

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>	5247 Mountain Forest Drive, Katy, TX 77449	<b>Order ID</b>	7860651	<b>Property ID</b>	31894112
<b>Inspection Date</b>	01/03/2022	<b>Date of Report</b>	01/05/2022		
<b>Loan Number</b>	46803	<b>APN</b>	1181080010003		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Harris		

Tracking IDs					
<b>Order Tracking ID</b>	01.03.22_BPO	<b>Tracking ID 1</b>	01.03.22_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	JOHN JOSEPH WALL	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,344	The subject is a 2 story 4 bedroom 2.5 bath traditional. It is in average condition and does not appear to need repairs. The subject has one of the largest lots in the area. The subject backs to a drainage ditch. This should not affect the subject's marketability.	
<b>Assessed Value</b>	\$222,411		
<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>	PMG 713-329-7100		
<b>Association Fees</b>	\$249 / Year (Other: None)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Improving	Westfield Pines is a small neighborhood in Katy. Prices have risen 11% in the last 6 months.	
<b>Sales Prices in this Neighborhood</b>	Low: \$202,000 High: \$300,000		
<b>Market for this type of property</b>	Increased 11 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	5247 Mountain Forest Drive	19322 Colony Trail Lane	20250 Sunset Ranch Dr	5214 Mountain Forest Drive
<b>City, State</b>	Katy, TX	Katy, TX	Katy, TX	Katy, TX
<b>Zip Code</b>	77449	77449	77449	77449
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.89 <sup>1</sup>	0.73 <sup>1</sup>	0.07 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$279,995	\$285,000	\$283,000
<b>List Price \$</b>	--	\$279,995	\$299,999	\$275,000
<b>Original List Date</b>		12/28/2021	12/13/2021	12/14/2021
<b>DOM · Cumulative DOM</b>	-- · --	2 · 8	22 · 23	21 · 22
<b>Age (# of years)</b>	24	21	16	22
<b>Condition</b>	Average	Average	Good	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>	2,329	2,022	2,469	2,562
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	3 · 2	4 · 2 · 1	4 · 2 · 1
<b>Total Room #</b>	8	7	7	9
<b>Garage (Style/Stalls)</b>	Attached 3 Car(s)	Attached 2 Car(s)	Attached 2 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>	--	--	--	--
<b>Lot Size</b>	0.41 acres	0.15 acres	0.25 acres	0.14 acres
<b>Other</b>	None	MLS#51447744	MLS#50976364	MLS#16747145

\* 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** Tile and laminate floors, formal dining room, large kitchen, stainless appliances, office, covered patio. This property is inferior to the subject in size.

**Listing 2** All brick exterior. Updated flooring, updated kitchen, formal dining room, game room. This property is equal to the subject in size.

**Listing 3** Carpet, tile, and laminate floors, breakfast room, formal living room, den, ceiling fans. This property is superior to the subject in size.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	5247 Mountain Forest Drive	21302 Larkhill Lane	21106 Ashfork Drive	5202 Bay Pines Drive
<b>City, State</b>	Katy, TX	Katy, TX	Katy, TX	Katy, TX
<b>Zip Code</b>	77449	77449	77449	77449
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.48 <sup>1</sup>	0.16 <sup>1</sup>	0.49 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$260,000	\$287,500	\$289,000
<b>List Price \$</b>	--	\$260,000	\$287,500	\$289,000
<b>Sale Price \$</b>	--	\$260,000	\$300,000	\$286,000
<b>Type of Financing</b>	--	Conventional	Unknown	Conventional
<b>Date of Sale</b>	--	11/12/2021	09/24/2021	12/10/2021
<b>DOM · Cumulative DOM</b>	-- · --	4 · 36	6 · 50	5 · 62
<b>Age (# of years)</b>	24	20	26	26
<b>Condition</b>	Average	Average	Good	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	1 Story Traditional	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,329	2,071	2,325	2,400
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	3 · 2	4 · 2	4 · 2 · 1
<b>Total Room #</b>	8	7	7	10
<b>Garage (Style/Stalls)</b>	Attached 3 Car(s)	Attached 2 Car(s)	Attached 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
<b>Lot Size</b>	0.41 acres	0.24 acres	0.24 acres	0.18 acres
<b>Other</b>	None	MLS#97178363	MLS#31948324	MLS#38613744
<b>Net Adjustment</b>	--	+\$20,600	-\$4,500	-\$1,050
<b>Adjusted Price</b>	--	\$280,600	\$295,500	\$284,950

\* Sold 3 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** Carpet, tile, and laminate floors, new appliances, formal dining room, office, recent AC. This property is inferior to the subject in size. Adjustments GLA+12900, bedroom+4000, lot+5000, bath+5000, garage+2500, seller concessions-4300
- Sold 2** Fresh paint, new tile floors, new carpet, new granite counters, breakfast bar, covered patio. This property is equal to the subject in size. Adjustments lot+5000, bath+500, condition-10000
- Sold 3** Carpet, recent stove, island kitchen, formal dining room, patio, pool. This property is equal to the subject in size. Adjustments GLA -3550, pool -5000, Lot +5000, garage +2500

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			There is no record of a sale or listing in the last 12 months.				
<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>	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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$291,000	\$291,000
<b>Sales Price</b>	\$285,000	\$285,000
<b>30 Day Price</b>	\$276,000	--
<b>Comments Regarding Pricing Strategy</b>		
The final price is weighted to sold comp 3 which is similar in size and condition. The 30 day price reflects the current market and low DOM's.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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.
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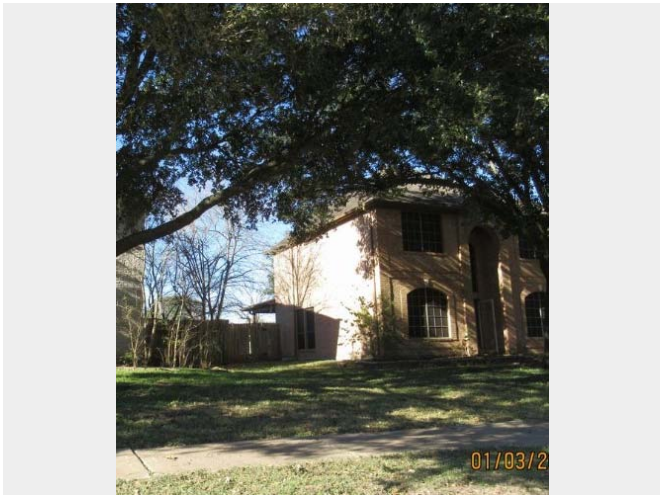
## Subject Photos



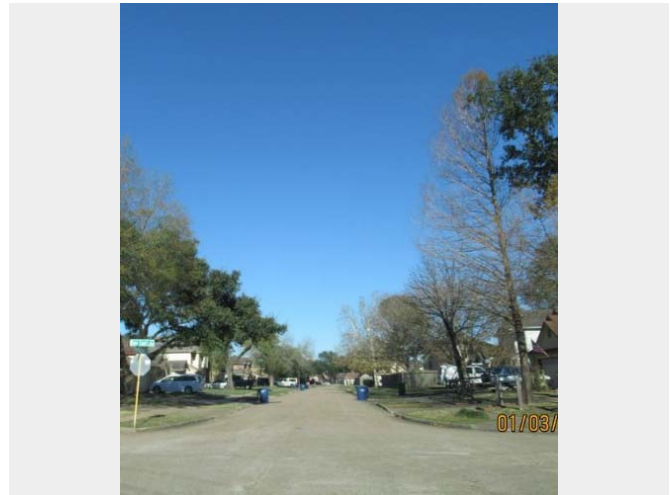
Front



Address Verification



Side



Street

## Listing Photos

**L1** 19322 Colony Trail Lane  
Katy, TX 77449



Front

**L2** 20250 Sunset Ranch Dr  
Katy, TX 77449



Front

**L3** 5214 Mountain Forest Drive  
Katy, TX 77449



Front

## Sales Photos

**S1** 21302 Larkhill Lane  
Katy, TX 77449



Front

**S2** 21106 Ashfork Drive  
Katy, TX 77449



Front

**S3** 5202 Bay Pines Drive  
Katy, TX 77449



Front



## ClearMaps Addendum

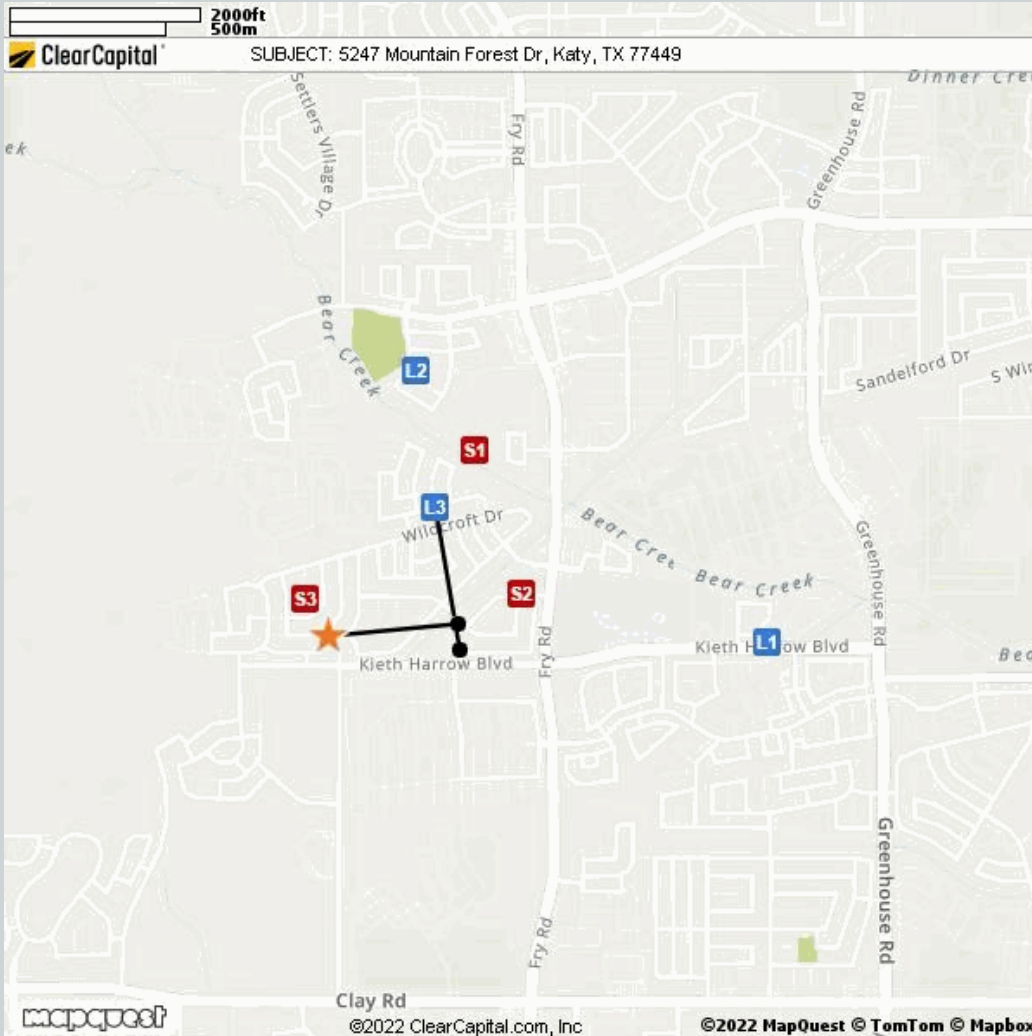
**Address** ★ 5247 Mountain Forest Drive, Katy, TX 77449

**Loan Number** 46803

**Suggested List** \$291,000

**Suggested Repaired** \$291,000

**Sale** \$285,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5247 Mountain Forest Drive, Katy, TX 77449	--	Parcel Match
L1 Listing 1	19322 Colony Trail Lane, Katy, TX 77449	0.89 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	20250 Sunset Ranch Dr, Katy, TX 77449	0.73 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5214 Mountain Forest Drive, Katy, TX 77449	0.07 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	21302 Larkhill Lane, Katy, TX 77449	0.48 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	21106 Ashfork Drive, Katy, TX 77449	0.16 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	5202 Bay Pines Drive, Katy, TX 77449	0.49 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 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

<b>Broker Name</b>	Rhonda Reedy	<b>Company/Brokerage</b>	Realm Realtors
<b>License No</b>	441898	<b>Address</b>	1515 Valley Landing Dr. Katy TX 77450
<b>License Expiration</b>	07/31/2022	<b>License State</b>	TX
<b>Phone</b>	2813525442	<b>Email</b>	reedybpo@gmail.com
<b>Broker Distance to Subject</b>	6.27 miles	<b>Date Signed</b>	01/04/2022

*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.**