

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.

<b>Address</b>	9703 Dalmally Street, Spring, TX 77379	<b>Order ID</b>	8107297	<b>Property ID</b>	32497088
<b>Inspection Date</b>	04/07/2022	<b>Date of Report</b>	04/07/2022		
<b>Loan Number</b>	49016	<b>APN</b>	1022930000007		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Harris		

Tracking IDs					
<b>Order Tracking ID</b>	04.06.22 BPO	<b>Tracking ID 1</b>	04.06.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	KEVIN L WELDON	<b>Condition Comments</b>
<b>R. E. Taxes</b>	\$3,386	From an exterior view the subject appears to be in average condition with no need of repairs.
<b>Assessed Value</b>	\$156,549	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>
<b>Local Economy</b>	Stable	Conforming subdivision, suburban location
<b>Sales Prices in this Neighborhood</b>	Low: \$211500 High: \$377520	
<b>Market for this type of property</b>	Increased 5 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	9703 Dalmally Street	17406 Baronshire Dr	9407 Jan Glen Ln	9507 Dornoch Dr
<b>City, State</b>	Spring, TX	Houston, TX	Spring, TX	Spring, TX
<b>Zip Code</b>	77379	77070	77379	77379
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.18 <sup>1</sup>	0.20 <sup>1</sup>	0.35 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$215,500	\$225,000	\$225,000
<b>List Price \$</b>	--	\$215,500	\$225,000	\$225,000
<b>Original List Date</b>		03/03/2022	03/11/2022	03/29/2022
<b>DOM · Cumulative DOM</b>	-- · --	4 · 35	1 · 27	2 · 9
<b>Age (# of years)</b>	51	45	42	45
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story RANCH	1 Story RANCH	1 Story RANCH	1 Story RANCH
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,587	1,330	1,485	1,578
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	7	6
<b>Garage (Style/Stalls)</b>	Detached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.15 acres	0.09 acres	0.16 acres	0.16 acres
<b>Other</b>	none	none	none	none

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

## Current Listings - Cont.

**Listing Comments** Why the comparable listing is superior or inferior to the subject.

- Listing 1** Location, Location, Location!! Great starter home in a wonderful location. Close to 249 and Vintage Park as well as 99. Come see this well maintained 1-story 3 bedroom, 2 bath home nestled in Memorial Chase. Beautifully tiled floors, high ceilings in the family room with a cozy fireplace to warm up to. Incredible back yard with tons of character and appeal. The appliances will stay with this home, you just need to move in. Don't miss this one, it won't last long.
- Listing 2** The subject property is a brick and wood home built on a slab, located in a conforming suburban location. Most homes in the area are similar in age, style, square footage, condition, lot size, location.
- Listing 3** HVAC (AC, furnace, ducts, supply boxes & registers) everything AC related replaced in May, 2021. Vinyl windows replaced 2019 along with 3 sliding glass doors. Refrigerator and washer & dryer stays with an acceptable offer. This one is ready for your clients paint!

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	9703 Dalmally Street	9510 Landry Blvd	9627 Dundalk St	9406 Chapel Pine Ct
City, State	Spring, TX	Spring, TX	Spring, TX	Spring, TX
Zip Code	77379	77379	77379	77379
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.18 <sup>1</sup>	0.28 <sup>1</sup>	0.20 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$219,900	\$175,000	\$185,000
List Price \$	--	\$219,900	\$175,000	\$185,000
Sale Price \$	--	\$219,900	\$175,000	\$190,000
Type of Financing	--	Cash	Cash	Conventional
Date of Sale	--	02/18/2022	11/30/2021	10/29/2021
DOM · Cumulative DOM	-- · --	1 · 18	2 · 29	3 · 22
Age (# of years)	51	45	49	42
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 Story RANCH	1 Story RANCH
# Units	1	1	1	1
Living Sq. Feet	1,587	1,477	1,618	1,640
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	7	7
Garage (Style/Stalls)	Detached 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	0.15 acres	0.16 acres	0.17 acres	0.25 acres
Other	none	none	none	none
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$219,900	\$175,000	\$190,000

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Beautiful 3/2/2 all brick home in great neighborhood, perfect location! Fresh exterior paint, laminate flooring in living area, ceramic tile in kitchen, dining and bathrooms. Ready for new owners! Features: storm door; gas log fireplace with brick mantle; living room with built-in cabinets; Amana refrigerator included; Kenmore range and microwave. Kitchen has window seats, lots of natural light, pantry and window over kitchen sink. Living room has beamed ceilings and fan. Primary bedroom with private bathroom, neutral carpet, large closet and upgrade ceiling fan. Front two bedrooms with neutral carpet, and both have fans. Main bathroom is light and bright! Attached garage with opener, storage room and door to side yard. Unbelievable fenced back yard! Highly rated Klein ISD, very convenient location, near Vintage restaurants and shopping. Easy access to HWY 249. No flooding here.
- Sold 2** Much sought after 1 story home in established community of Glenloch. 3 Bdrm 2 Bath w/2 car attached garage in Klein ISD. Frml Living Rm+ Large Family Rm w/central brick fireplace - open to Breakfast & Kitchen. Split plan has private Master w/in-suite bathroom & walk in closet off one side of Family Rm - 2 bedrooms w/shared bath off hall on other side. Kitchen w/gas oven and cooktop along w/stainless steel refrigerator. Utility in Garage. Large fenced backyard w/concrete patio. Back has plenty of room for pool or playground for kids. Quiet street with large trees. Home is being sold strictly "AS IS" for below minimum market price in the neighborhood, so this is a great opportunity for instant equity on a home you can update and make your own! Great location close to shopping/restaurants/entertainment w/easy access to 99. Walking distance to Elementary School. Neighborhood pool, tennis courts, playground and recreation center. Hurry to view as this home will not last at this price!
- Sold 3** Welcome to 9406 Chapel Pine Court! Thank you for visiting! We're glad your here! This charming 1 Story beauty has been well loved and cared for by the same owner since 1988! As you tour the home, let your imagination run wild with all the creative ideas you can do to make this place yours! It will be amazing to see how a few updates will bring so much life back into the property. If you've got vision, this home is for YOU! Rarely does a home in Memorial Chase come up for sale, because folks come to stay for decades. Just ask the neighbors! The home is on cul-de-sac and has a large lot! The massive backyard, will easily accommodate a sweet pool, an outdoor kitchen, and basically anything else your heart may desire! The primary bedroom is on one side of the house, and the other two bedrooms on the left. The second bathroom separates the two bedrooms as well. What are you waiting for? Your Home Sweet Home awaits! No Flooding. Please verify schools and room dimensions.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			No recent history available				
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$189,000	\$189,000
<b>Sales Price</b>	\$179,000	\$179,000
<b>30 Day Price</b>	\$171,000	--
<b>Comments Regarding Pricing Strategy</b>		
Values are rising throughout the Houston area. Sell as is.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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.
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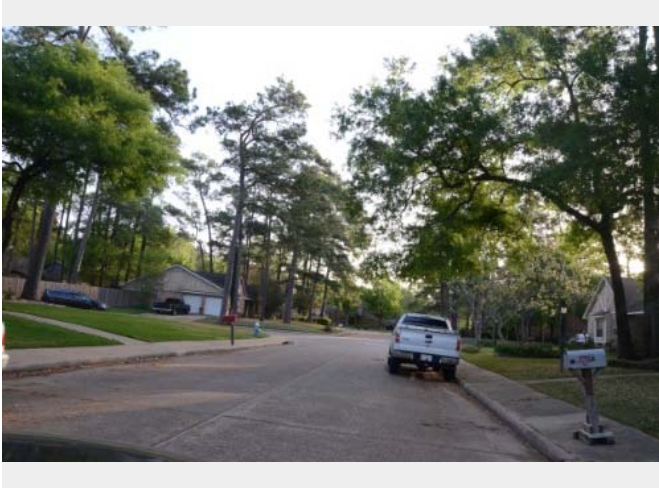
## Subject Photos



Front



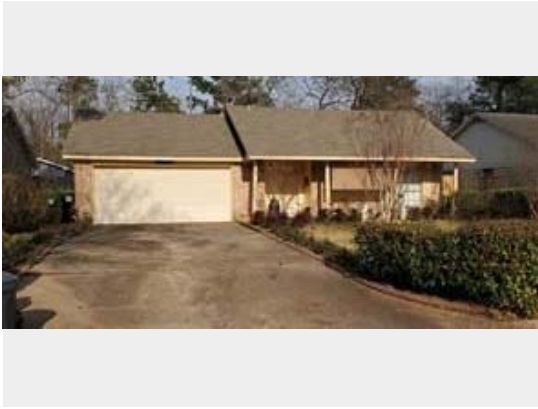
Address Verification



Street

## Listing Photos

**L1** 17406 BARONSHIRE DR  
Houston, TX 77070



Front

**L2** 9407 JAN GLEN LN  
Spring, TX 77379



Front

**L3** 9507 DORNOCH DR  
Spring, TX 77379



Front



## Sales Photos

**S1** 9510 LANDRY BLVD  
Spring, TX 77379



Front

**S2** 9627 DUNDALK ST  
Spring, TX 77379



Front

**S3** 9406 CHAPEL PINE CT  
Spring, TX 77379



Front

### ClearMaps Addendum

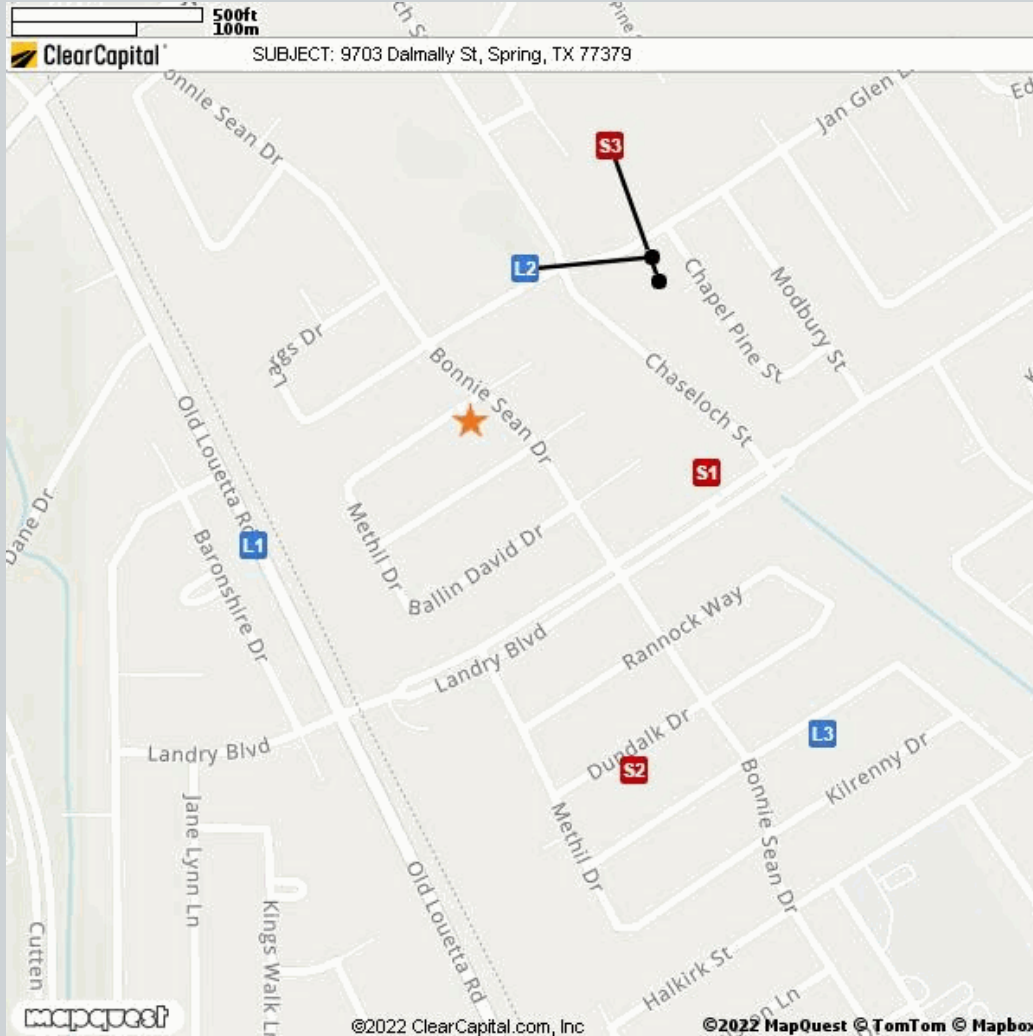
**Address** ★ 9703 Dalmally Street, Spring, TX 77379

**Loan Number** 49016

**Suggested List** \$189,000

**Suggested Repaired** \$189,000

**Sale** \$179,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	9703 Dalmally Street, Spring, TX 77379	--	Parcel Match
L1 Listing 1	17406 Baronshire Dr, Houston, TX 77070	0.18 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	9407 Jan Glen Ln, Spring, TX 77379	0.20 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	9507 Dornoch Dr, Spring, TX 77379	0.35 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	9510 Landry Blvd, Spring, TX 77379	0.18 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	9627 Dundalk St, Spring, TX 77379	0.28 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	9406 Chapel Pine Ct, Spring, TX 77379	0.20 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

## Report Instructions - cont.

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

<b>Broker Name</b>	Steve Bourriague	<b>Company/Brokerage</b>	Ultima
<b>License No</b>	661471	<b>Address</b>	21722 Tatton Crest Ct Spring TX 77388
<b>License Expiration</b>	09/30/2023	<b>License State</b>	TX
<b>Phone</b>	3462689201	<b>Email</b>	steve6708@aol.com
<b>Broker Distance to Subject</b>	5.40 miles	<b>Date Signed</b>	04/07/2022

*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.**