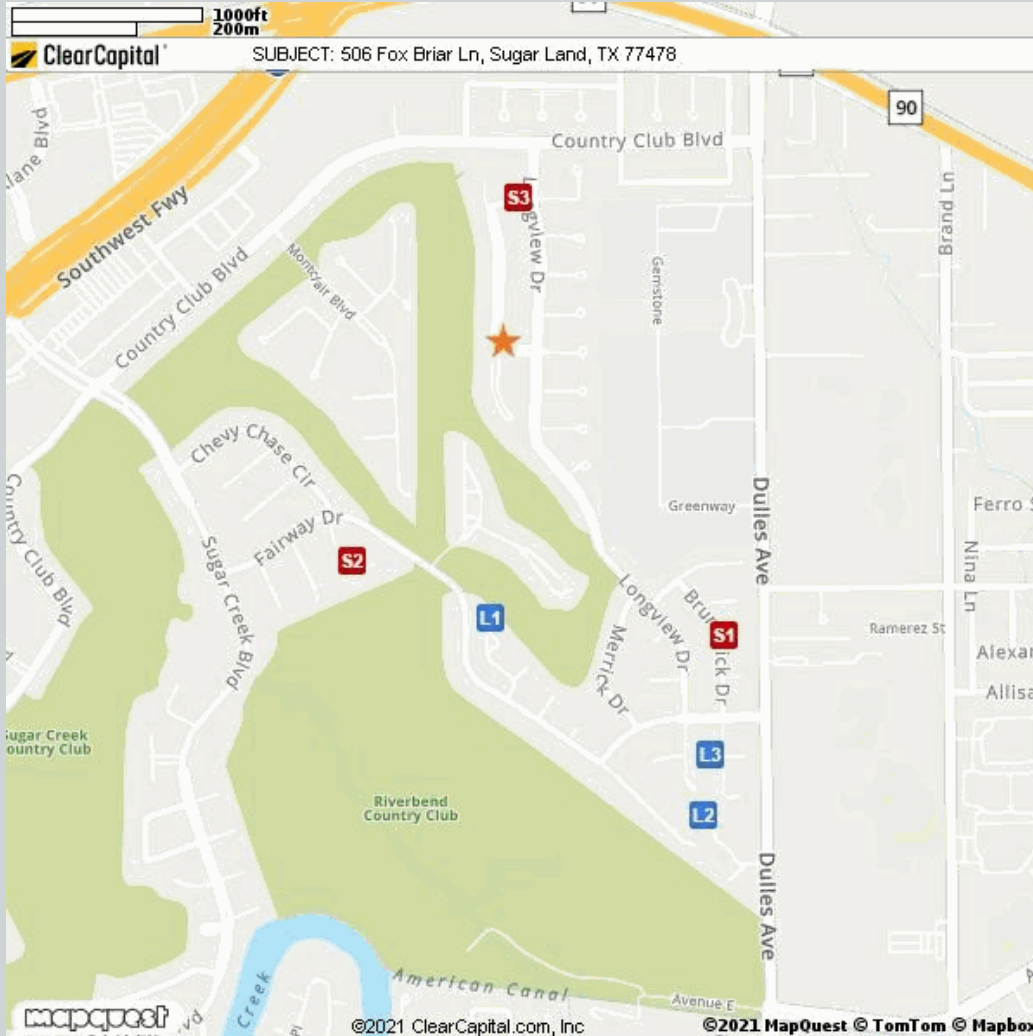
**Address** ★ 506 Fox Briar Lane, Sugar Land, TX 77478

**Loan Number** 45919

**Suggested List** \$380,000

**Suggested Repaired** \$380,000

**Sale** \$370,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	506 Fox Briar Lane, Sugar Land, TX 77478	--	Parcel Match
L1 Listing 1	2715 Fairway Drive, Sugar Land, TX 77478	0.40 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3103 Fairway Drive, Sugar Land, TX 77478	0.76 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	919 Longview Drive, Sugar Land, TX 77478	0.68 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	830 Brunswick Drive, Sugar Land, TX 77478	0.55 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	822 Chevy Chase Circle, Sugar Land, TX 77478	0.38 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	319 Fox Briar Lane, Sugar Land, TX 77478	0.23 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Carlton Morgan	<b>Company/Brokerage</b>	United Real Estate
<b>License No</b>	562692	<b>Address</b>	4231 Blossom Bend Ln Missouri City TX 77459
<b>License Expiration</b>	10/31/2022	<b>License State</b>	TX
<b>Phone</b>	7135606236	<b>Email</b>	germaine.morgan@outlook.com
<b>Broker Distance to Subject</b>	6.13 miles	<b>Date Signed</b>	08/15/2021

*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.**