

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	22727 Threefold Ridge Drive, Hockley, TX 77447	Order ID	7568471	Property ID	31002633
Inspection Date	09/09/2021	Date of Report	09/10/2021		
Loan Number	46237	APN	1372280040016		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Harris		

Tracking IDs					
Order Tracking ID	0908BPO	Tracking ID 1	0908BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	JOSHUA KNIGGE	Condition Comments	
R. E. Taxes	\$4,290	The home is in average condition. Both side of the home is clear and clean. No damage was found during the time of inspection.	
Assessed Value	\$197,662		
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	Lead Assoc Management 281-857-6027		
Association Fees	\$360 / Year (Landscaping)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	This home is located in a city which is part of Harris county. They have 764 single family homes with 1,824 median square feet. The medium year built is 2017. The home values ranges between \$171K - 237 K.	
Sales Prices in this Neighborhood	Low: \$168000 High: \$395000		
Market for this type of property	Decreased 2 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	22727 Threefold Ridge Drive	20406 Barrel Run Dr	20814 Hallow Cane Dr	22707 Tabberts Way
City, State	Hockley, TX	Hockley, TX	Hockley, TX	Hockley, TX
Zip Code	77447	77447	77447	77447
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.50 ¹	0.28 ¹	0.08 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$283,900	\$260,000	\$219,000
List Price \$	--	\$269,900	\$255,000	\$217,000
Original List Date		07/29/2021	07/23/2021	07/12/2021
DOM · Cumulative DOM	-- · --	41 · 43	47 · 49	58 · 60
Age (# of years)	5	7	4	5
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 Historical	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,824	1,983	1,810	1,889
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	3	3	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	0.20 acres	0.24 acres	0.14 acres	0.20 acres
Other	--	--	--	--

* 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** Stunning 3 Bedroom, 2 Bathroom, Single-story Home Featuring A 2-car Attached Garage And An Excellent Brick And Stone Curb Appeal! Inside, You'll Find High Ceilings, Neutral Paint, Wood-type Flooring In The Spacious Living Room, Carpeted Bedrooms, A Formal Dining, And The Utility Room. The Kitchen Includes Granite Countertops, A Breakfast Bar, Tile Backsplash, Recessed Lighting, And Stainless Steel Appliances While The Large Primary Bedroom Has Dual Sinks, A Garden Tub, Separate Shower, And Walk-in Closet. Enjoy The Huge Backyard Featuring A Covered Back Patio, Plenty Of Space For A Pool, And No Back Neighbor For Added Privacy. This Home Is Located In Bauer Landing Off Fm 2920 With Proximity To Tx- 99/grand Pkwy!
- Listing 2** Welcome Home To 20814 Hallow Cane Drive! This Home Sits On A 6, 000 Sq/ft Lot And Offers A Spacious 1, 810 Sq/ft Of Living Space With 3 Bedrooms, 2 And A Half Bathrooms, Sits On A Quiet Street With Beautiful Brick Exterior, And All Zoned To Waller Isd! You'll Love All The Features This Home Has To Offer, Including Custom Paint, Gorgeous Primary Bedroom With Back Patio Access, Spacious Living Room, Wood Cabinets, Granite Counter Tops, Fully Fenced Backyard, And So Much More! Bauer Landing Is Minutes From Grand Parkway 99 .
- Listing 3** Great Family Home In Established Neighborhood, 3 Bedroom 2 Bathroom, Large Backyard Great For Entertaining. As-is, Where-is, Buyer To Purchase Survey No Exceptions.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	22727 Threefold Ridge Drive	22602 Guncotton Ave	20431 Barrel Run Dr	21306 Slate Bend Dr
City, State	Hockley, TX	Hockley, TX	Hockley, TX	Hockley, TX
Zip Code	77447	77447	77447	77447
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.18 ¹	0.44 ¹	0.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$275,000	\$255,000	\$249,900
List Price \$	--	\$275,000	\$255,000	\$239,900
Sale Price \$	--	\$270,000	\$264,000	\$235,500
Type of Financing	--	Unknown	Unknown	Unknown
Date of Sale	--	08/30/2021	08/30/2021	07/30/2021
DOM · Cumulative DOM	-- · --	49 · 49	39 · 39	56 · 56
Age (# of years)	5	4	6	3
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 Historical	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,824	1,810	1,983	1,824
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	7	7	10
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	--	Pool - Yes	--	--
Lot Size	0.20 acres	0.35 acres	0.25 acres	0.12 acres
Other	--	--	--	--
Net Adjustment	--	+\$2,098	-\$20,432	+\$487
Adjusted Price	--	\$272,098	\$243,568	\$235,987

* 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** This One-story Home Features 3 Bedrooms, 2 Baths With A Study. The Home Sits On An Oversized Corner Lot Of Approximately 15,161 Sf. Above Ground Pool Included With The Sell. You Will Appreciate All Of The Upgrades This Home Has To Offer. To List A Few: Garage Floor Has Been Coated, Garage Door Opener Added, Sprinkler System Installed, New Gutters Installed, New Kitchen Faucet Along With New Kitchen Hardware, Wood Blinds Throughout Home, Led Fixtures, Updated Bathroom Faucets And Hardware, Office Chair Rail Molding Was Added, Closet Systems Upgraded As Well.
- Sold 2** Check Out This Lovely 3-br, 2 Full Bath Home Tucked Away In The Highly Sought After Bauer Landing In Hockley. The Façade Boasts Austin Stone & Brick. Lush Landscaping. Open Floor Plan W/high Ceilings In The Family Room, Dining Room, & Kitchen W/breakfast Bar W/plenty Of Granite Countertops, Cabinets, Ss Appliances & Recessed Lighting. Private Primary Suite W/luxurious Bathroom Features Dual Sinks, A Garden Tub, Separate Shower, & Spacious Walk In Closets. Spacious Additional Bedrooms. Covered Back Patio Perfect For Entertaining Or Spending Some Quiet Time Outdoors. Excellent Community Amenities Including 3.5-acre Park, Including Bauer Mountain, Which Towers At 31 Feet. From Its Peak, Homeowners Will Enjoy A Bird's-eye View Of The Entire Park And Surrounding Neighborhood. The Mountain Showcases An Elevated Slide That Connects Two Separate Playgrounds, Walking Trails, Playground, Picnic Pavilions. Just Minutes Away From Shopping, Dining With Easy Access To 290 And Grand Parkway 99.
- Sold 3** Beautiful 3 Bedroom 2 Bath Home With Game Room. Tiled Entry With Leaded Glass Door Leads To The Family Room With Vaulted Ceilings And Door Leading To The Backyard. The Kitchen And Breakfast Room Features Tile Flooring, Granite Counters And Breakfast Bar. Lovely Master Suite With Double French Doors That Lead To The Backyard, Separate Shower, Garden Tub And Large Walk-in Closet. Game Room With Double French Doors And A Closet Could Be Used As A 4th Bedroom.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The home was listed on 06/19/2020 and expired on 06/19/2021			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
06/19/2020	\$175,000	--	--	Withdrawn	04/22/2021	\$175,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$235,987	\$235,987
Sales Price	\$235,987	\$235,987
30 Day Price	\$235,987	--
Comments Regarding Pricing Strategy		
Compare to L2 and S3 the home can be sold as is at \$235,987		

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



Address Verification



Side



Street



Street

Listing Photos

L1 20406 Barrel Run Dr
Hockley, TX 77447



Front

L2 20814 Hallow Cane Dr
Hockley, TX 77447



Front

L3 22707 Tabberts Way
Hockley, TX 77447



Front

Sales Photos

S1 22602 Guncotton Ave
Hockley, TX 77447



Front

S2 20431 Barrel Run Dr
Hockley, TX 77447



Front

S3 21306 Slate Bend Dr
Hockley, TX 77447



Front

ClearMaps Addendum

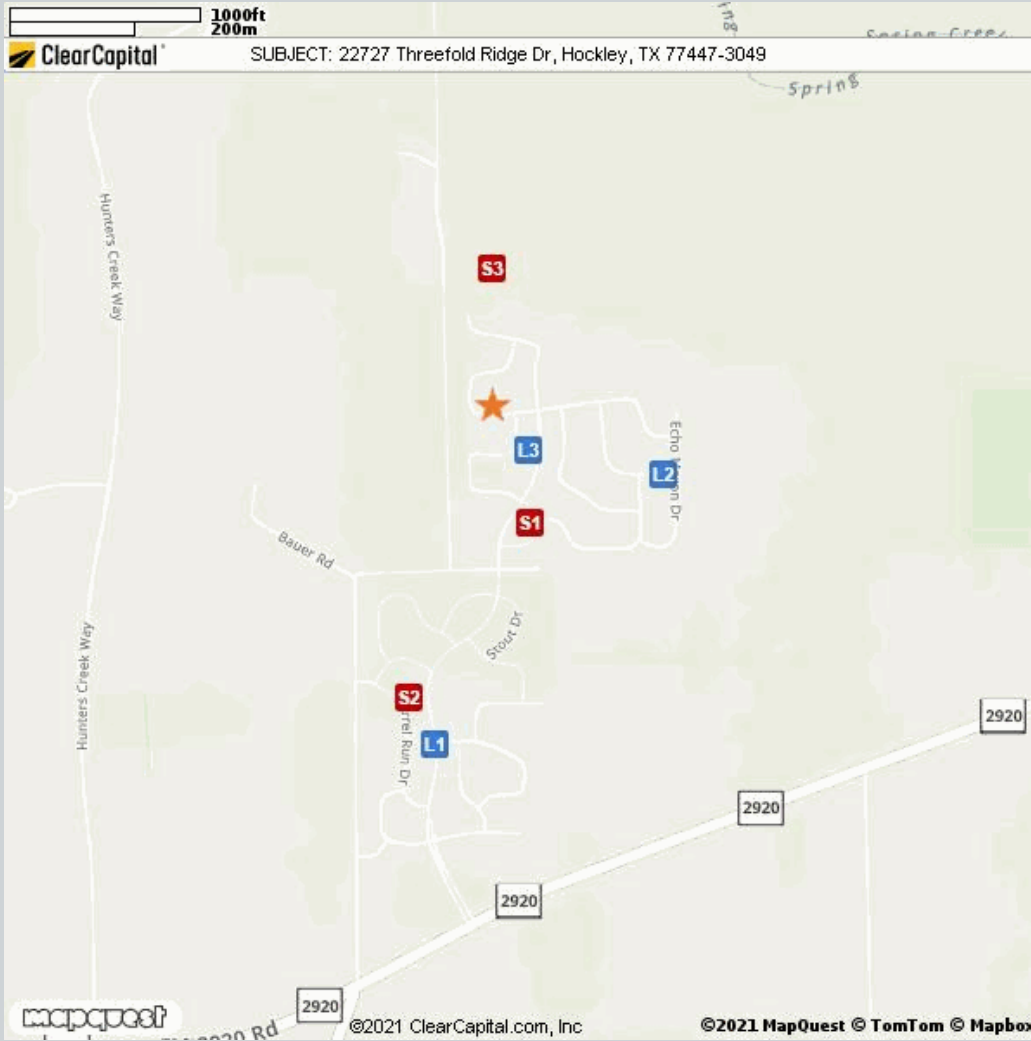
Address ★ 22727 Threefold Ridge Drive, Hockley, TX 77447

Loan Number 46237

Suggested List \$235,987

Suggested Repaired \$235,987

Sale \$235,987



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	22727 Threefold Ridge Drive, Hockley, TX 77447	--	Parcel Match
L1 Listing 1	20406 Barrel Run Dr, Hockley, TX 77447	0.50 Miles ¹	Parcel Match
L2 Listing 2	20814 Hallow Cane Dr, Hockley, TX 77447	0.28 Miles ¹	Parcel Match
L3 Listing 3	22707 Tabberts Way, Hockley, TX 77447	0.08 Miles ¹	Parcel Match
S1 Sold 1	22602 Guncotton Ave, Hockley, TX 77447	0.18 Miles ¹	Parcel Match
S2 Sold 2	20431 Barrel Run Dr, Hockley, TX 77447	0.44 Miles ¹	Parcel Match
S3 Sold 3	21306 Slate Bend Dr, Hockley, TX 77447	0.22 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	THANH LE	Company/Brokerage	Texas United Realty
License No	647876	Address	12107 Arbor Blue Ln Cypress TX 77433
License Expiration	10/31/2022	License State	TX
Phone	8329681456	Email	thanh.le.realestate@gmail.com
Broker Distance to Subject	8.91 miles	Date Signed	09/09/2021

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.