

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	16915 Marlin Spike Way, Crosby, TX 77532	Order ID	7804234	Property ID	31767185
Inspection Date	12/08/2021	Date of Report	12/09/2021		
Loan Number	47290	APN	105-744-000-0012		
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	Davenport George W, Davenport Sandra M	Condition Comments Subject property has good curb appeal and is well maintained. Subject shows no obvious exterior damage. Roof appears to be in good condition based on age of property. Subject exterior condition is brick, word and cement board. Subject conforms well with neighborhood.
R. E. Taxes	\$5,669	
Assessed Value	\$203,110	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Newport POA 281-462-4199	
Association Fees	\$55 / Month (Pool,Tennis,Greenbelt,Other: Street Cleaning, Walking Trails)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Neighborhood is well maintained and has an active HOA. Neighborhood has a mixture of new and older construction. Neighborhood is large and spans nearly a 2 mile radius. Neighborhood amenities include a walking trail, golf course, swimming pool, tennis courts, parks, and gym. There is volunteer fire department in the neighborhood. neighborhood is close to shopping, schools and post office.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$140,000 High: \$470,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	16915 Marlin Spike Way	16138 Forecastle	16919 Lancing Court	17426 Jolly Boat Drive
City, State	Crosby, TX	Crosby, TX	Crosby, TX	Crosby, TX
Zip Code	77532	77532	77532	77532
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.92 ¹	0.34 ¹	0.66 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$275,000	\$290,000	\$249,900
List Price \$	--	\$273,000	\$286,000	\$249,900
Original List Date		10/07/2021	10/27/2021	11/12/2021
DOM · Cumulative DOM	-- · --	62 · 63	42 · 43	26 · 27
Age (# of years)	17	19	19	19
Condition	Good	Good	Good	Good
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 Traditional	1 Story Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,234	2,108	2,352	2,120
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	4 · 2 · 1
Total Room #	7	7	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.47 acres	0.23 acres	0.39 acres	0.19 acres
Other	--	--	--	--

* 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 Listing #1 is most similar to subject in style, condition, garage space, bedroom, bath and total room count. Inferior gross living area and lot size.

Listing 2 Listing #2 is superior in gross living area, bedroom and total room count. Inferior lot size and year built. Similar condition, garage size and bathroom count.

Listing 3 Listing #3 is superior in bedroom, bathroom and total room count. MLS remarks note this listing has new carpet, stainless steel appliances and new granite in kitchen and bathrooms. Inferior gross living area and lot size. Property sits on a corner lot.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	16915 Marlin Spike Way	130 New Bedford Court	17119 Marlin Spike Way	16026 Boom Drive
City, State	Crosby, TX	Crosby, TX	Crosby, TX	Crosby, TX
Zip Code	77532	77532	77532	77532
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.71 ¹	0.12 ¹	1.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$280,000	\$320,000	\$285,000
List Price \$	--	\$280,000	\$305,000	\$285,000
Sale Price \$	--	\$280,000	\$280,000	\$285,000
Type of Financing	--	Conventional	Conventional	Fha
Date of Sale	--	09/23/2021	09/23/2021	10/02/2021
DOM · Cumulative DOM	-- · --	5 · 102	61 · 102	6 · 36
Age (# of years)	17	30	17	2
Condition	Good	Good	Good	Good
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 Traditional	1 Story Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,234	2,469	2,140	2,275
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 2 · 1	4 · 2 · 1
Total Room #	7	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	Pool - Yes	--	--
Lot Size	0.47 acres	0.23 acres	0.53 acres	0.25 acres
Other	--	--	--	--
Net Adjustment	--	-\$12,200	-\$6,320	-\$10,000
Adjusted Price	--	\$267,800	\$273,680	\$275,000

* Sold 1 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** Most similar to subject in style, condition, bathroom count, and garage space. Superior in gross living area and bedroom count. Inferior lot size and year built. Superior adjustments: -\$5000 pool, -\$5000 for bedroom room count and -\$4700 gross living area. Lot size adjustment = \$2500.
- Sold 2** Superior in bedroom count and bathroom count. Inferior gross living area. Superior adjustments: -\$5000 for bedroom count, -\$2500 half bath. Inferior adjustment: \$1180 gross living area.
- Sold 3** Superior year built, bedroom count, bathroom count. Similar in gross living area. Inferior lot size. Superior adjustments: -\$5000 year built, -\$5000 for bedroom count, -\$2500 half bath. Inferior lot size adjustment \$2500. Although comp's distance exceeds 1 mile, comp is located in same neighborhood as subject (Newport).

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Per MLS data subject was last listed on 06/03/2013 and sold on 10/30/2013.			
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	\$269,900	\$269,900
Sales Price	\$267,900	\$267,900
30 Day Price	\$265,000	--
Comments Regarding Pricing Strategy		
Subject property is well maintained and shows no exterior damage. Subject conforms well with the neighborhood. Price strategy is based on subjects age, exterior condition and features when compared with current listing and sales comps. Subject is in a stable market therefore sales comps hold more weight in valuation. Recommend selling subject as is and reducing the price 1% to 2% every 30 days until sold. Subject is not located in a neighborhood dominated by REO sales.		

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



Address Verification



Street

Listing Photos

L1 16138 Forecastle
Crosby, TX 77532



Front

L2 16919 Lancing Court
Crosby, TX 77532



Front

L3 17426 Jolly Boat Drive
Crosby, TX 77532



Front

Sales Photos

S1 130 New Bedford Court
Crosby, TX 77532



Front

S2 17119 Marlin Spike Way
Crosby, TX 77532



Front

S3 16026 Boom Drive
Crosby, TX 77532



Front

ClearMaps Addendum

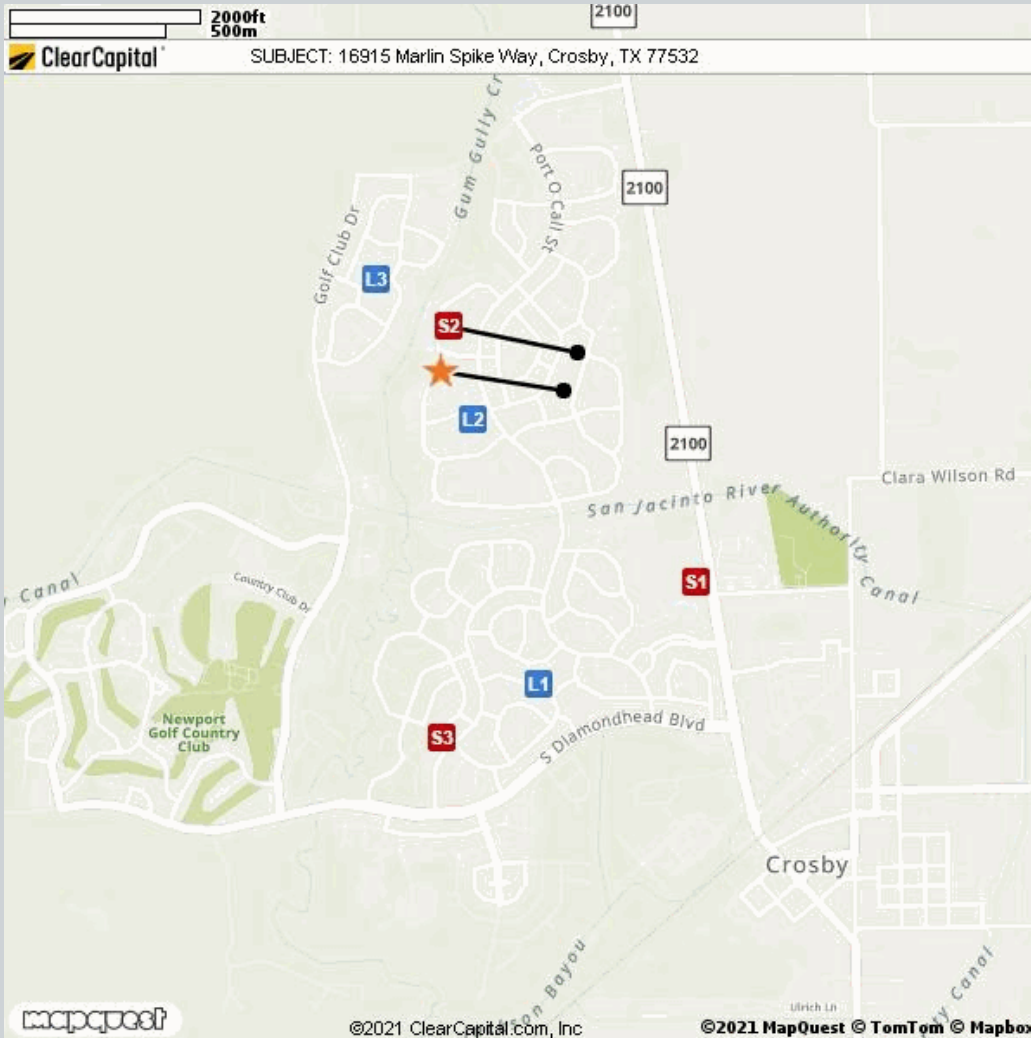
Address ★ 16915 Marlin Spike Way, Crosby, TX 77532

Loan Number 47290

Suggested List \$269,900

Suggested Repaired \$269,900

Sale \$267,900



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	16915 Marlin Spike Way, Crosby, TX 77532	--	Parcel Match
L1 Listing 1	16138 Forecastle, Crosby, TX 77532	0.92 Miles ¹	Parcel Match
L2 Listing 2	16919 Lancing Court, Crosby, TX 77532	0.34 Miles ¹	Parcel Match
L3 Listing 3	17426 Jolly Boat Drive, Crosby, TX 77532	0.66 Miles ¹	Parcel Match
S1 Sold 1	130 New Bedford Court, Crosby, TX 77532	0.71 Miles ¹	Parcel Match
S2 Sold 2	17119 Marlin Spike Way, Crosby, TX 77532	0.12 Miles ¹	Parcel Match
S3 Sold 3	16026 Boom Drive, Crosby, TX 77532	1.15 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	Lacy Glaspie	Company/Brokerage	Mainstream Realty
License No	453747	Address	7601 FM 1960 Rd East Humble TX 77346
License Expiration	03/31/2022	License State	TX
Phone	2812474027	Email	lg@mainstreamrealty.com
Broker Distance to Subject	6.83 miles	Date Signed	12/08/2021

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.