

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>	2027 Bending Bough Lane, Spring, TX 77388	<b>Order ID</b>	7606366	<b>Property ID</b>	31214897
<b>Inspection Date</b>	09/22/2021	<b>Date of Report</b>	09/23/2021		
<b>Loan Number</b>	46289	<b>APN</b>	0941800000007		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Harris		

Tracking IDs					
<b>Order Tracking ID</b>	0922BPO	<b>Tracking ID 1</b>	0922BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

		Condition Comments
<b>Owner</b>	Bodreaux Tracy P	From an exterior view the subject appears to be in average condition with no need for repairs.
<b>R. E. Taxes</b>	\$5,003	
<b>Assessed Value</b>	\$229,233	
<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

		Neighborhood Comments
<b>Location Type</b>	Urban	The subject property is located in a conforming urban subdivision.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$225,000 High: \$395,000	
<b>Market for this type of property</b>	Increased 3 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	2027 Bending Bough Lane	1011 Pine Walk Trail	25507 Lyon Springs Ct	18602 Candleview Dr
<b>City, State</b>	Spring, TX	Spring, TX	Spring, TX	Spring, TX
<b>Zip Code</b>	77388	77388	77373	77388
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.60 <sup>1</sup>	1.72 <sup>1</sup>	1.09 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$279,900	\$330,000	\$369,000
<b>List Price \$</b>	--	\$279,900	\$327,000	\$369,000
<b>Original List Date</b>		08/13/2021	08/09/2021	06/21/2021
<b>DOM · Cumulative DOM</b>	-- · --	3 · 41	9 · 45	54 · 94
<b>Age (# of years)</b>	25	26	18	18
<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>	1 Story Ranch	1 Story Ranch	2 Stories Ranch	2 Stories Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,557	2,271	2,886	2,892
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2	4 · 2 · 1	4 · 3 · 1
<b>Total Room #</b>	5	7	9	9
<b>Garage (Style/Stalls)</b>	Detached 4 Car(s)	Detached 2 Car(s)	Detached 3 Car(s)	Attached 2 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>	--	Pool - Yes	--	Pool - Yes
<b>Lot Size</b>	0.44 acres	0.30 acres	0.23 acres	0.32 acres
<b>Other</b>	--	--	--	--

\* Listing 1 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.

## Current Listings - Cont.

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

- Listing 1** Fabulous 1 Story 3 Bedroom Home with Saltwater Pool on Oversized lot!! Entry with Custom Star Tile has French doors leading to Study with Built ins. Large Formal Dining. Great Size Family Room with Gas Log Fireplace and Beautiful view of the Pool and Oversized Backyard. Kitchen has been fully updated with Hickory Wood Cabinets. Island for added work space. Granite counters and low bar complete this outstanding kitchen. Lower Cabinets have pull out drawers as added feature. 2 Pantries along with Utility Room just off the kitchen. Primary Bedroom with Engineered Wood Flooring along with nice sitting area. Tiled Bathroom with Double Sinks and Jacuzzi Tub with Separate shower. Large Covered Patio just off the breakfast room. Saltwater Pool with misters to enjoy that Hot Summer Days. Plastic Tuff Shed Work shop. 2 Car Detached Garage just off the Covered Patio. Floored Storage Space above garage. New Fence You will not want to miss this Beauty!!
- Listing 2** Beautifully updated family home in the gated community of Spring Lakes. Wonderful amenities are included in this community. The kitchen has been updated with a new range, new subway tile backsplash, oversized stainless sink and new faucet. The flooring throughout has been updated to include the carpet upstairs. The home has been freshly painted as well. The game room upstairs is enormous, plenty of space for a regulation sized pool table. Three bedrooms and a bath upstairs just waiting for a new family. The gorgeous home is ready to go! TRUE 3 CAR GARAGE! MUST SEE!!
- Listing 3** Walk into the serenity of this one of a kind home in sought after Candlelight Hills which boasts a number of great amenities for families. Upgrades include granite, new paint, private pool, etc. This 4 bedroom, 3.5 bath home with a large game room offers an open floor plan with high ceilings and an inviting living room perfect for entertaining. Startling kitchen with granite counters, stainless steel appliances opens up to a relaxing backyard oasis with a stunning pool and outdoor living. The primary bedroom features an oversized walk-in closet, custom shower and a private door to your pool. This home is zoned to magnificent Klein ISD schools and is the perfect home for any family. Schedule your showing to see this timeless beauty today!

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	2027 Bending Bough Lane	1907 Windy Plain Ct	19727 Mesquite Branch Ct	20418 Cannaberry Way
<b>City, State</b>	Spring, TX	Spring, TX	Spring, TX	Spring, TX
<b>Zip Code</b>	77388	77388	77388	77388
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.31 <sup>1</sup>	0.38 <sup>1</sup>	0.69 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$230,000	\$285,000	\$225,000
<b>List Price \$</b>	--	\$230,000	\$285,000	\$225,000
<b>Sale Price \$</b>	--	\$245,000	\$300,000	\$225,000
<b>Type of Financing</b>	--	Conventional	Conventional	Fha
<b>Date of Sale</b>	--	08/31/2021	05/14/2021	03/31/2021
<b>DOM · Cumulative DOM</b>	-- · --	6 · 32	4 · 55	5 · 71
<b>Age (# of years)</b>	25	15	23	33
<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>	1 Story Ranch	1 Story Ranch	2 Stories Ranch	2 Stories Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,557	2,159	2,439	2,240
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2	4 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	5	8	9	8
<b>Garage (Style/Stalls)</b>	Detached 4 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Detached 1 Car
<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>	--	--	Pool - Yes Spa - Yes	--
<b>Lot Size</b>	0.44 acres	0.22 acres	0.26 acres	0.24 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$7,960	+\$2,360	+\$6,340
<b>Adjusted Price</b>	--	\$252,960	\$302,360	\$231,340

\* Sold 1 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.

## Recent Sales - Cont.

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

- Sold 1** MOVE IN READY opportunity in a PRIME LOCATION! Only minutes to I45, TX 99, & Beltway 8 w/ lots of nearby shopping & dining. CHARMING 1 story - 3 Beds, 2 baths, formal dining & study - on a CUL-DE-SAC lot. GRANITE kitchen w/ wrap around breakfast bar, gas range, tile back splash open to spacious family room w/ fireplace. PRIMARY retreat w/ his and her sinks, makeup vanity, shower, & garden tub. French door study located off primary retreat. LAMINATE wood & tile flooring throughout main living areas. Water filtration system. COVERED 13x9 screened porch leading backyard featuring oversized stamped concrete pad & storage shed. Zoned to Klein ISD. Call today & make the move!
- Sold 2** This 4 bedroom home has everything your heart desires! Updated kitchen with island, granite countertops with so much space! Plenty of room to cook and updated in 2016 to include stove/oven and dishwasher. Large utility room with pantry. Beautiful laminate flooring in living area. Master Suite is down with dual sinks in bath, separate soaker tub and nice shower. 3 bedrooms up with a game room, home office or homework station. Backyard is a dream! Pool and hot tub with pebble tech finish. Covered patio for entertaining and large deck. Home is situated on a cul-de-sac. Roof replaced in 2015 and water heater replaced in 2020. Easy access to I45 and close to shopping and restaurants.
- Sold 3** Contract is subject to Court approval but has already gone through probate. Closing of the sale will occur upon approval of contract or through the issuance of a decree confirming sale. Come look at this fabulous new listing. Great floorplan and plenty of room on a very large lot. House is light and bright and ready to move in. Nice neutral paint colors and very clean. Located in a fabulous & well maintained neighborhood with great neighbors. Highly rated Klein ISD schools. Located very close to Exxon facility, the Woodlands Mall, numerous hospital and medical facilities and fine and casual dining. Located near Old Town Spring, Splashtown Waterpark and other points of interest. Great access to Hardy Toll Road, Grand Parkway and I- 45 corridor. Check this house out quickly. You don't want to miss this one.

### Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			See below				
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	1						
<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>
06/30/2021	\$395,000	08/25/2021	\$325,000	Sold	09/20/2021	\$260,000	MLS

### Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$269,000	\$269,000
<b>Sales Price</b>	\$259,000	\$259,000
<b>30 Day Price</b>	\$241,000	--
<b>Comments Regarding Pricing Strategy</b>		
From an exterior view the subject appears to be in average condition with no need for repairs. Sell as is.		

### 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



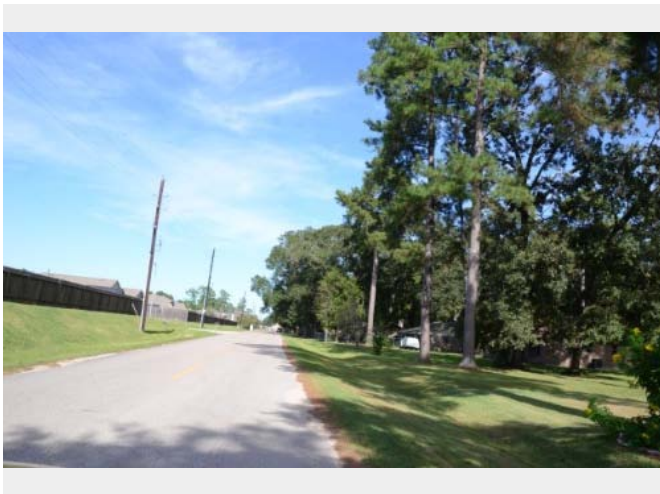
Address Verification



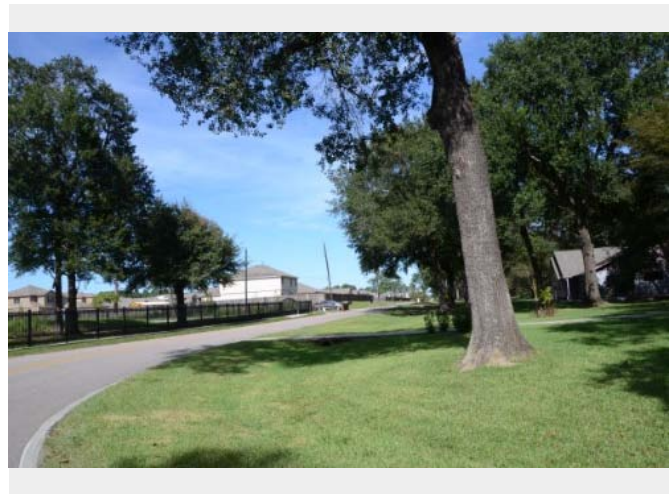
Side



Side



Street



Street

## Subject Photos



Other



## Listing Photos

**L1** 1011 PINE WALK TRAIL  
Spring, TX 77388



Other

**L2** 25507 LYON SPRINGS CT  
Spring, TX 77373



Other

**L3** 18602 CANDLEVIEW DR  
Spring, TX 77388



Other

## Sales Photos

**S1** 1907 WINDY PLAIN CT  
Spring, TX 77388



Other

**S2** 19727 MESQUITE BRANCH CT  
Spring, TX 77388



Other

**S3** 20418 CANNABERRY WAY  
Spring, TX 77388



Other

### ClearMaps Addendum

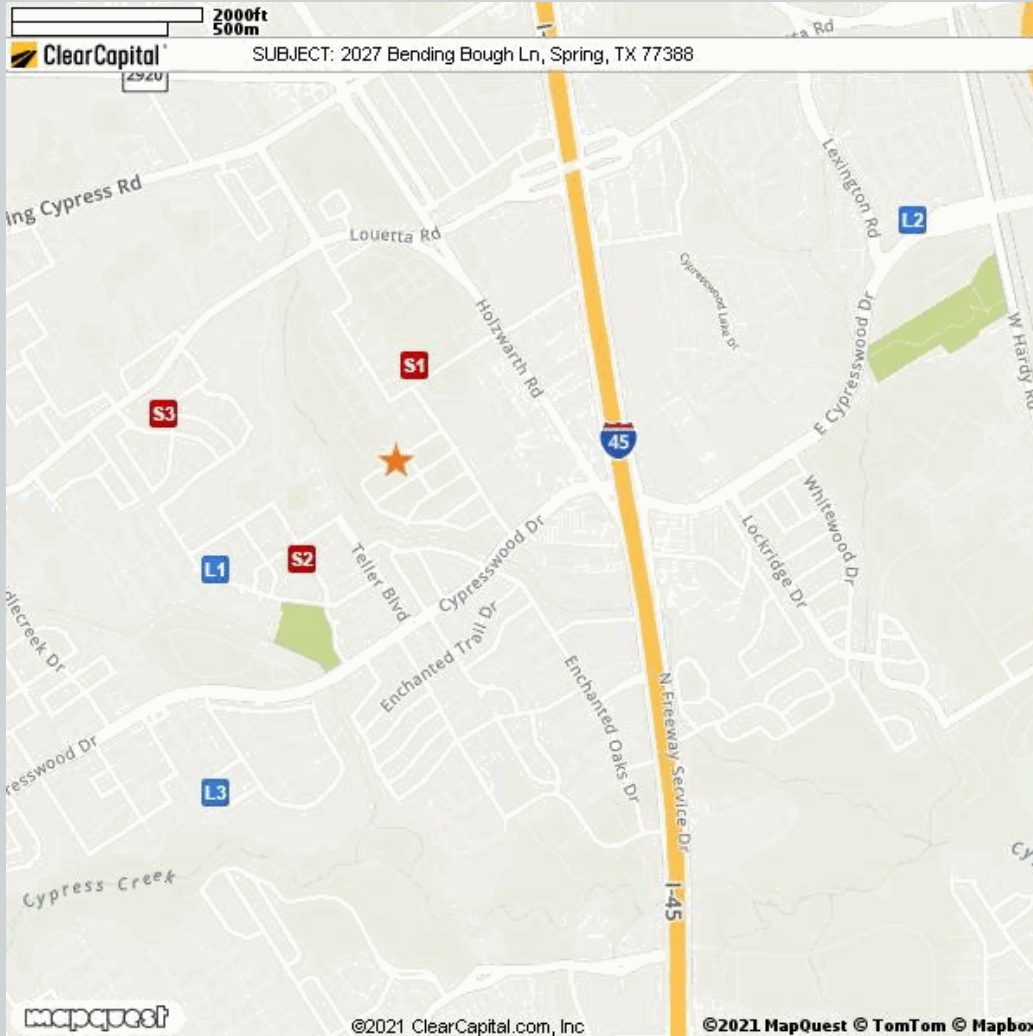
**Address** ★ 2027 Bending Bough Lane, Spring, TX 77388

**Loan Number** 46289

**Suggested List** \$269,000

**Suggested Repaired** \$269,000

**Sale** \$259,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2027 Bending Bough Lane, Spring, TX 77388	--	Parcel Match
L1 Listing 1	1011 Pine Walk Trail, Spring, TX 77388	0.60 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	25507 Lyon Springs Ct, Spring, TX 77373	1.72 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	18602 Candlevie Dr, Spring, TX 77388	1.09 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1907 Windy Plain Ct, Spring, TX 77388	0.31 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	19727 Mesquite Branch Ct, Spring, TX 77388	0.38 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	20418 Cannaberry Way, Spring, TX 77388	0.69 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.

\*\*\* 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

<b>Broker Name</b>	Steve Bourriague	<b>Company/Brokerage</b>	Ultima
<b>License No</b>	661471	<b>Address</b>	21722 Tatton Crest Ct Spring TX 77388
<b>License Expiration</b>	09/30/2021	<b>License State</b>	TX
<b>Phone</b>	3462689201	<b>Email</b>	steve6708@aol.com
<b>Broker Distance to Subject</b>	4.20 miles	<b>Date Signed</b>	09/23/2021

*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.**