

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	3735 Rowlock Vine Drive, Houston, TX 77084	Order ID	7804234	Property ID	31767063
Inspection Date	12/09/2021	Date of Report	12/09/2021		
Loan Number	47280	APN	124-780-002-0004		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Harris		

Tracking IDs					
Order Tracking ID	1208BPO	Tracking ID 1	BPF2		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Parson Chris C Iii	Condition Comments This subject is a SFD, Colonial style home in Average condition. It's built in 2004 and offers 3225 Sq.Ft of living space. The floor plan includes 9 total rooms, 3 bedrooms, & 2.5 baths.
R. E. Taxes	\$6,410	
Assessed Value	\$239,445	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$6,500	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$6,500	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The subject is located in a Suburban area. With a general similarity of design, utility, and overall appeal, with variations in size.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$195,000 High: \$552,500	
Market for this type of property	Increased 1 % in the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	3735 Rowlock Vine Drive	3230 Zephyr Glen Way	18307 Bayou Branch Drive	3315 Siebinthaler Lane
City, State	Houston, TX	Houston, TX	Houston, TX	Houston, TX
Zip Code	77084	77084	77084	77084
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.58 ¹	0.08 ¹	0.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$300,000	\$339,000	\$349,000
List Price \$	--	\$300,000	\$339,000	\$349,000
Original List Date		11/20/2021	11/28/2021	11/08/2021
DOM · Cumulative DOM	-- · --	18 · 19	9 · 11	29 · 31
Age (# of years)	17	9	15	15
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 Colonial	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	3,225	3,136	3,432	3,432
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	5 · 3	5 · 3
Total Room #	9	10	11	11
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	0.19 acres	0.12 acres	0.14 acres	0.13 acres
Other	None	None	None	None

* Listing 1 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 Comparable: GLA within 100 sq.ft., Similar Condition, Acreage, Quality, Half Baths, Full Baths, Newer Age, More Bedrooms +700 AC,-3k BED,\$-2300

Listing 2 Comparable: Age within 10 years, Similar Quality, Acreage, Condition, Larger GLA, More Bedrooms, Full Baths, Fewer Half Baths +500 AC,-4k GLA,+2k HB,-2k FB,-6k BED,\$-10140

Listing 3 Comparable: Age within 10 years, Similar Acreage, Quality, Condition, Larger GLA, More Full Baths, Bedrooms, Fewer Half Baths +600 AC,-4k GLA,+2k HB,-2k FB,-6k BED,\$-10040

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3735 Rowlock Vine Drive	3222 Zephyr Glen Way	18322 Langsbury Drive	3714 Rowlock Vine Drive
City, State	Houston, TX	Houston, TX	Houston, TX	Houston, TX
Zip Code	77084	77084	77084	77084
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.59 ¹	0.47 ¹	0.07 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$285,000	\$299,900	\$350,000
List Price \$	--	\$285,000	\$299,900	\$350,000
Sale Price \$	--	\$285,000	\$315,000	\$352,500
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	09/02/2021	03/09/2021	08/30/2021
DOM · Cumulative DOM	-- · --	7 · 7	3 · 3	22 · 22
Age (# of years)	17	9	20	16
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 Colonial	2 Stories Colonial	1 Story Ranch	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	3,225	3,136	3,013	3,483
Bdrm · Bths · ½ Bths	3 · 2 · 1	4 · 2 · 1	3 · 2 · 1	5 · 3
Total Room #	9	10	9	11
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Detached 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	Pool - Yes
Lot Size	0.19 acres	0.12 acres	0.26 acres	0.23 acres
Other	None	None	None	None
Net Adjustment	--	-\$2,300	+\$1,040	-\$14,160
Adjusted Price	--	\$282,700	\$316,040	\$338,340

* Sold 2 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** Comparable: GLA within 100 sq.ft., Similar Condition, Half Baths, Acreage, Quality, Full Baths, Newer Age, More Bedrooms +700 AC,-3k BED,\$-2300
- Sold 2** Comparable: Age within 10 years, Similar Condition, Bedrooms, Half Baths, Acreage, Quality, Full Baths, Smaller GLA -700 AC,+4k GLA,-2k POOL,\$1040
- Sold 3** Comparable: Lot within 20% variance, Age within 10 years, Similar Quality, Condition, Larger GLA, More Full Baths, Bedrooms, Fewer Half Baths -5k GLA,+2k HB,-2k FB,-6k BED,-2k POOL,\$-14160

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No records found in the last 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	\$330,000	\$336,500
Sales Price	\$315,000	\$321,500
30 Day Price	\$290,000	--
Comments Regarding Pricing Strategy		
<p>The subject property is located in a neighborhood with easy access to the highway. Most yards and home exteriors appear to be in good order with only minor maintenance neglect. The area has above average market demand. The property is located in an area of equal value homes; it conforms to other homes in regard to Proximity, GLA, Age, Condition, View, Style, Lot, Beds, & Baths. Prices are rapidly increasing as the area has a shortage of homes on the market, combined with very few REO/shortsales. The subject was strategically priced mid-market because all homes were from the same/similar subdivisions, and were of similar GLA, age, style, and lot utility. No extraordinary characteristics were noted to price low or high. Average condition with repairs needed. Rotten wood found around window trim and back door. Wood replacement: \$2500 Power wash and paint: \$4000</p>		

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



Side



Side



Street



Street

Subject Photos



Other



Other



Other



Other



Other



Other

Subject Photos



Other



Other



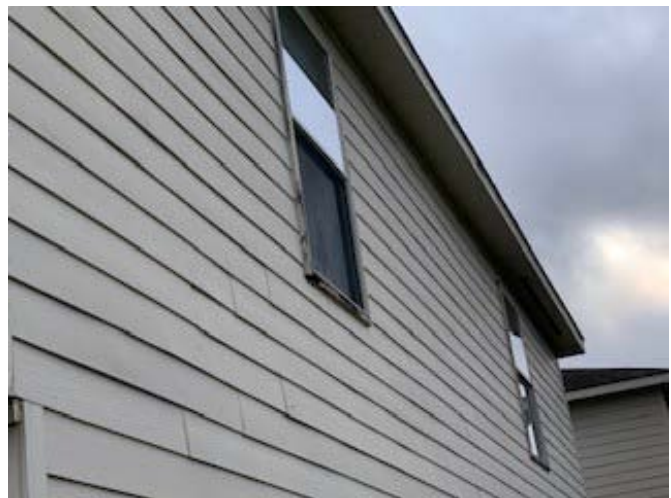
Other



Other



Other



Other

Subject Photos



Other

Listing Photos

L1 3230 Zephyr Glen Way
Houston, TX 77084



Front

L2 18307 Bayou Branch Drive
Houston, TX 77084



Front

L3 3315 Siebinthaler Lane
Houston, TX 77084



Front

Sales Photos

S1 3222 Zephyr Glen Way
Houston, TX 77084



Front

S2 18322 Langsbury Drive
Houston, TX 77084



Front

S3 3714 Rowlock Vine Drive
Houston, TX 77084



Front

ClearMaps Addendum

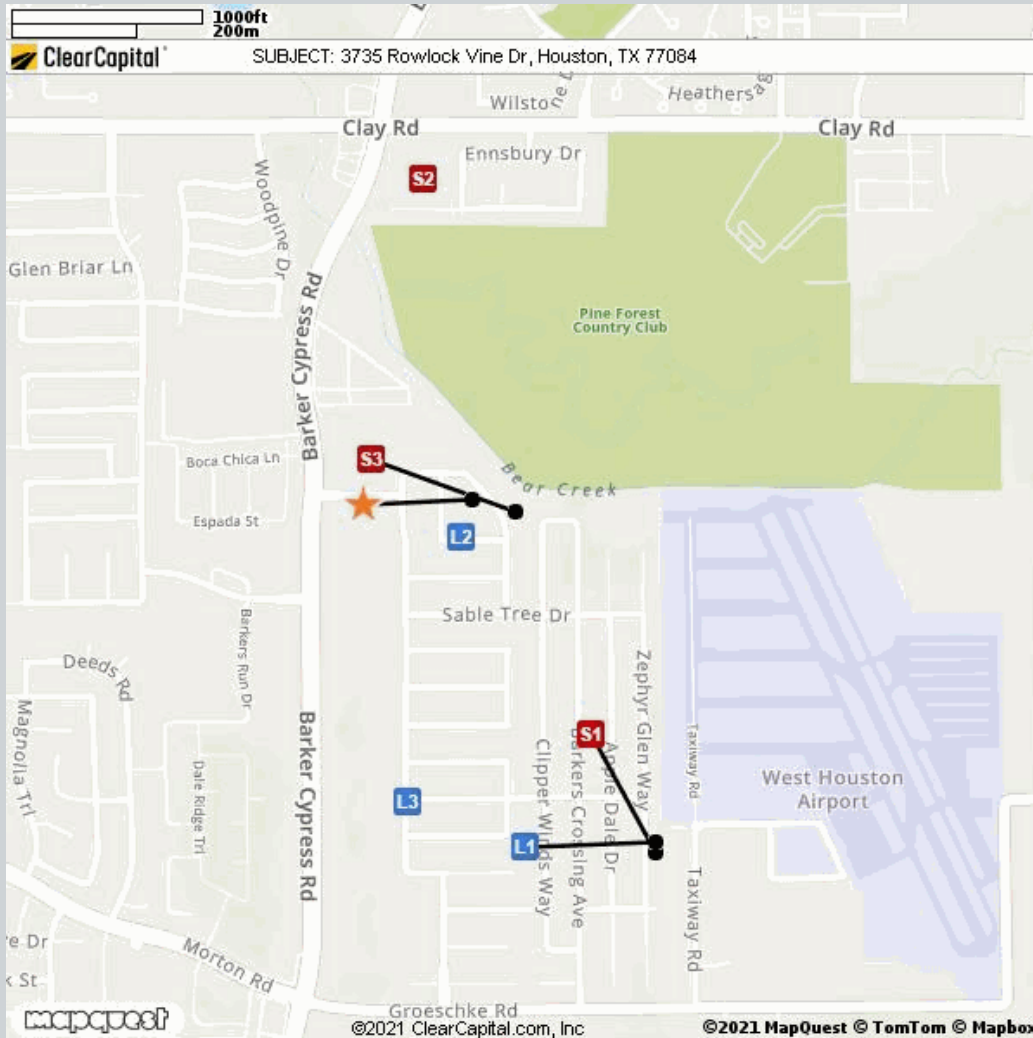
Address ★ 3735 Rowlock Vine Drive, Houston, TX 77084

Loan Number 47280

Suggested List \$330,000

Suggested Repaired \$336,500

Sale \$315,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3735 Rowlock Vine Drive, Houston, TX 77084	--	Parcel Match
L1	3230 Zephyr Glen Way, Houston, TX 77084	0.58 Miles ¹	Parcel Match
L2	18307 Bayou Branch Drive, Houston, TX 77084	0.08 Miles ¹	Parcel Match
L3	3315 Siebinthaler Lane, Houston, TX 77084	0.48 Miles ¹	Parcel Match
S1	3222 Zephyr Glen Way, Houston, TX 77084	0.59 Miles ¹	Parcel Match
S2	18322 Langsbury Drive, Houston, TX 77084	0.47 Miles ¹	Parcel Match
S3	3714 Rowlock Vine Drive, Houston, TX 77084	0.07 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 personally inspect the property, select comparables, and determine a price for the subject, please do not accept

Report Instructions - cont.

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	Gary Hartwell	Company/Brokerage	Carrington
License No	462174	Address	21622 Live Oaks Spring Dr. Katy TX 77450
License Expiration	09/30/2023	License State	TX
Phone	8326553600	Email	hartwell@mlsdot.com
Broker Distance to Subject	5.81 miles	Date Signed	12/09/2021

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.