

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	23307 Good Dale Lane, Spring, TX 77373	Order ID	8754987	Property ID	34210208
Inspection Date	05/24/2023	Date of Report	05/25/2023		
Loan Number	53194	APN	1082130000024		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Harris		

Tracking IDs

Order Tracking ID	05.24.23 BPO Request	Tracking ID 1	05.24.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	GREGORY A COLLIER	Condition Comments From an exterior view from the road the subject appears to be in average condition with possible need of cosmetic repairs. Needs new roof, badly broken driveway.
R. E. Taxes	\$4,372	
Assessed Value	\$177,707	
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

Location Type	Suburban	Neighborhood Comments NEIGHBORHOOD The subject is located in a conforming suburban subdivision. Most homes in the area are similar in age, style, square footage, condition, lot size
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$166500 High: \$281500	
Market for this type of property	Decreased 4 % in the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	23307 Good Dale Lane	23302 Hill Creek Rd	6003 Crooked Post Rd	23114 Hill Creek Rd
City, State	Spring, TX	Spring, TX	Spring, TX	Spring, TX
Zip Code	77373	77373	77373	77373
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.16 ¹	0.23 ¹	0.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$199,900	\$257,000	\$250,000
List Price \$	--	\$194,900	\$240,000	\$239,999
Original List Date		01/11/2023	02/21/2023	02/08/2023
DOM · Cumulative DOM	-- · --	108 · 134	23 · 93	70 · 106
Age (# of years)	46	48	47	47
Condition	Average	Average	Good	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	1,958	1,708	1,762	1,822
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	4 · 2
Total Room #	7	5	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 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	0.18 acres	0.14 acres	0.16 acres	0.22 acres
Other	none	none	none	none

* Listing 1 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** LARGE livingroom with a fireplace, a diningroom, AND all of the bedrooms down the long hallway. This one has a fenced in yard and is secluded by the detached garage so you can barbeque right in front of your house. Great location close to amenities! Call your favorite realtor to schedule a showing TODAY!
- Listing 2** JUST MOVE IN (Refrigerator, washer & dryer are included in the list price)! Spacious one story 4 bedroom, 2 bath and 2-car garage brick home with fenced yard on a corner lot. No neighbors in the back or on one side. High ceilings in the dining and living rooms with fireplace. New interior paint and ceiling fans. Allergies? No problem. No carpet in this home. Wood floors throughout with tile in bathrooms and kitchen. Split floor plan. Master suite includes a second room that can be used as an office, TV room or a nursery. Other spacious bedrooms located on the opposite side of the home with a Jack-and Jill bathroom. Kitchen has plenty of cabinet/counter space and breakfast bar. Home is close to schools, shopping, major highways and Bush airport.
- Listing 3** 4 bedrooms, 2 full bathrooms, a formal dining area, & a Bonus room off the master. This home has NEWLY installed GRANITE countertops in the bathrooms & kitchen. The kitchen offers recently installed Shaker-Style lower cabinets, a NEW S/S electric range & venthood, w/ a NEW sink & NEW faucet. The FRESHLY painted interior compliments the tile floors throughout w/ the lovely accent of the white brick fireplace, along w/ recessed lighting & new stylish fans. The A/C, Roof, Windows, & Blown Insulation have been updated which adds value; improvements performed in 2019, and NEW carpet was just installed in all of the bedrooms, along with 2 NEW toilets. Situated on a large 9,500+ sf. lot offering tons of yard space AND A HUGE OVERSIZED back covered patio area .House was recently painted. You are going to love this one

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	23307 Good Dale Lane	23110 Summergate Dr	23323 Dew Wood Ln	5602 Rivergate Dr
City, State	Spring, TX	Spring, TX	Spring, TX	Spring, TX
Zip Code	77373	77373	77373	77373
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.91 ¹	0.43 ¹	0.89 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$270,000	\$179,900	\$250,000
List Price \$	--	\$216,000	\$179,900	\$237,000
Sale Price \$	--	\$216,000	\$165,880	\$237,000
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	05/17/2023	02/03/2023	03/22/2023
DOM · Cumulative DOM	-- · --	209 · 320	7 · 17	123 · 180
Age (# of years)	46	50	46	47
Condition	Average	Good	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	1 Story RANCH	1 Story RANCH	2 Stories Ranch	1 Story RANCH
# Units	1	1	1	1
Living Sq. Feet	1,958	1,973	1,977	1,976
Bdrm · Bths · ½ Bths	3 · 2	5 · 2 · 1	4 · 2 · 1	4 · 2
Total Room #	7	7	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	0.18 acres	0.16 acres	0.15 acres	0.15 acres
Other	none	none	none	none
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$216,000	\$165,880	\$237,000

* 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** Welcome to this gorgeous neighborhood! This is a fantastic 5 bedroom, 2.5 bath home with a 2 car garage. Enjoy preparing meals in this impressive kitchen equipped with ample cabinets and generous counter space. Flow into the living room, featuring a cozy fireplace, perfect for entertaining. The primary bathroom features a separate tub and a sink. Relax with your favorite drink in the fenced-in backyard with lush grass. Hurry, this won't last long! This home has been virtually staged to illustrate its potential
- Sold 2** Welcome Home to 23323 Dew Wood Lane! GREAT LOCATION COME AND SEE IT!! Only minutes to Hardy Toll Rd, Beltway 8, BUSH INTERCONTINENTAL, THE WOODLANDS or a short commute to all that DOWNTOWN Houston has to offer. This charming home in Post Wood has so much to offer featuring 4 bedrooms, 2.5 baths and 2 car garage in the beautiful community of Post Wood. Home in need of cosmetic updates, add your special touch and colors and make this your forever home! Home with lots of potential. Roof installed 2021. Schedule your showing today.
- Sold 3** Fantastic home in sought after location! This home has fresh interior paint and partially replaced flooring in some areas. Discover a bright and open interior with plenty of natural light and a neutral color palate, complimented by a fireplace. Step into the kitchen, complete with an eye catching stylish backsplash. You won't want to leave the serene primary suite, the perfect space to relax. Additional bedrooms provide nice living or office space. The primary bathroom features plenty of under sink storage waiting for your home organization needs. Take it easy in the fenced in back yard. The covered sitting area makes it great for BBQs! Don't wait! Make this beautiful home yours today.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No recent history available			
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	\$180,000	\$235,000
Sales Price	\$170,000	\$225,000
30 Day Price	\$165,000	--
Comments Regarding Pricing Strategy		
The home needs attention outside and probably inside. Sell as is.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes Variance is due to the fact the subject recently sold for 130k, and broker feels the current value falls in line with that. Additionally, current report evaluates subject in average condition while the prior assumed good condition.
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



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 23302 HILL CREEK RD
Spring, TX 77373



Front

L2 6003 CROOKED POST RD
Spring, TX 77373



Dining Room

L3 23114 HILL CREEK RD
Spring, TX 77373



Front

Sales Photos

S1 23110 SUMMERGATE DR
Spring, TX 77373



Front

S2 23323 DEW WOOD LN
Spring, TX 77373



Front

S3 5602 RIVERGATE DR
Spring, TX 77373



Front

ClearMaps Addendum

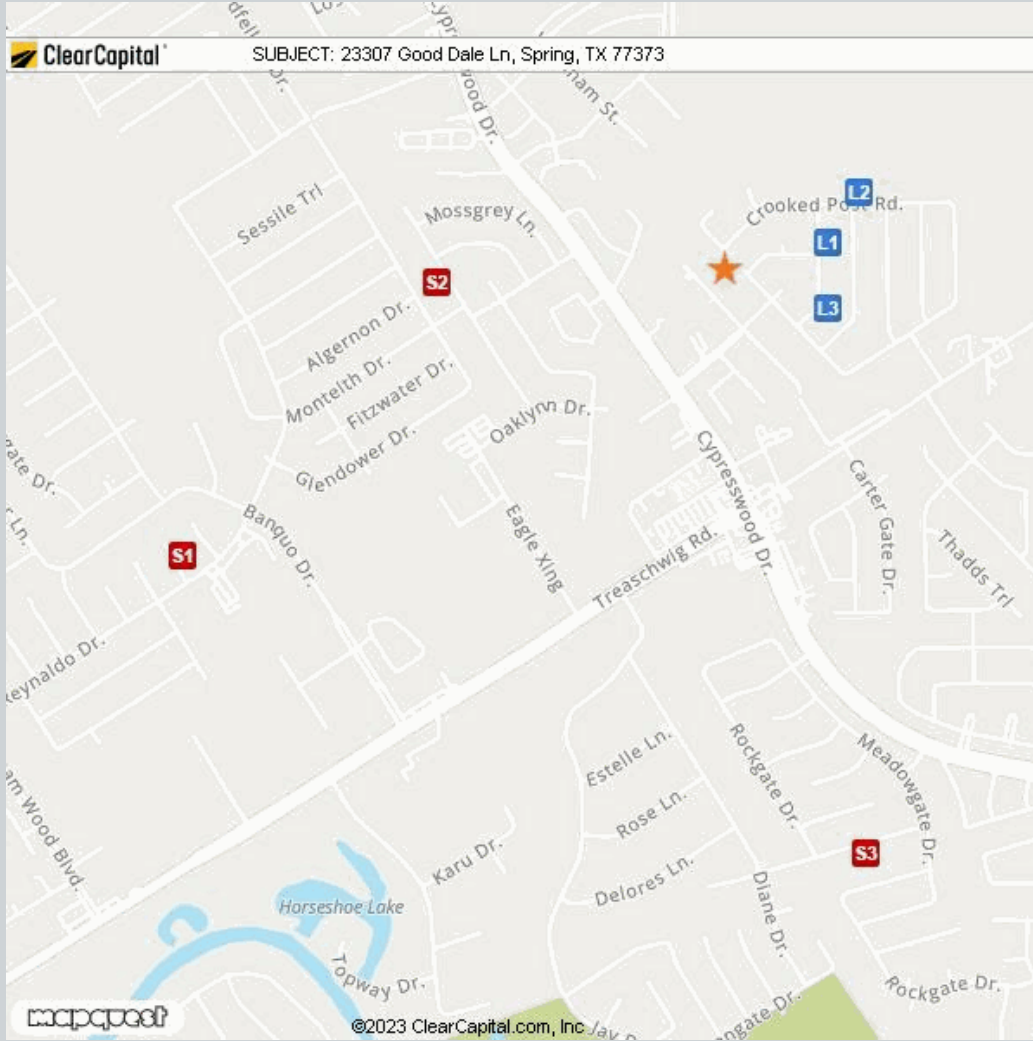
Address ★ 23307 Good Dale Lane, Spring, TX 77373

Loan Number 53194

Suggested List \$180,000

Suggested Repaired \$235,000

Sale \$170,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	23307 Good Dale Lane, Spring, TX 77373	--	Parcel Match
L1 Listing 1	23302 Hill Creek Rd, Spring, TX 77373	0.16 Miles ¹	Parcel Match
L2 Listing 2	6003 Crooked Post Rd, Spring, TX 77373	0.23 Miles ¹	Parcel Match
L3 Listing 3	23114 Hill Creek Rd, Spring, TX 77373	0.17 Miles ¹	Parcel Match
S1 Sold 1	23110 Summergate Dr, Spring, TX 77373	0.91 Miles ¹	Parcel Match
S2 Sold 2	23323 Dew Wood Ln, Spring, TX 77373	0.43 Miles ¹	Parcel Match
S3 Sold 3	5602 Rivergate Dr, Spring, TX 77373	0.89 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	Steve Bourriague	Company/Brokerage	Ultima
License No	661471	Address	21722 Tatton Crest Ct Spring TX 77388
License Expiration	09/30/2023	License State	TX
Phone	3462689201	Email	steve6708@aol.com
Broker Distance to Subject	9.80 miles	Date Signed	05/25/2023

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.