

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 | 7130 Glenwood Drive, Sugar Land, TX 77479 | Order ID | 8658369 | Property ID | 34018718 |
| Inspection Date | 03/16/2023 | Date of Report | 03/16/2023 | | |
| Loan Number | 52897 | APN | 3006030010400901 | | |
| Borrower Name | Breckenridge Property Fund 2016 LLC | County | Fort Bend | | |

Tracking IDs

| | | | |
|--------------------------|----------------------|----------------------|----------------------|
| Order Tracking ID | 03.15.23 BPO Request | Tracking ID 1 | 03.15.23 BPO Request |
| Tracking ID 2 | -- | Tracking ID 3 | -- |

General Conditions

| | | |
|---------------------------------------|------------------------------|---|
| Owner | MERCEDES M HOWELL | Condition Comments Subject property appears in similar condition as neighboring properties with similar curb appeal |
| R. E. Taxes | \$6,116 | |
| Assessed Value | \$370,270 | |
| Zoning Classification | Residential | |
| Property Type | SFR | |
| Occupancy | Occupied | |
| Ownership Type | Fee Simple | |
| Property Condition | Average | |
| Estimated Exterior Repair Cost | | |
| Estimated Interior Repair Cost | | |
| Total Estimated Repair | | |
| HOA | Greatwood CA 832-564-1200 | |
| Association Fees | \$775 / Year (Landscaping) | |
| Visible From Street | Visible | |
| Road Type | Public | |

Neighborhood & Market Data

| | | |
|--|--------------------------------------|--|
| Location Type | Suburban | Neighborhood Comments Large well developed area of one and two story brick homes, winding streets, club houses, pools, jogging trails, neighborhood public and private schools |
| Local Economy | Slow | |
| Sales Prices in this Neighborhood | Low: \$211900 High: \$429500 | |
| Market for this type of property | Increased 20 % in the past 6 months. | |
| Normal Marketing Days | <30 | |

Current Listings

| | Subject | Listing 1 | Listing 2 * | Listing 3 |
|------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 7130 Glenwood Drive | 603 Deer Hollow Dr | 1535 Brazos Gate Dr | 1511 Laurel Dr |
| City, State | Sugar Land, TX | Sugar Land, TX | Richmond, TX | Sugar Land, TX |
| Zip Code | 77479 | 77479 | 77469 | 77479 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.37 ¹ | 0.94 ¹ | 0.70 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$410,000 | \$310,000 | \$419,900 |
| List Price \$ | -- | \$410,000 | \$310,000 | \$419,900 |
| Original List Date | | 02/21/2023 | 11/23/2022 | 03/01/2023 |
| DOM · Cumulative DOM | -- · -- | 22 · 23 | 112 · 113 | 14 · 15 |
| Age (# of years) | 29 | 24 | 20 | 32 |
| 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 | 2 Stories Traditional | 2 Stories Traditional | 2 Stories Traditional | 2 Stories Traditional |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 2,802 | 2,474 | 2,803 | 2,532 |
| Bdrm · Bths · ½ Bths | 4 · 2 · 1 | 4 · 2 · 1 | 4 · 2 · 1 | 4 · 2 · 1 |
| Total Room # | 8 | 9 | 8 | 9 |
| Garage (Style/Stalls) | Detached 2 Car(s) | Attached 2 Car(s) | Attached 2 Car(s) | Detached 2 Car(s) |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.25 acres | 0.18 acres | 0.20 acres | 0.20 acres |
| Other | 0 | 0 | 0 | 0 |

* 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 Carpet, engineered wood, laminate, tiled flooring, ceiling fans, wood burning fire place, covered patio, walk in pantry

Listing 2 Double sinks, jetted tub, separate shower, ceiling fans, carpet and tiled flooring, wood burning fire place, privacy fenced back yard

Listing 3 Stainless steel sink and kitchen appliances, bay window, quartz counter tops, tiled back splash, electric range, digital programmable thermostat

Recent Sales

| | Subject | Sold 1 | Sold 2 * | Sold 3 |
|------------------------|-----------------------|--------------------------|-----------------------|-----------------------|
| Street Address | 7130 Glenwood Drive | 1206 Moss Dale Dr | 1430 Stone Trail Dr | 7430 Broken Oak Ln |
| City, State | Sugar Land, TX | Sugar Land, TX | Sugar Land, TX | Sugar Land, TX |
| Zip Code | 77479 | 77479 | 77479 | 77479 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.36 ¹ | 0.25 ¹ | 0.55 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$410,000 | \$375,000 | \$379,000 |
| List Price \$ | -- | \$399,000 | \$330,000 | \$379,000 |
| Sale Price \$ | -- | \$385,866 | \$320,000 | \$380,000 |
| Type of Financing | -- | Conventional | Conventional | Conventional |
| Date of Sale | -- | 02/21/2023 | 12/23/2022 | 02/28/2023 |
| DOM · Cumulative DOM | -- · -- | 126 · 126 | 103 · 103 | 33 · 33 |
| Age (# of years) | 29 | 28 | 32 | 25 |
| 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 | Beneficial ; Golf Course | Neutral ; Residential | Neutral ; Residential |
| Style/Design | 2 Stories Traditional | 2 Stories Traditional | 1 Story Traditional | 2 Stories Traditional |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 2,802 | 2,522 | 2,645 | 2,406 |
| Bdrm · Bths · ½ Bths | 4 · 2 · 1 | 4 · 2 · 1 | 4 · 2 · 1 | 4 · 2 · 1 |
| Total Room # | 8 | 9 | 9 | 8 |
| Garage (Style/Stalls) | Detached 2 Car(s) | Attached 2 Car(s) | Detached 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 | -- | -- | -- | Spa - Yes |
| Lot Size | 0.25 acres | 0.18 acres | 0.23 acres | .18 acres |
| Other | 0 | 0 | 0 | 0 |
| Net Adjustment | -- | +\$14,000 | +\$7,850 | +\$19,800 |
| Adjusted Price | -- | \$399,866 | \$327,850 | \$399,800 |

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Sprinkler system, carpet, laminate and wood flooring, two fire places, cul-de-sac lot, storage shed, fenced back yard

Sold 2 Dual sinks, separate tub and shower, granite counter tops, tiled back splash, wood burning fireplace, alarm system, crown molding

Sold 3 Recent HVAC unit and roof, upgraded sprinkler system, epoxy garage flooring, two fire places,, granite counter tops, gas range

Subject Sales & Listing History

| | | | | | | | |
|--|----------------------------|------------------------|-------------------------|---------------------------------|--------------------|---------------------|---------------|
| Current Listing Status | Not Currently Listed | | | Listing History Comments | | | |
| Listing Agency/Firm | | | | See below | | | |
| 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 |
| 02/07/2023 | \$435,000 | 03/13/2023 | \$325,000 | Sold | 03/15/2023 | \$290,000 | MLS |

Marketing Strategy

| | | |
|---|--------------------|-----------------------|
| | As Is Price | Repaired Price |
| Suggested List Price | \$360,000 | \$360,000 |
| Sales Price | \$350,000 | \$350,000 |
| 30 Day Price | \$345,000 | -- |
| Comments Regarding Pricing Strategy | | |
| Utilized nearby currently listed and recently sold similar properties to assist in determining approximate market value. Adjustments made due to differences in square footage at \$50/sf | | |

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 603 Deer Hollow Dr
Sugar Land, TX 77479



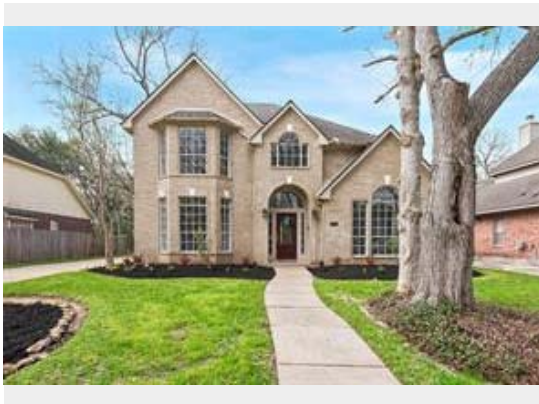
Front

L2 1535 Brazos Gate Dr
Richmond, TX 77469



Front

L3 1511 Laurel Dr
Sugar Land, TX 77479



Front

Sales Photos

S1 1206 Moss Dale Dr
Sugar Land, TX 77479



Front

S2 1430 Stone Trail Dr
Sugar Land, TX 77479



Front

S3 7430 Broken Oak Ln
Sugar Land, TX 77479



Front

ClearMaps Addendum

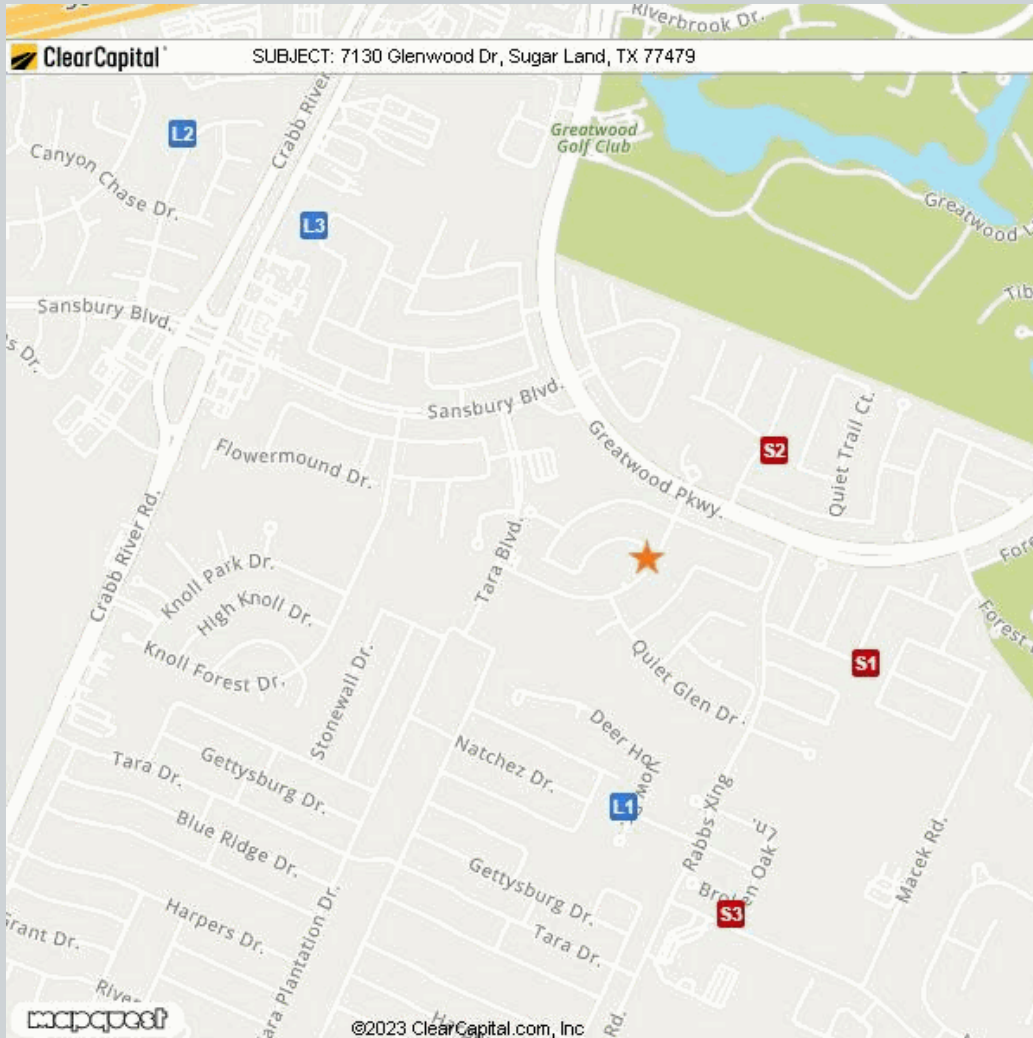
Address ★ 7130 Glenwood Drive, Sugar Land, TX 77479

Loan Number 52897

Suggested List \$360,000

Suggested Repaired \$360,000

Sale \$350,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|---|-------------------------|------------------|
| ★ Subject | 7130 Glenwood Drive, Sugar Land, TX 77479 | -- | Parcel Match |
| L1 Listing 1 | 603 Deer Hollow Dr, Sugar Land, TX 77479 | 0.37 Miles ¹ | Parcel Match |
| L2 Listing 2 | 1535 Brazos Gate Dr, Richmond, TX 77469 | 0.94 Miles ¹ | Parcel Match |
| L3 Listing 3 | 1511 Laurel Dr, Sugar Land, TX 77479 | 0.70 Miles ¹ | Parcel Match |
| S1 Sold 1 | 1206 Moss Dale Dr, Sugar Land, TX 77479 | 0.36 Miles ¹ | Parcel Match |
| S2 Sold 2 | 1430 Stone Trail Dr, Sugar Land, TX 77479 | 0.25 Miles ¹ | Parcel Match |
| S3 Sold 3 | 7430 Broken Oak Ln, Sugar Land, TX 77479 | 0.55 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 | Jo Ann Krejci | Company/Brokerage | Champion Real Estate |
| License No | 212416 | Address | 7909 Powerline Road Richmond TX 77469 |
| License Expiration | 10/31/2023 | License State | TX |
| Phone | 2814141990 | Email | joannk60@gmail.com |
| Broker Distance to Subject | 6.30 miles | Date Signed | 03/16/2023 |

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.