

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	2802 Red Oak Lane, Pearland, TX 77584	Order ID	8559931	Property ID	33755273
Inspection Date	12/21/2022	Date of Report	12/21/2022		
Loan Number	50228	APN	82432001010		
Borrower Name	Champery Real Estate 2015 LLC	County	Brazoria		

Tracking IDs					
Order Tracking ID	12.20.22 BPO	Tracking ID 1	12.20.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	CHAMPERY REAL ESTAE 2015 LLC,	Condition Comments on the day of inspection the property appeared to be maintained with no aparent negatives
R. E. Taxes	\$6,872	
Assessed Value	\$311,260	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	West Oaks 2814974320	
Association Fees	\$415 / Year (Other: usual and customary)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments This is a neighborhood of maintained properties. Listings/Sales are active and trending in subject neighborhood/market area. The listings in this area are relative to FMV SOLD
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$310,000 High: \$415,000	
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	2802 Red Oak Lane	2705 W Oaks Boulevard	6803 Blake Court	2117 Rolling Hills Drive
City, State	Pearland, TX	Pearland, TX	Pearland, TX	Pearland, TX
Zip Code	77584	77584	77584	77581
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.62 ¹	1.49 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$365,000	\$385,000	\$450,000
List Price \$	--	\$349,000	\$370,000	\$450,000
Original List Date		09/22/2022	10/25/2022	12/16/2022
DOM · Cumulative DOM	-- · --	90 · 90	57 · 57	5 · 5
Age (# of years)	28	29	19	7
Condition	Good	Average	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	2 Stories contemp	2 Stories contemp	2 Stories contemp	2 Stories contemp
# Units	1	1	1	1
Living Sq. Feet	2,912	2,477	2,905	3,119
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 3 · 1
Total Room #	9	9	10	9
Garage (Style/Stalls)	Detached 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	Pool - Yes Spa - Yes	--	--	--
Lot Size	0.21 acres	0.18 acres	0.27 acres	0.17 acres
Other	tax rec	MLS#60112817	MLS#39874627	MLS#25703006

* 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 Great location. 4 bedroom home with a large backyard.

Listing 2 Check out this delightful 4 bedroom 2.5 bath home on oversized lot in the desirable West Oaks Village community of Pearland. Grand entry opens into formal living/dining with high ceilings recessed lighting tile/laminate flooring 2 faux wood blinds & lots of natural lighting. Floorplan comfortably flows into a generous size living area with ceiling fan gaslog fireplace and adjacent room perfect for an office. Spacious kitchen overlooks family room offering granite counters freestanding gas range microwave an abundance of cabinets .. All bedrooms and gameroom up recent carpet 2021 ceiling fans in all bedrooms dual sinks in secondary bath providing direct access to one bedroom and plenty of linen closets. Large primary suite ensuite with dual sinks plus vanity garden tub separate shower and walk-in closet HVAC 2021 and Front Fence 2021. Per Seller

Listing 3 This fabulous two story features a great floorplan with high ceilings lots of natural light custom window covers & imported European hardwood engineered flooring. The kitchen boasts a huge island open to the family room walk-in pantry & adjacent casual dining with sparkling chandelier. Home office/study provides privacy with its double French doors. Primary bedroom easily accommodates your king-size bed & the curved wall of windows adds elegance. Primary bath with double sinks soaking tub separate shower & huge walk-in closet. Upstairs three bedrooms share two full baths. The game room provides plenty of room for all your friends Covered back patio with built-in grill & sink. Raised garden bed is ready for planting. Storage shed. Additional fencing for dog run Quick commute to Houston Medical Center and Museum District. Nearby shopping and restaurants. Amenities include sports complex splash pad pool & playgrounds. Low tax rate affordable HOA zoned to A-Rated Pearland ISD.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2802 Red Oak Lane	3312 English Oaks Boulevard	5617 Megan Street	6202 Ozark Trail
City, State	Pearland, TX	Pearland, TX	Pearland, TX	Pearland, TX
Zip Code	77584	77584	77581	77584
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.72 ¹	0.68 ¹	0.82 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$380,000	\$399,000	\$399,900
List Price \$	--	\$380,000	\$389,000	\$399,900
Sale Price \$	--	\$385,000	\$385,000	\$410,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	11/10/2022	08/12/2022	07/15/2022
DOM · Cumulative DOM	-- · --	12 · --	16 · --	4 · --
Age (# of years)	28	23	27	17
Condition	Good	Average	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	2 Stories contemp	2 Stories contemp	2 Stories contemp	2 Stories contemp
# Units	1	1	1	1
Living Sq. Feet	2,912	2,956	3,253	2,915
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	5 · 3
Total Room #	9	8	10	9
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	Pool - Yes Spa - Yes	--	Pool - Yes Spa - Yes	Pool - Yes Spa - Yes
Lot Size	0.21 acres	0.37 acres	0.2 acres	0.24 acres
Other	tax rec	MLS#57243995	MLS#80376938	MLS#20817099
Net Adjustment	--	+\$1	-\$3,000	-\$9,000
Adjusted Price	--	\$385,001	\$382,000	\$401,000

* 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** The BEST lot in the neighborhood Sitting on a 1/4 acre cul-de-sac lot with vast green space walking trails and a massive pool-sized backyard this house is ready for you to make it your home. The bedrooms are all Texas-size and well-appointed. The primary suite is situated downstairs and looks out to the tree lined property while upstairs is perfect for entertaining. The additional 3 bedrooms upstairs have so many possibilities thanks to their size - media room fitness room play room office - take your pick Recently replaced A/C. adj ((6k pool))(-5k lot)
- Sold 2** . Zoned to highly acclaimed Pearland schools this homes features include but are not limited too a custom glass leaded door soaring high ceilings big windows 2 fireplaces with 1 situated in the Primary retreat massive game room huge dual area primary bedroom island kitchen with 42 cabinets and new appliances (range oven microwave) hand scraped wood floors new carpet on stairs recent roof and of course a fantastic pool with hot tub Home has never flooded and has an incredibly low tax rate for the area. adj ((-3K sqft)
- Sold 3** Welcome to this gem in the heart of Pearland located in the quiet neighborhood of Cypress Village This 5 bedroom 3 bath home boasts a charming layout with high ceilings a grand entry way formal dining room and tons of natural light. The open concept living space is perfect for entertaining. Sitting on an oversized cul-de-sac lot with a great backyard and your own private pool thats perfect for enjoying plenty of outdoor time. Downstairs youll find a full bedroom and bathroom perfect for guests. On the second floor is a huge primary suite three additional bedrooms and a large game room/flex space. This home is move-in ready with brand new flooring on the first floor and fresh paint throughout the entire home. adj ((-3K rm ct))(-1k lot)(-5k yr blt)

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	JPAR - The Sears Group	new flooring, paint, lighting, hardware, and fixtures, plus professionally refinished cabinetry, this home rivals new construction					
Listing Agent Name	Wesley Wilson						
Listing Agent Phone	832-386-5280						
# 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
12/15/2022	\$419,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$400,000	\$400,000
Sales Price	\$400,000	\$400,000
30 Day Price	\$390,000	--
Comments Regarding Pricing Strategy		
I feel like the list price is somewhat high considering condition and likeness of other sales in this market. Subjects final value represent a value with marketing times based on the most similar and proximate comps.. The comps in this record has created the best available bracket in this market. The immediate market is stable with few to no S/Sales and REOs visibility.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Street

Listing Photos

L1 2705 W Oaks Boulevard
Pearland, TX 77584



Front

L2 6803 Blake Court
Pearland, TX 77584



Front

L3 2117 Rolling Hills Drive
Pearland, TX 77581



Front

Sales Photos

S1 3312 English Oaks Boulevard
Pearland, TX 77584



Front

S2 5617 Megan Street
Pearland, TX 77581



Front

S3 6202 Ozark Trail
Pearland, TX 77584



Front

ClearMaps Addendum

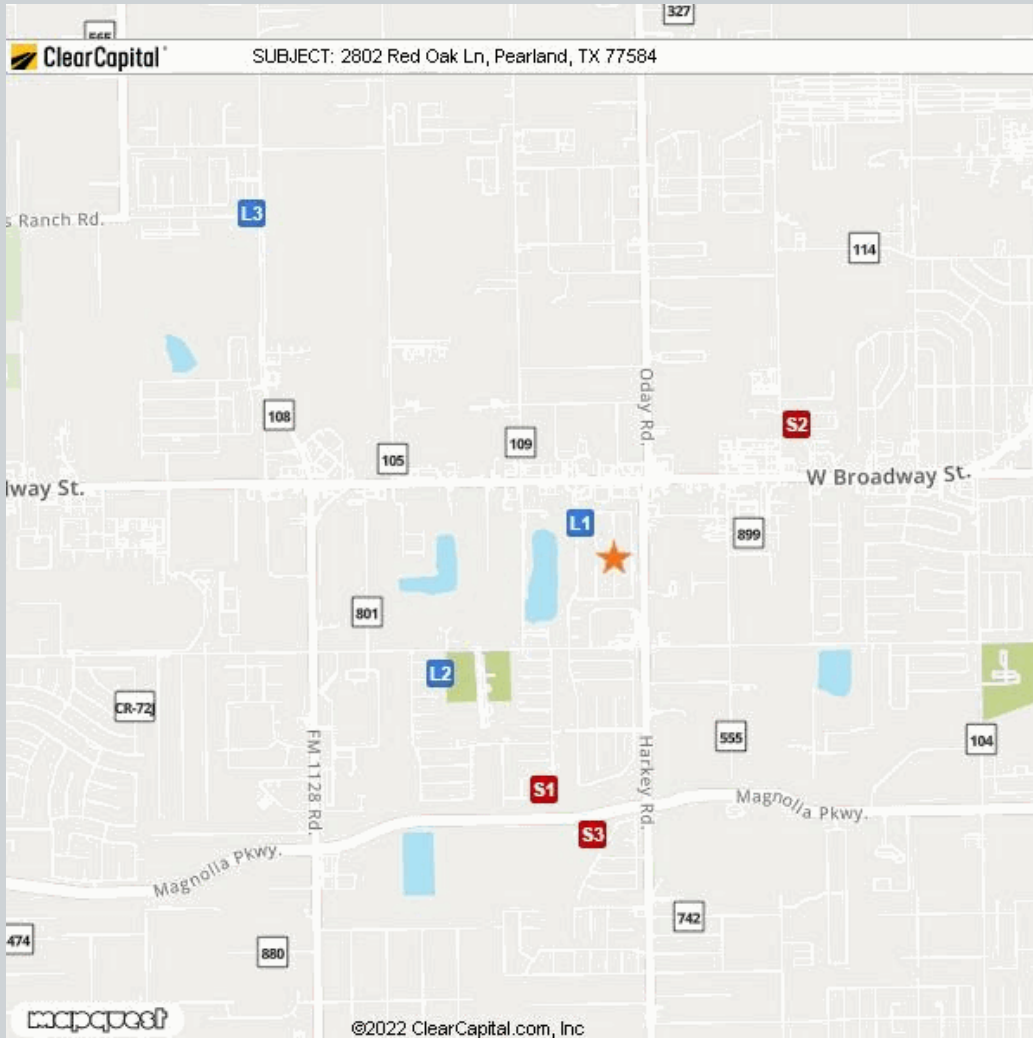
Address ★ 2802 Red Oak Lane, Pearland, TX 77584

Loan Number 50228

Suggested List \$400,000

Suggested Repaired \$400,000

Sale \$400,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2802 Red Oak Lane, Pearland, TX 77584	--	Parcel Match
L1 Listing 1	2705 W Oaks Boulevard, Pearland, TX 77584	0.14 Miles ¹	Parcel Match
L2 Listing 2	6803 Blake Court, Pearland, TX 77584	0.62 Miles ¹	Parcel Match
L3 Listing 3	2117 Rolling Hills Drive, Pearland, TX 77581	1.49 Miles ¹	Parcel Match
S1 Sold 1	3312 English Oaks Boulevard, Pearland, TX 77584	0.72 Miles ¹	Parcel Match
S2 Sold 2	5617 Megan Street, Pearland, TX 77581	0.68 Miles ¹	Parcel Match
S3 Sold 3	6202 Ozark Trail, Pearland, TX 77584	0.82 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	Angela Cooper	Company/Brokerage	NuFocus Realty
License No	457665	Address	1127 Newhaven Tr Pearland TX 77584
License Expiration	06/30/2023	License State	TX
Phone	7135302412	Email	angelacooper2@me.com
Broker Distance to Subject	3.43 miles	Date Signed	12/21/2022

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.