

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	4951 Falcon Forest Drive, Humble, TX 77346	Order ID	8448975	Property ID	33356810
Inspection Date	10/08/2022	Date of Report	10/08/2022		
Loan Number	51242	APN	1191340020004		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Harris		

Tracking IDs					
Order Tracking ID	09.29.22 BPO	Tracking ID 1	09.29.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Breckenridge Prop Fund 2016 LI	The subject property is a 2-story average quality and condition SFR consisting of 4 bedrooms, 2.5 baths with 2544 sq ft built 2000 and sits on 0.12 acres. The subject is located in a non-gated planned unit development with a homeowner association. The improvement is of modern design/appeal and conforms well to the neighborhood. Minor landscaping is recommended to improve the marketability of the subject property.
R. E. Taxes	\$5,966	
Assessed Value	\$203,404	
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	CIA-Timber Forest 713-981-9000	
Association Fees	\$475 / Year (Pool,Landscaping,Insurance,Other: playgournd)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The subjects neighborhood is typical for Houston and surrounding areas, with schools, shopping centers, places of worship, and employment centers located within proximity. Public transportation, recreational facilities, utilities, city police, and city fire protections are typical for the subjects neighborhood. Property values in the subject s neighborhood are felt to be stable. Currently, there is a demand for single-family residences in the area without an oversupply.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$182,000 High: \$328,900	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4951 Falcon Forest Drive	18123 Noble Forest Dr	12207 English Brook Cir	12315 Landsdown Ridge Way
City, State	Humble, TX	Humble, TX	Humble, TX	Humble, TX
Zip Code	77346	77346	77346	77346
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.21 ¹	0.34 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$289,900	\$290,000	\$330,000
List Price \$	--	\$279,900	\$286,000	\$330,000
Original List Date		07/10/2022	09/05/2022	07/13/2022
DOM · Cumulative DOM	-- · --	82 · 90	33 · 33	77 · 87
Age (# of years)	22	24	20	18
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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,544	2,328	2,432	2,625
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	5 · 3
Total Room #	8	8	8	10
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	0.12 acres	0.14 acres	0.11 acres	0.13 acres
Other	None	None	None	None

* 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 It is inferior because of having a smaller GLA and for being an older building. Overall, similar in design and appeal and has comparable views.

Listing 2 Shows the best support from my value conclusion. Overall, it has the most comparable characteristics.

Listing 3 Represents an active good condition comp at the upper end of this neighborhood. The subject would compete below this.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4951 Falcon Forest Drive	18315 Atascocita Meadows Dr	12131 Glen Crossing Cir	18435 Emory Brook Ct
City, State	Humble, TX	Humble, TX	Humble, TX	Humble, TX
Zip Code	77346	77346	77346	77346
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.60 ¹	0.36 ¹	0.35 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$215,000	\$260,000	\$300,000
List Price \$	--	\$215,000	\$260,000	\$300,000
Sale Price \$	--	\$225,000	\$270,000	\$300,000
Type of Financing	--	Cash	Fha	Va
Date of Sale	--	08/05/2022	09/08/2022	09/22/2022
DOM · Cumulative DOM	-- · --	2 · 152	19 · 55	16 · 51
Age (# of years)	22	18	17	18
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	2 Stories Traditional	1 Story Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,544	2,040	2,133	2,625
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2	4 · 2 · 1	5 · 2 · 1
Total Room #	8	8	8	9
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	0.12 acres	0.14 acres	0.11 acres	0.13 acres
Other	None	None	None	None
Net Adjustment	--	+\$17,799	-\$4,336	-\$30,015
Adjusted Price	--	\$242,799	\$265,664	\$269,985

* 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** It is inferior because of having a smaller GLA and a smaller room count. Overall, similar in design and appeal and has comparable views. Also farthest in proximity to the subject compared to other comps used. Adjustments: \$7560 due to sq ft, -\$461 due to the lot, -\$800 due to age, \$1500 due to room count, and \$10,000 due to needing TLC.
- Sold 2** Shows the best support from my value conclusion. Overall, it has the most comparable characteristics and most importantly the most similar location/view which is one of the biggest factors with the subject. Adjustments: \$6165 due to sq ft, \$499 due to the lot, -\$1000 due to age, -\$10,000 due to updates.
- Sold 3** It also has the same view as the subject, but its larger GLA, updates, and larger room count make this superior to the subject. Therefore my value conclusion most aligns with Sale 2. Adjustments: -\$1215 due to sq ft, -\$800 due to age, -\$3000 due to room count, -\$25,000 due to updates.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				The subject previously sold 09/27/2022 for the amount of \$240,000 per MLS# 27431653 /Tax Records. Please note that the State of Texas is a non-disclosure state concerning real estate transactions.			
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
08/20/2022	\$279,900	08/25/2022	\$269,900	Sold	09/27/2022	\$240,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$270,000	\$270,000
Sales Price	\$260,000	\$260,000
30 Day Price	\$250,000	--
Comments Regarding Pricing Strategy		
<p>Please note it is, in my opinion, the subject's recent sale was a quick sale and sold under market value. Per MLS agent remarks, they had a previous contract, but the buyer backed out. The comps below were considered, but because they reflected a value very different than the rest of my comps, they were replaced with comps that better supported the market and my final value conclusion. Listings: MLS #48689007/18135 Falcon Forest Listings: MLS #78065848/4834 Gypsy Forest Sales: MLS #95575397/4723 Falcon Forest Upon review of all the pertinent information, an opinion of the as-is market value of \$260,000 is adequately supported with emphasis placed on List No. 2 and Sale No. 2. Based upon an exterior inspection from the street, the subject property has no observable adverse condition noted that would cause a safety or health risk/concern at the time of inspection. Therefore no resale issues are foreseen.</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 18123 Noble Forest Dr
Humble, TX 77346



Front

L2 12207 English Brook Cir
Humble, TX 77346



Front

L3 12315 Landsdown Ridge Way
Humble, TX 77346



Front

Sales Photos

S1 18315 Atascocita Meadows Dr
Humble, TX 77346



Front

S2 12131 Glen Crossing Cir
Humble, TX 77346



Front

S3 18435 Emory Brook Ct
Humble, TX 77346



Front

ClearMaps Addendum

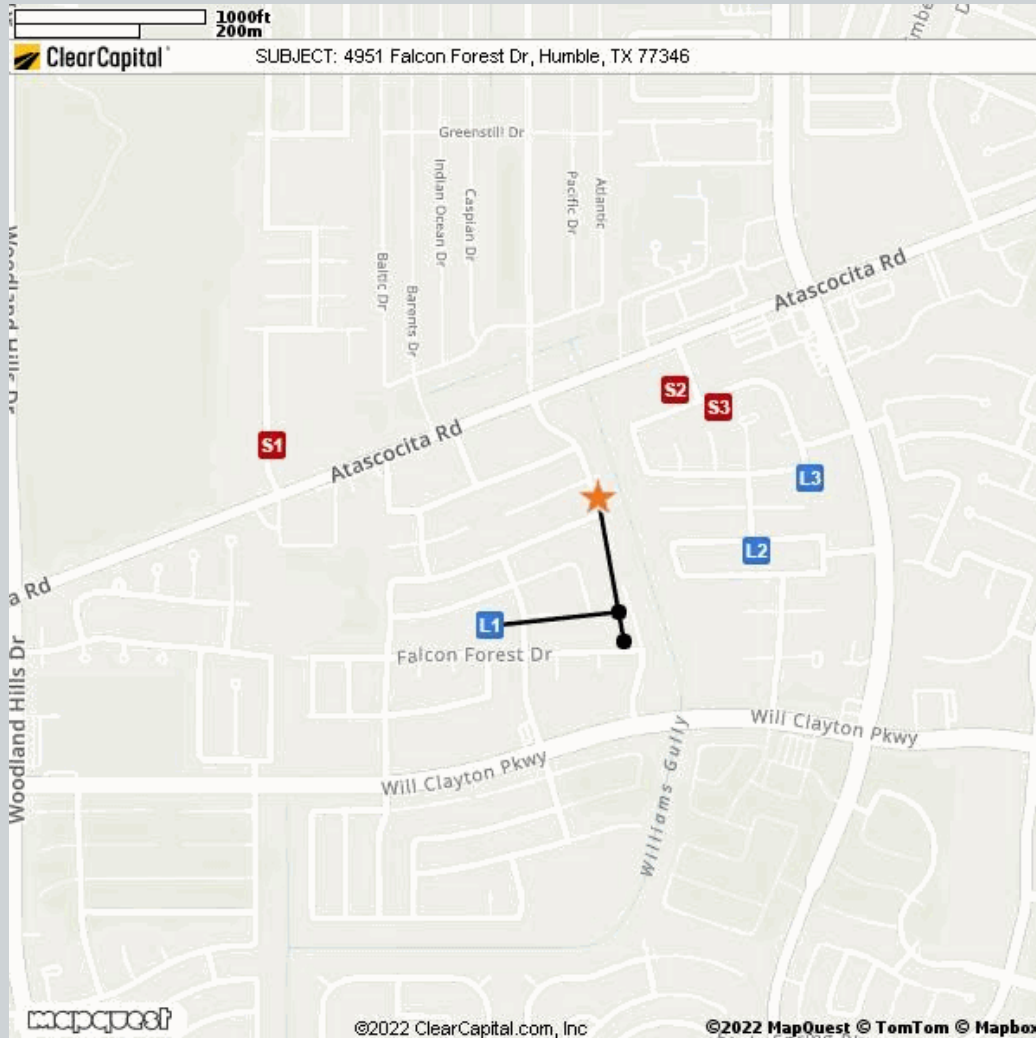
Address ★ 4951 Falcon Forest Drive, Humble, TX 77346

Loan Number 51242

Suggested List \$270,000

Suggested Repaired \$270,000

Sale \$260,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4951 Falcon Forest Drive, Humble, TX 77346	--	Parcel Match
L1 Listing 1	18123 Noble Forest Dr, Humble, TX 77346	0.04 Miles ¹	Parcel Match
L2 Listing 2	12207 English Brook Cir, Humble, TX 77346	0.21 Miles ¹	Parcel Match
L3 Listing 3	12315 Landsdown Ridge Way, Humble, TX 77346	0.34 Miles ¹	Parcel Match
S1 Sold 1	18315 Atascocita Meadows Dr, Humble, TX 77346	0.60 Miles ¹	Parcel Match
S2 Sold 2	12131 Glen Crossing Cir, Humble, TX 77346	0.36 Miles ¹	Parcel Match
S3 Sold 3	18435 Emory Brook Ct, Humble, TX 77346	0.35 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	Frank Oveo	Company/Brokerage	Texas Premier Realty
License No	630688	Address	10207 Moonset Lane Houston TX 77016
License Expiration	07/31/2023	License State	TX
Phone	8329555212	Email	oveofrank@gmail.com
Broker Distance to Subject	9.67 miles	Date Signed	10/08/2022

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.