

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	13203 Vineyard Falls Drive, Houston, TX 77083	Order ID	8719668	Property ID	34149119
Inspection Date	05/01/2023	Date of Report	05/01/2023		
Loan Number	53222	APN	1261310010040		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Harris		

Tracking IDs					
Order Tracking ID	05.01.23 BPO Request	Tracking ID 1	05.01.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	DUONG TIFFANY H	Condition Comments	
R. E. Taxes	\$5,876	The subject appears in average condition from the exterior. There are no negative external circumstances observed that may affect the subject marketability or value.	
Assessed Value	\$246,545		
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	Beechnut Landing HOA 713-429-5400		
Association Fees	\$550 / Year (Landscaping)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Urban	Neighborhood Comments	
Local Economy	Stable	The Neighborhood Boundaries are bounded on the North by Rustic Garden Dr, on the South by Vineyard Falls Dr, on the East by Daylilly Creek Dr, and on the West by Juniper Fields Dr. The neighborhood market remained stable for the last six months. Demand and supply are in balance and seller concessions are typical in the neighborhood market. REO listings and REO sales have been decreased for the last six months in the neighborhood market.	
Sales Prices in this Neighborhood	Low: \$100,000 High: \$320,000		
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	13203 Vineyard Falls Drive	8435 Ashford Green Lane	13711 Canyon Hollow Loop	12623 Ashford Shore Drive
City, State	Houston, TX	Houston, TX	Houston, TX	Houston, TX
Zip Code	77083	77072	77083	77072
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.29 ¹	0.71 ¹	0.75 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$245,000	\$295,000	\$298,000
List Price \$	--	\$245,000	\$290,000	\$298,000
Original List Date		04/13/2023	01/25/2023	03/11/2023
DOM · Cumulative DOM	-- · --	7 · 18	96 · 96	51 · 51
Age (# of years)	18	19	13	10
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	1 Story Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,776	1,605	1,824	1,892
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2 · 1
Total Room #	7	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	.13 acres	.13 acres	.06 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.

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

Listing 1 L1 living square footage is smaller than the subject. It appears in average condition from the exterior. The property is pending. It is not located in the subject same immediate subdivision. The location has no influence on value.

Listing 2 L2 living square footage is larger than the subject. It appears in average condition from the exterior. It is not located in the subject same immediate subdivision. The location has no influence on value.

Listing 3 L3 is more than 5 years difference to the subject attributable to lack of inventory in the area. Its living square footage is larger than the subject. It appears in average condition from the exterior. It is not located in the subject same immediate subdivision. The location has no influence on value.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	13203 Vineyard Falls Drive	12906 Overglen Court	13014 Crescent Manor Lane	13238 Rustic Garden Drive
City, State	Houston, TX	Houston, TX	Houston, TX	Houston, TX
Zip Code	77083	77072	77072	77083
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.39 ¹	0.30 ¹	0.19 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$239,990	\$265,000	\$319,500
List Price \$	--	\$239,990	\$265,000	\$319,500
Sale Price \$	--	\$252,000	\$260,000	\$318,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	04/28/2023	02/09/2023	01/18/2023
DOM · Cumulative DOM	-- · --	5 · 26	15 · 29	7 · 110
Age (# of years)	18	19	19	18
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	1,776	1,681	1,811	1,999
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2	3 · 2
Total Room #	7	6	7	8
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	.12 acres	.13 acres	.12 acres
Other	None	None	None	None
Net Adjustment	--	+\$853	-\$683	-\$4,349
Adjusted Price	--	\$252,853	\$259,317	\$313,651

* Sold 3 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** S1 living square footage is smaller than the subject. It appears in average condition from the exterior. It is not located in the subject same immediate subdivision. The location has no influence on value.
- Sold 2** S2 living square footage is larger than the subject. It appears in average condition from the exterior. It is not located in the subject same immediate subdivision. The location has no influence on value.
- Sold 3** S3 closed date is extended more than 3 months attributable to lack of recent similar sales in the area. Its living square footage is larger than the subject. It appears in average condition from the exterior.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Double Eight Properties	The property is listed. It is pending.					
Listing Agent Name	Tara Nguyen						
Listing Agent Phone	832-794-8988						
# 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
03/14/2023	\$288,900	03/31/2023	\$275,900	Pending/Contract	04/12/2023	\$275,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$275,900	\$275,900
Sales Price	\$275,000	\$275,000
30 Day Price	\$270,000	--
Comments Regarding Pricing Strategy		
The value as of today is \$275,000. The typical marketing time is 78 days. The subject is within 2 miles of Highway Six. In the subject market, home value ranges from \$100,000 to \$320,000. The median home value in the subject neighborhood is \$170,000. The subject is conforming to the neighborhood. There are no comparable listings in the subject same immediate subdivision.		

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 8435 Ashford Green Lane
Houston, TX 77072



Front

L2 13711 Canyon Hollow Loop
Houston, TX 77083



Front

L3 12623 Ashford Shore Drive
Houston, TX 77072



Front

Sales Photos

S1 12906 Overglen Court
Houston, TX 77072



Front

S2 13014 Crescent Manor Lane
Houston, TX 77072



Front

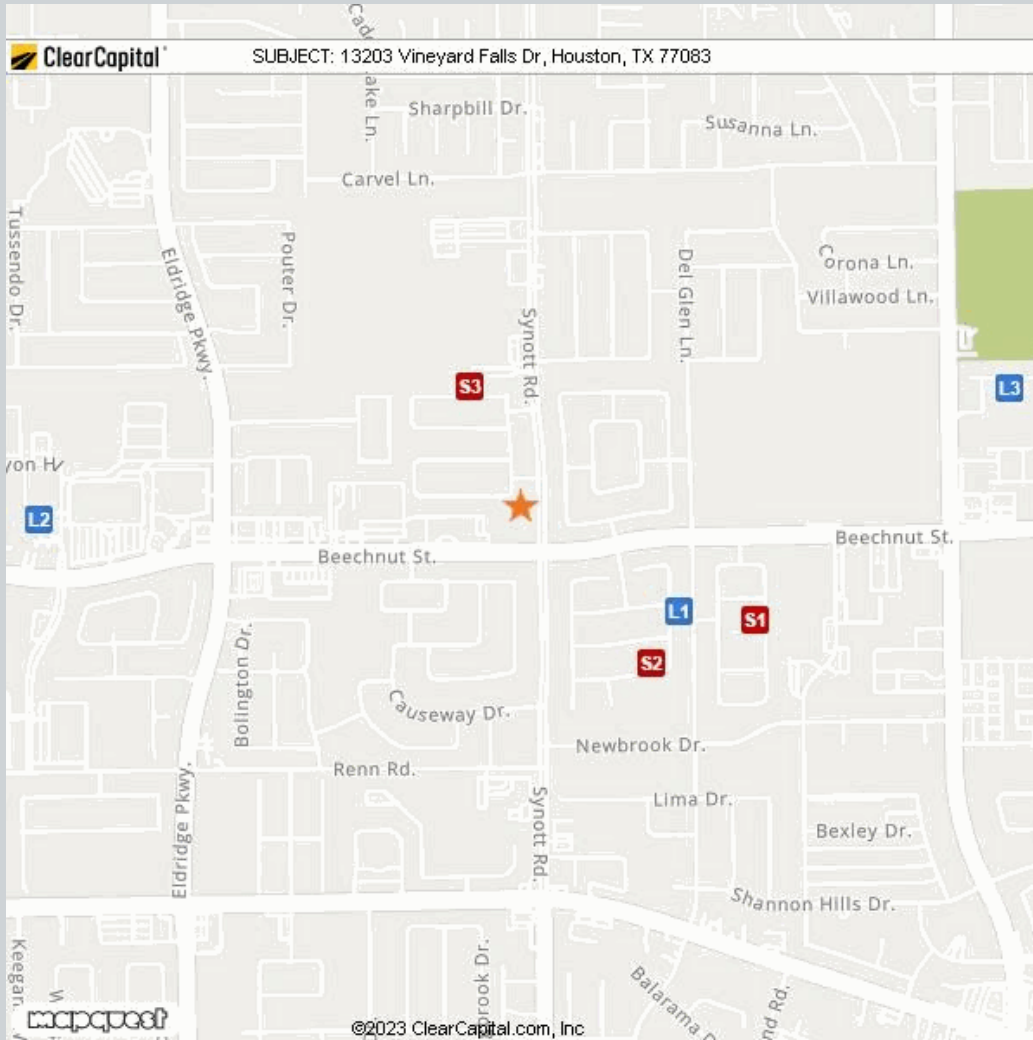
S3 13238 Rustic Garden Drive
Houston, TX 77083



Front

ClearMaps Addendum

Address ★ 13203 Vineyard Falls Drive, Houston, TX 77083
Loan Number 53222 **Suggested List** \$275,900 **Suggested Repaired** \$275,900 **Sale** \$275,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	13203 Vineyard Falls Drive, Houston, TX 77083	--	Parcel Match
L1 Listing 1	8435 Ashford Green Lane, Houston, TX 77072	0.29 Miles ¹	Parcel Match
L2 Listing 2	13711 Canyon Hollow Loop, Houston, TX 77083	0.71 Miles ¹	Parcel Match
L3 Listing 3	12623 Ashford Shore Drive, Houston, TX 77072	0.75 Miles ¹	Parcel Match
S1 Sold 1	12906 Overglan Court, Houston, TX 77072	0.39 Miles ¹	Parcel Match
S2 Sold 2	13014 Crescent Manor Lane, Houston, TX 77072	0.30 Miles ¹	Parcel Match
S3 Sold 3	13238 Rustic Garden Drive, Houston, TX 77083	0.19 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	Larry Nguyen	Company/Brokerage	N/A
License No	451788	Address	16443 Beewood Glen Dr Sugar Land TX 77498
License Expiration	04/30/2024	License State	TX
Phone	7135039444	Email	yellowriver75@yahoo.com
Broker Distance to Subject	4.69 miles	Date Signed	05/01/2023

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.