

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	4327 Heritage Trail Drive, Houston, TX 77047	Order ID	8107297	Property ID	32497116
Inspection Date	04/06/2022	Date of Report	04/07/2022		
Loan Number	49231	APN	122-385-004-0007		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Harris		

Tracking IDs					
Order Tracking ID	04.06.22 BPO	Tracking ID 1	04.06.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	Joanna E Mayberry	The subject appears to be in average condition with no noted repairs from exterior drive by viewing.
R. E. Taxes	\$3,842	
Assessed Value	\$164,826	
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

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Cullen Estates is a smaller community that is maintained and conveniently located near all services and major highways.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$150,000 High: \$300,000	
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	4327 Heritage Trail Drive	2658 Skyview Shadows Ct	11919 Panay Village Cir	5731 Praise Ct
City, State	Houston, TX	Houston, TX	Houston, TX	Houston, TX
Zip Code	77047	77047	77048	77048
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.65 ¹	0.65 ¹	1.62 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$215,000	\$255,000	\$230,000
List Price \$	--	\$215,000	\$255,000	\$230,000
Original List Date		03/24/2022	11/05/2021	03/25/2022
DOM · Cumulative DOM	-- · --	7 · 14	133 · 153	5 · 13
Age (# of years)	19	17	16	15
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 Traditional	2 Stories Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,464	1,433	1,780	1,401
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	4 · 2	3 · 2
Total Room #	6	6	7	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	0.13 acres	0.10 acres	0.12 acres	0.12 acres
Other	Partially fenced	Partially fenced	Partially fenced	Partially fenced

* 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.

Current Listings - Cont.

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

- Listing 1** Looking for a good Location, this is the one!! Great Big Backyard for entertaining family and friends. 3 bedroom, 2.5 baths, located with easy access to 288, Beltway 8. Close to Medical Center and Downtown. It is Located in the coming soon New City Park. Minutes away from Pearland Town Center.
- Listing 2** Welcome home! This home boasts an ample living room with a fireplace, perfect for those family gatherings! The galley style kitchen will not disappoint, and there is an eat in kitchen area AND formal dining room. There is no carpet in this home, and it is move in ready!
- Listing 3** ***Under Contract***Location! Location! Location! Convenient to Downtown/Medical Center and Hobby Airport. Home sits on a quiet cul de sac. FRESH PAINT & NO CARPET! This lovely 3 bed 2 bath home features wood-looking waterproof vinyl flooring throughout. Spacious kitchen opens to the dining area and living room with fireplace. The dual sink master bathroom has a walk-in shower and a big bathtub. Great starter home and excellent cash-flow cow to be added to your investment portfolio. Don't miss this opportunity!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4327 Heritage Trail Drive	12206 Donegal Way	12035 Duane St	4414 Sorsby Dr
City, State	Houston, TX	Houston, TX	Houston, TX	Houston, TX
Zip Code	77047	77047	77047	77047
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.14 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$200,000	\$230,000	\$255,000
List Price \$	--	\$200,000	\$230,000	\$255,000
Sale Price \$	--	\$205,000	\$235,000	\$247,000
Type of Financing	--	Fha	Fha	Fha
Date of Sale	--	10/26/2021	02/16/2022	03/17/2022
DOM · Cumulative DOM	-- · --	12 · 46	7 · 37	3 · 44
Age (# of years)	19	17	18	17
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 Traditional	1 Story Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,464	1,316	1,578	1,869
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2 · 1	4 · 2 · 1
Total Room #	6	6	7	7
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	0.13 acres	0.12 acres	0.16 acres	0.18 acres
Other	Partially fenced	Partially fenced	Partially fenced	Partially fenced
Net Adjustment	--	+\$1,480	-\$1,140	-\$4,050
Adjusted Price	--	\$206,480	\$233,860	\$242,950

* Sold 2 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** Beautifully laid out 3 bedroom, 2 bath, open kitchen & breakfast area, spacious family room with sloped ceilings has corner fireplace, secluded suite with walk-in closet, garden tub & separate glass enclosed shower, back yard with enclosed with wood fence.
- Sold 2** This beautiful house is 3 bedrooms, 2.5 baths were recently renovated with a new roof, new floorings, paints, stainless appliances, new light fixtures, granite countertop and also the fence was installed this week. Huge backyard with no neighbors and is close to 288 and other highways plus is MOVE IN READY!
- Sold 3** Welcome home to this cute 2 story home in The Cullen Estates Community. Great home for that first time home buyer looking for an easy commute anywhere in the greater Houston area. Very clean, 4 bed, 2.5 bath home with plenty of space for your family. Granite countertops throughout the home, ample space in the kitchen boasting stainless steel appliances and tile flooring. There is a pathway from the kitchen to the laundry room and the 2 car garage. The breakfast area is big enough to fit a large table and 6 chairs. Enjoy the mornings or evenings in the fully fenced back yard, very private and peaceful. This home is a must see located on a nice huge lot. Come take a look you will love it.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No sales nor listing history in the local MLS 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	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	\$230,000	\$230,000
Sales Price	\$230,000	\$230,000
30 Day Price	\$222,000	--
Comments Regarding Pricing Strategy		
I used the CMA I pulled to get the values in this market.		

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.
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Subject Photos



Front



Front



Address Verification



Street



Street

Listing Photos

L1 2658 Skyview Shadows Ct
Houston, TX 77047



Front

L2 11919 Panay Village Cir
Houston, TX 77048



Front

Sales Photos

S1 12206 Donegal Way
Houston, TX 77047



Front

S2 12035 Duane St
Houston, TX 77047



Front

S3 4414 Sorsby Dr
Houston, TX 77047



Front

ClearMaps Addendum

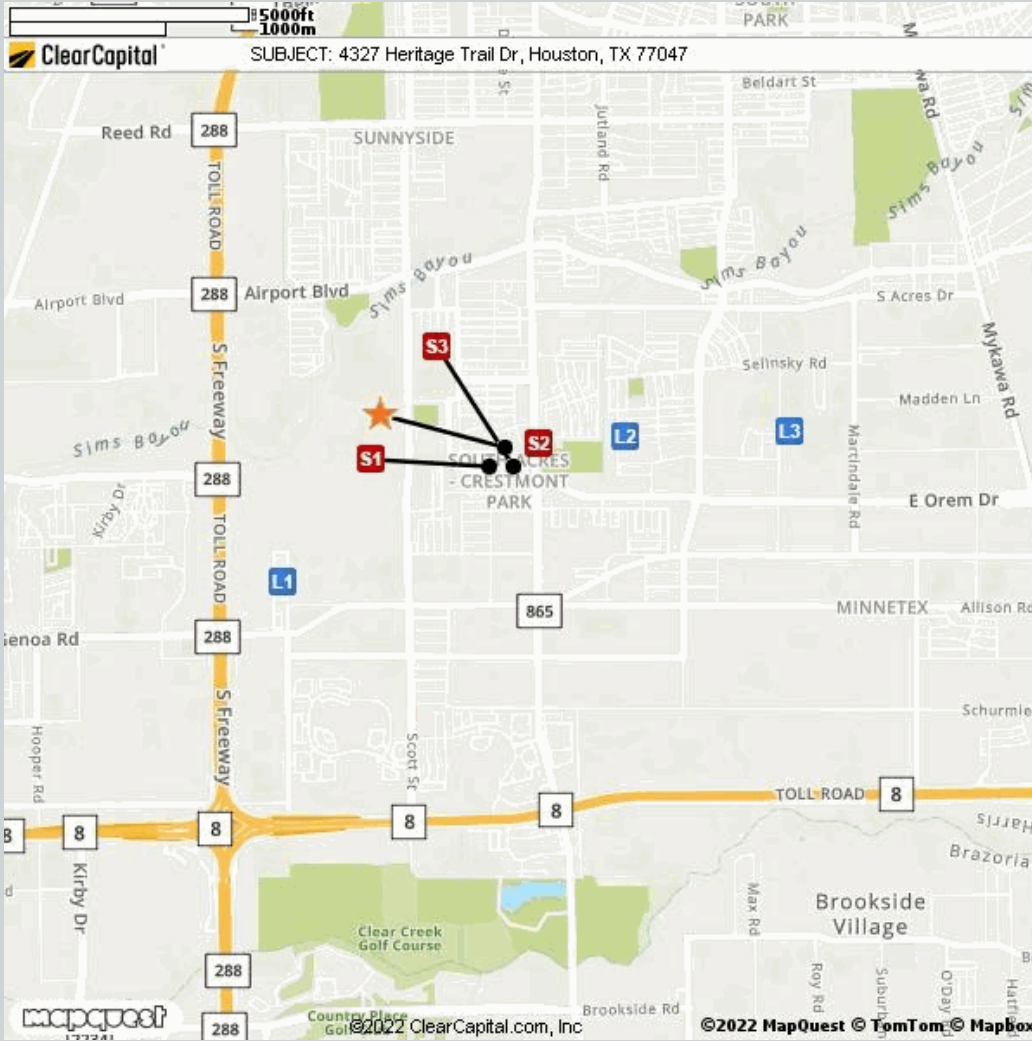
Address ★ 4327 Heritage Trail Drive, Houston, TX 77047

Loan Number 49231

Suggested List \$230,000

Suggested Repaired \$230,000

Sale \$230,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4327 Heritage Trail Drive, Houston, TX 77047	--	Parcel Match
L1 Listing 1	2658 Skyview Shadows Ct, Houston, TX 77047	1.65 Miles ¹	Parcel Match
L2 Listing 2	11919 Panay Village Cir, Houston, TX 77047	0.65 Miles ¹	Parcel Match
L3 Listing 3	5731 Praise Ct, Houston, TX 77047	1.62 Miles ¹	Parcel Match
S1 Sold 1	12206 Donegal Way, Houston, TX 77047	0.14 Miles ¹	Parcel Match
S2 Sold 2	12035 Duane St, Houston, TX 77047	0.14 Miles ¹	Parcel Match
S3 Sold 3	4414 Sorsby Dr, Houston, TX 77047	0.13 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

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

Broker Name	Nicole Hudson	Company/Brokerage	Ultimate Realty
License No	526170	Address	2319 Cezanne Cir Missouri City TX 77459
License Expiration	03/31/2024	License State	TX
Phone	8328807750	Email	realtornikki@me.com
Broker Distance to Subject	14.80 miles	Date Signed	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.