

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	414 Glenlea Drive, Friendswood, TX 77546	Order ID	8051991	Property ID	32371584
Inspection Date	03/16/2022	Date of Report	03/17/2022		
Loan Number	48419	APN	3870-0002-0016-000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Galveston		

Tracking IDs					
Order Tracking ID	03.16.22 BPO	Tracking ID 1	03.16.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Sherman Stanley F Jr	Condition Comments	
R. E. Taxes	\$4,547	Subject appears to be in average condition although needs exterior paint and a window repair.	
Assessed Value	\$199,150		
Zoning Classification	residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (lock box)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$3,500		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$3,500		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	Subject is located in a large neighborhood of similar homes of similar age and size. Located in a shortage market at this time.	
Sales Prices in this Neighborhood	Low: \$155,000 High: \$319,000		
Market for this type of property	Increased 5 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	414 Glenlea Drive	5323 Abercreek Avenue	5111 Regal Pine Way	16615 Bougainvillea Lane
City, State	Friendswood, TX	Friendswood, TX	Friendswood, TX	Friendswood, TX
Zip Code	77546	77546	77546	77546
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.81 ¹	0.94 ¹	1.34 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$259,900	\$274,500	\$205,000
List Price \$	--	\$259,900	\$274,500	\$205,000
Original List Date		01/14/2022	03/15/2022	03/14/2022
DOM · Cumulative DOM	-- · --	49 · 62	1 · 2	2 · 3
Age (# of years)	51	46	53	47
Condition	Average	Good	Good	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	1 Story traditional	1 Story traditional	1 Story traditional	1 Story traditional
# Units	1	1	1	1
Living Sq. Feet	1,650	1,640	1,624	1,418
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	6	6	6	6
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	0.20 acres	0.22 acres	0.18 acres
Other	none	none	none	none

* Listing 3 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 List one is a good condition list comp superior in condition to subject.

Listing 2 List two is a good condition list comp superior in condition to subject.

Listing 3 List three is an average condition list comp similar to subject in this area.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	414 Glenlea Drive	202 Ron Circle	406 Oak Vista Drive	409 Colonial Drive
City, State	Friendswood, TX	Friendswood, TX	Friendswood, TX	Friendswood, TX
Zip Code	77546	77546	77546	77546
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.52 ¹	0.06 ¹	0.25 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$225,000	\$225,000	\$246,975
List Price \$	--	\$225,000	\$225,000	\$246,975
Sale Price \$	--	\$205,000	\$225,000	\$253,000
Type of Financing	--	Cash	Conv	Conv
Date of Sale	--	09/07/2021	01/07/2022	07/09/2021
DOM · Cumulative DOM	-- · --	1 · 6	1 · 11	3 · 22
Age (# of years)	51	53	51	45
Condition	Average	Average	Average	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	1 Story traditional	1 Story traditional
# Units	1	1	1	1
Living Sq. Feet	1,650	1,702	1,681	1,590
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	6	7	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	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	0.21 acres	0.17 acres	0.32 acres
Other	none	none	none	none
Net Adjustment	--	-\$2,080	-\$1,240	-\$27,600
Adjusted Price	--	\$202,920	\$223,760	\$225,400

* 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.

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

Sold 1 Sale one is an average condition sale similar to subject in this area. Adjustment for size.

Sold 2 Sale two is an average condition sale similar to subject in this area. Adjustment for size.

Sold 3 Sale three is a good condition sale superior to subject in this area. Adjustment for size and -30,000 condition.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			None noted at this time.				
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	\$225,000	\$230,000
Sales Price	\$215,000	\$220,000
30 Day Price	\$205,000	--
Comments Regarding Pricing Strategy		
Subject appears to be in average condition but does need exterior paint and one window may be broken. Sales one and two are average condition whereas sale three is a good condition sale in this area. There was also a shortage of list comps in this area. I was forced to use an extended area for list comps and list three was the only average condition list comp at this time.		

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



Street



Other



Other

Listing Photos

L1 5323 Abercreek Avenue
Friendswood, TX 77546



Front

L2 5111 Regal Pine Way
Friendswood, TX 77546



Front

L3 16615 Bougainvillea Lane
Friendswood, TX 77546



Front

Sales Photos

S1 202 Ron Circle
Friendswood, TX 77546



Front

S2 406 Oak Vista Drive
Friendswood, TX 77546



Front

S3 409 Colonial Drive
Friendswood, TX 77546



Front

ClearMaps Addendum

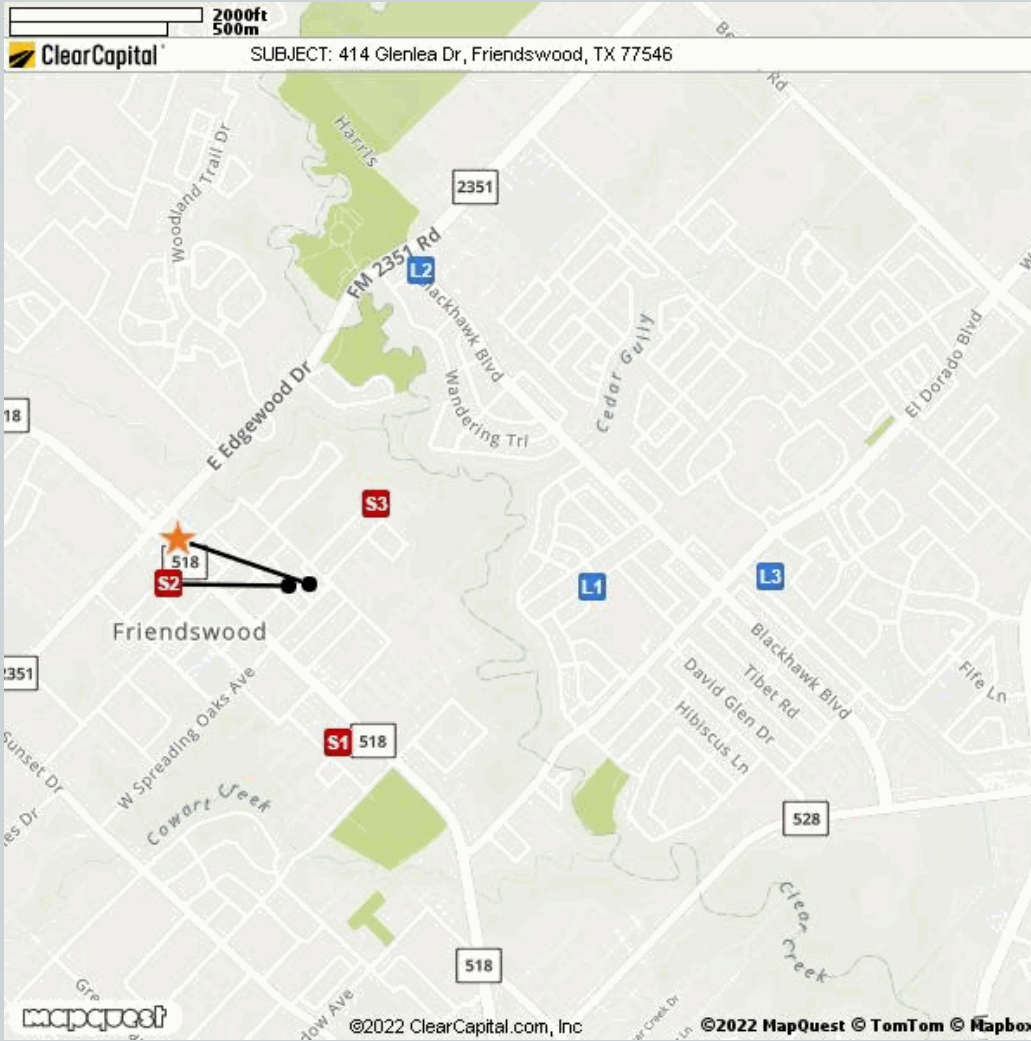
Address ★ 414 Glenlea Drive, Friendswood, TX 77546

Loan Number 48419

Suggested List \$225,000

Suggested Repaired \$230,000

Sale \$215,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	414 Glenlea Drive, Friendswood, TX 77546	--	Parcel Match
L1 Listing 1	5323 Abercreek Avenue, Friendswood, TX 77546	0.81 Miles ¹	Parcel Match
L2 Listing 2	5111 Regal Pine Way, Friendswood, TX 77546	0.94 Miles ¹	Parcel Match
L3 Listing 3	16615 Bougainvillea Lane, Friendswood, TX 77546	1.34 Miles ¹	Parcel Match
S1 Sold 1	202 Ron Circle, Friendswood, TX 77546	0.52 Miles ¹	Parcel Match
S2 Sold 2	406 Oak Vista Drive, Friendswood, TX 77546	0.06 Miles ¹	Parcel Match
S3 Sold 3	409 Colonial Drive, Friendswood, TX 77546	0.25 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.

Report Instructions - cont.

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.

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	Thomas Ogg	Company/Brokerage	Realty Associates
License No	0556010	Address	5307 Royal Parkway Friendswood TX 77546
License Expiration	05/31/2022	License State	TX
Phone	2819895246	Email	thomasogg@gmail.com
Broker Distance to Subject	0.81 miles	Date Signed	03/16/2022

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.