

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	8007 Summer Night Lane, Richmond, TX 77469	Order ID	7908052	Property ID	32004415
Inspection Date	01/21/2022	Date of Report	01/22/2022		
Loan Number	47797	APN	7585040010340901		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Fort Bend		

Tracking IDs

Order Tracking ID	01.20.22	Tracking ID 1	01.20.22
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	JUDAH B FLANAGAN	Condition Comments	
R. E. Taxes	\$8,189	The subject appears in good condition from the exterior. There are no negative external circumstances observed that may affect the subject marketability or value.	
Assessed Value	\$305,810		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes		
(The property is located in a good neighborhood.)			
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Principle Management 713-329-7100		
Association Fees	\$700 / Year (Pool,Landscaping)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The Neighborhood Boundaries are bounded on the North by FM 762, on the South by Reading Rd, on the East by Round Lake Dr, and on the West by FM 2977. The neighborhood market remained stable for the last six months. Demand and supply are in balance and seller concessions are typical in the neighborhood market. REO listings and REO sales have been decreased for the last six months in the neighborhood market.	
Sales Prices in this Neighborhood	Low: \$90,000 High: \$500,000		
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	8007 Summer Night Lane	206 Golden Grain Drive	8807 Rocky Knoll Lane	315 Lockridge Hill Lane
City, State	Richmond, TX	Rosenberg, TX	Rosenberg, TX	Richmond, TX
Zip Code	77469	77469	77469	77469
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.87 ¹	0.97 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$280,000	\$345,000	\$359,900
List Price \$	--	\$272,000	\$345,000	\$349,900
Original List Date		08/23/2021	12/06/2021	08/19/2021
DOM · Cumulative DOM	-- · --	101 · 152	46 · 47	103 · 156
Age (# of years)	9	14	16	8
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	2 Stories Traditional	1 Story Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,940	2,233	2,597	2,725
Bdrm · Bths · ½ Bths	4 · 3 · 1	4 · 2	4 · 2 · 1	4 · 3
Total Room #	9	8	9	9
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	0.17 acres	.13 acres	.19 acres	.15 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 L1 exceeds +/- 20% spread difference of the subject gross living area due to lack of inventory in the area. Its living square footage is smaller than the subject. It appears in good condition from the exterior. The property is pending.

Listing 2 L2 is more than 5 years difference to the subject attributable to lack of inventory in the area. Its living square footage is smaller than the subject. It appears in good condition from the exterior. It is not located in the subject same immediate subdivision. The location has no influence on value.

Listing 3 L3 living square footage is smaller than the subject. It appears in good condition from the exterior. The property is pending. It is not located in the subject same immediate subdivision. The location has no influence on value.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	8007 Summer Night Lane	8202 Silent Deep Drive	1103 Butterfly Lane	1618 Barrows Lane
City, State	Richmond, TX	Rosenberg, TX	Rosenberg, TX	Richmond, TX
Zip Code	77469	77469	77469	77469
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.79 ¹	1.26 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$293,900	\$339,900	\$354,990
List Price \$	--	\$293,900	\$339,900	\$354,990
Sale Price \$	--	\$285,000	\$342,500	\$350,750
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	01/18/2022	07/20/2021	11/15/2021
DOM · Cumulative DOM	-- · --	8 · 48	11 · 47	48 · 111
Age (# of years)	9	12	9	1
Condition	Good	Good	Good	Excellent
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	2 Stories Traditional	1.5 Stories Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,940	2,432	3,105	2,607
Bdrm · Bths · ½ Bths	4 · 3 · 1	4 · 3 · 1	4 · 2 · 1	5 · 3
Total Room #	9	8	9	9
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	0.17 acres	.14 acres	.21 acres	.14 acres
Other	None	None	None	None
Net Adjustment	--	+\$7,112	-\$310	-\$14,338
Adjusted Price	--	\$292,112	\$342,190	\$336,412

* 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 S1 living square footage is smaller than the subject. It appears in good condition from the exterior.

Sold 2 S2 closed date is extended more than 3 months attributable to lack of recent similar sales in the area. Its living square footage is larger than the subject. It appears in good condition from the exterior. It is not located in the subject same immediate subdivision. The location has no influence on value.

Sold 3 Adjusted for GLA: \$4,662, Seller Concession: \$-5,000, Year: \$-10,000, Bathroom: \$1,000, Condition: \$-5,000. S3 is extended more than 1 mile to subject. It is more than 5 years difference to the subject. It is used to lack of recent similar sales in the area. Its living square footage is smaller than the subject. It appears in excellent condition from the exterior. Seller contributed \$5,000 to buyer costs. It was a new construction. It is not located in the subject same immediate subdivision. The location has no influence on value.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				The property was sold once 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		1					
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
01/07/2022	\$319,900	--	--	Sold	01/18/2022	\$320,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$328,000	\$328,000
Sales Price	\$325,000	\$325,000
30 Day Price	\$322,000	--
Comments Regarding Pricing Strategy		
The value as of today is \$325,000. The typical marketing time is 78 days. The subject is within 2 miles of US-59. In the subject market, home value ranges from \$90,000 to \$500,000. The median home value in the subject neighborhood is \$235,000. The subject is conforming to the neighborhood.		

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



Street

Listing Photos

L1 206 Golden Grain Drive
Rosenberg, TX 77469



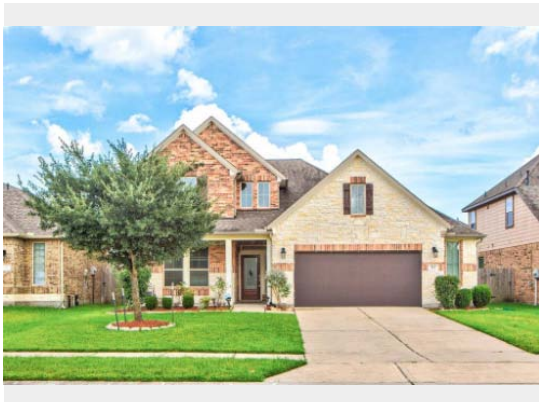
Front

L2 8807 Rocky Knoll Lane
Rosenberg, TX 77469



Front

L3 315 Lockridge Hill Lane
Richmond, TX 77469



Front

Sales Photos

S1 8202 Silent Deep Drive
Rosenberg, TX 77469



Front

S2 1103 Butterfly Lane
Rosenberg, TX 77469



Front

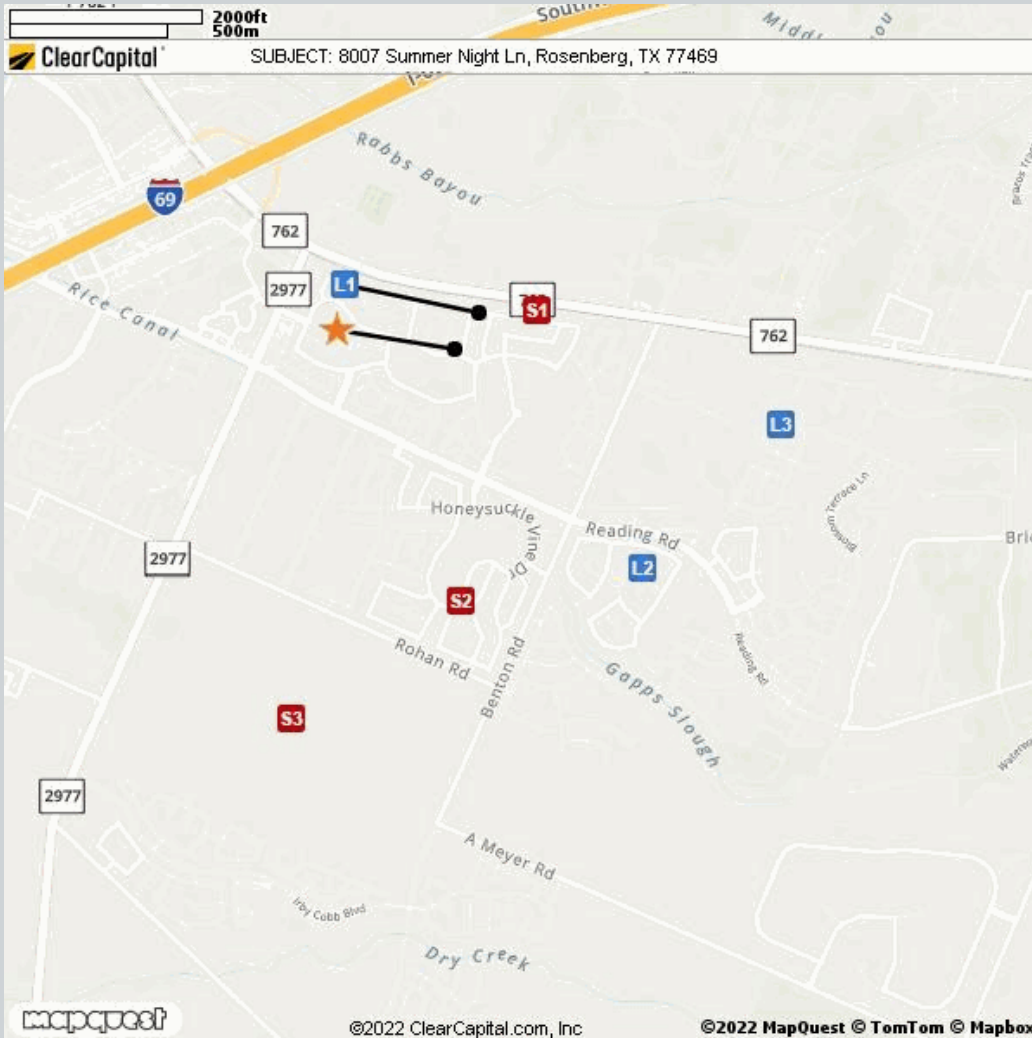
S3 1618 Barrows Lane
Richmond, TX 77469



Front

ClearMaps Addendum

Address ★ 8007 Summer Night Lane, Richmond, TX 77469
Loan Number 47797 **Suggested List** \$328,000 **Suggested Repaired** \$328,000 **Sale** \$325,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8007 Summer Night Lane, Richmond, TX 77469	--	Parcel Match
L1 Listing 1	206 Golden Grain Drive, Richmond, TX 77469	0.13 Miles ¹	Parcel Match
L2 Listing 2	8807 Rocky Knoll Lane, Richmond, TX 77469	0.87 Miles ¹	Parcel Match
L3 Listing 3	315 Lockridge Hill Lane, Richmond, TX 77469	0.97 Miles ¹	Parcel Match
S1 Sold 1	8202 Silent Deep Drive, Richmond, TX 77469	0.22 Miles ¹	Parcel Match
S2 Sold 2	1103 Butterfly Lane, Richmond, TX 77469	0.79 Miles ¹	Parcel Match
S3 Sold 3	1618 Barrows Lane, Richmond, TX 77469	1.26 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.

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

Broker Name	Larry Nguyen	Company/Brokerage	N/A
License No	451788	Address	16443 Beewood Glen Dr Sugar Land TX 77498
License Expiration	04/30/2022	License State	TX
Phone	7135039444	Email	larrynguyen2005@hotmail.com
Broker Distance to Subject	8.16 miles	Date Signed	01/21/2022

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.