

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	7006 Roberson Road, Missouri City, TX 77489	Order ID	8100852	Property ID	32481866
Inspection Date	04/04/2022	Date of Report	04/05/2022		
Loan Number	49002	APN	9550020040370907		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Fort Bend		

Tracking IDs

Order Tracking ID	04.04.22 BPO	Tracking ID 1	04.04.22 BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Cooper Ashley	Condition Comments Subject is in average condition. No repairs noted.
R. E. Taxes	\$3,609	
Assessed Value	\$163,040	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Neighborhood appears to be in average condition when compared to other similar communities in the area.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$106,500 High: \$261,000	
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	7006 Roberson Road	6027 Delbury Street	15838 Alger Drive	7322 Maczali Drive
City, State	Missouri City, TX	Houston, TX	Missouri City, TX	Missouri City, TX
Zip Code	77489	77085	77489	77489
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.39 ¹	0.80 ¹	0.98 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$159,000	\$190,000	\$192,000
List Price \$	--	\$159,000	\$190,000	\$192,000
Original List Date		03/25/2022	03/18/2022	02/13/2022
DOM · Cumulative DOM	-- · --	10 · 11	17 · 18	50 · 51
Age (# of years)	46	57	41	38
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,647	2,120	1,419	1,414
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)	Detached 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	0.180 acres	0.2 acres	0.17 acres	0.18 acres
Other	porch	porch, fireplace fence	patio, fence, fireplace	fireplace

* Listing 2 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 Property is similar in condition, but superior in GLA to the subject. Active1 => Bed= \$-3000, GLA= \$-9460, Age= \$275, Amenities= -\$2000, Total= \$-14185, Net Adjusted Value= \$144815

Listing 2 Property is similar in bed bath count, but inferior in GLA to the subject. Active2 => GLA= \$4560, Amenities= -\$2000, Total= \$2560, Net Adjusted Value= \$192560

Listing 3 Property is similar in Year built but superior in condition to the subject. Active3 => Condition= \$-2500, GLA= \$4660, Total= \$2160, Net Adjusted Value= \$194160

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	7006 Roberson Road	6406 Summer Ridge Drive	6918 Thornwild Road	15611 Summer Briar Court
City, State	Missouri City, TX	Missouri City, TX	Missouri City, TX	Missouri City, TX
Zip Code	77489	77489	77489	77489
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.71 ¹	0.37 ¹	0.86 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$146,000	\$172,000	\$190,000
List Price \$	--	\$146,000	\$172,000	\$190,000
Sale Price \$	--	\$161,800	\$163,000	\$185,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	07/24/2021	09/23/2021	01/07/2022
DOM · Cumulative DOM	-- · --	36 · 36	51 · 51	88 · 88
Age (# of years)	46	44	51	43
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	1 Story Ranch	1 Story Ranch	1.5 Stories split entry	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,647	1,624	1,551	1,357
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2 · 1	3 · 2
Total Room #	6	6	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.180 acres	0.15 acres	0.16 acres	0.15 acres
Other	porch	fence	fireplace	fireplace
Net Adjustment	--	+\$1,000	-\$1,080	+\$7,800
Adjusted Price	--	\$162,800	\$161,920	\$192,800

* 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 Property is similar in year built, but inferior in lot size to the subject Sold1 => sold date= \$1000, Net Adjusted Value= \$162800

Sold 2 Property is similar in bath count but superior in bed count to the subject. Sold2 => Bed= \$-3000, Half Bath= \$-1000, GLA= \$1920, sold date=\$1000, Total= \$-1080, Net Adjusted Value= \$161920

Sold 3 Property is similar in bed bath count, year built but inferior in GLA to the subject. Sold3 => GLA= \$5800, Garage= \$2000, Total= \$7800, Net Adjusted Value= \$192800

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			None history noted.				
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
11/15/2021	\$185,000	--	--	Sold	04/01/2022	\$164,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$177,000	\$177,000
Sales Price	\$164,000	\$164,000
30 Day Price	\$154,000	--
Comments Regarding Pricing Strategy		
<p>The MLS was searched for comparable with the following criteria:: GLA range of 1153 to 1976 square feet, within 2.63 miles radius, 1946 to 1996 year built range, and 12 months' sale time for sold comps. Since the subject appeared to be in average exterior condition, recently upgraded comparable were not considered. comparable that were in average condition were chosen. The comparable that were closest in size, age, style, location and room count were chosen for this report. Due to limited comparable, need to exceed the closed date, condition, and garage. It is located near highway, walking trail, spike sport and commercial. Due to limited comparable, need to cross the highway and it won't affect the market value. Subject property and location are comparable to chosen compares in this report. Sale 1 and listing 2 are most comparable to the subject. Their value was weighted heavily in determining the value of the subject. Comparable(CS1) received multiple offers which resulted in an increased final sale price relative to list price.</p>		

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 6027 Delbury Street
Houston, TX 77085



Front

L2 15838 Alger Drive
Missouri City, TX 77489



Front

L3 7322 Maczali Drive
Missouri City, TX 77489



Front

Sales Photos

S1 6406 Summer Ridge Drive
Missouri City, TX 77489



Front

S2 6918 Thornwild Road
Missouri City, TX 77489



Front



Front

ClearMaps Addendum

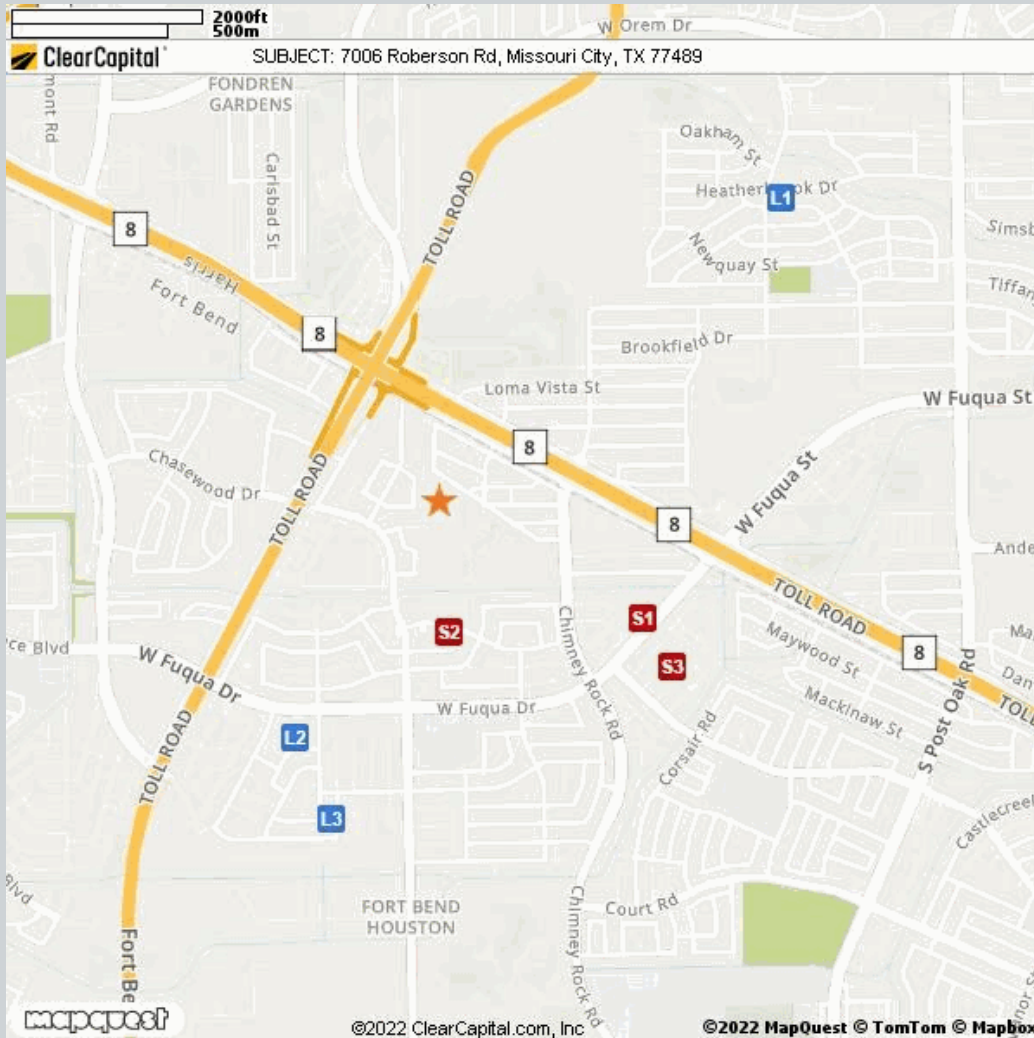
Address ★ 7006 Roberson Road, Missouri City, TX 77489

Loan Number 49002

Suggested List \$177,000

Suggested Repaired \$177,000

Sale \$164,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7006 Roberson Road, Missouri City, TX 77489	--	Parcel Match
L1 Listing 1	6027 Delbury Street, Houston, TX 77085	1.39 Miles ¹	Parcel Match
L2 Listing 2	15838 Alger Drive, Missouri City, TX 77489	0.80 Miles ¹	Parcel Match
L3 Listing 3	7322 Maczali Drive, Missouri City, TX 77489	0.98 Miles ¹	Parcel Match
S1 Sold 1	6406 Summer Ridge Drive, Missouri City, TX 77489	0.71 Miles ¹	Parcel Match
S2 Sold 2	6918 Thornwild Road, Missouri City, TX 77489	0.37 Miles ¹	Parcel Match
S3 Sold 3	15611 Summer Briar Court, Missouri City, TX 77489	0.86 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	Amandeep Punia	Company/Brokerage	B Spot Real Estate Investment LLC
License No	694010	Address	3403 West T C Jester Blvd #401 Houston TX 77018
License Expiration	09/30/2023	License State	TX
Phone	2813015017	Email	andypunia2000@gmail.com
Broker Distance to Subject	14.78 miles	Date Signed	04/05/2022

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.