

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	7019 Fuchsia Lane, Humble, TX 77346	Order ID	8805654	Property ID	34315360
Inspection Date	06/28/2023	Date of Report	06/30/2023		
Loan Number	53869	APN	116-378-021-0030		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Harris		

Tracking IDs

Order Tracking ID	06.27.23 BPO Request p3	Tracking ID 1	06.27.23 BPO Request p3
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Breckenridge Prop Fund 2016 LI	Condition Comments	
R. E. Taxes	\$5,097		The subject property appears to be undergoing renovation. Contractors were working outside and a dumpster is onsite.
Assessed Value	\$223,197		
Zoning Classification	None		
Property Type	SFR		
Occupancy	Vacant		
Secure?	No		
	(Contractors working on house - it is likely on a combo)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Atascocita South Community Improvement Association 855-289-6007		
Association Fees	\$444 / Year (Pool,Landscaping)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable		Atascocita South is an older neighborhood with convenient access to retail and grocery shopping and restaurants. The area is also convenient access to Bush Airport. Currently, FM 1960 is being widened and traffic is bad in the area, but this will bring much improvement once the project is completed. No external negative influences on the neighborhood other than a good amount of air traffic enroute to airport for flight arrivals. Several subdivisions experience this but it doesn't seem to affect the values of the homes among buyers.
Sales Prices in this Neighborhood	Low: \$175,000 High: \$335,000		
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	7019 Fuchsia Lane	18902 Summer Anne	18614 Atasca South	18611 Summer Anne
City, State	Humble, TX	Humble, TX	Humble, TX	Humble, TX
Zip Code	77346	77346	77346	77346
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.24 ¹	0.24 ¹	0.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$289,000	\$315,000	\$269,900
List Price \$	--	\$279,900	\$299,000	\$269,900
Original List Date		04/27/2023	06/01/2023	05/17/2023
DOM · Cumulative DOM	-- · --	63 · 64	25 · 29	28 · 44
Age (# of years)	29	24	24	24
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	2,070	2,420	2,460	2,132
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1
Total Room #	6	7	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.152 acres	.145 acres	.152 acres	.145 acres
Other	--	--	--	--

* Listing 3 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 List Comp 1 is superior in GLA and has a gameroom. It is similar in number of bedrooms, has had some updates. Primary bedroom is on first floor and the subject's primary bedroom is on the second floor.

Listing 2 List Comp 2 is larger in GLA, has new carpet throughout and has original tile flooring. The home has been updated and is overpriced based on the number of days on market compared to the updates that appear to be done over time rather than a renovation.

Listing 3 List Comp 3 is most like the subject in GLA and number of bedrooms.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	7019 Fuchsia Lane	7507 Blanco Pines	18819 Summer Anne	7511 Echo Pines
City, State	Humble, TX	Humble, TX	Humble, TX	Humble, TX
Zip Code	77346	77346	77346	77346
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.44 ¹	0.25 ¹	0.40 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$279,000	\$285,000	\$315,000
List Price \$	--	\$269,000	\$267,999	\$276,000
Sale Price \$	--	\$270,000	\$277,500	\$268,500
Type of Financing	--	Unknown	Fha	Unknown
Date of Sale	--	05/19/2023	06/09/2023	05/08/2023
DOM · Cumulative DOM	-- · --	20 · 54	34 · 67	277 · 417
Age (# of years)	29	44	24	29
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	2,070	1,963	2,080	2,109
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	6	7	7	6
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	.152 acres	.152 acres	.145 acres	.152 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$270,000	\$277,500	\$268,500

* 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.

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

Sold 1 Sale Comp 1 is slightly smaller in GLA, one less bedroom and was completely renovated inside and updated exterior. New windows, updated bathrooms, new flooring.

Sold 2 Sale Comp 2 has some update, is similar in GLA and lot size. It has one less bedroom and has a gameroom.

Sold 3 Sale Comp 3 is most like the subject property in GLA, age, and appears to be the same floor plan. It appears to be clean and updated.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				The property was listed for sale May 18, 2023 and sold June 11, 2023 after seven days on the market. Prior to the sale, the home has not been listed since 2014.			
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
05/18/2023	\$190,000	--	--	Sold	06/11/2023	\$192,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$270,000	\$270,000
Sales Price	\$269,000	\$269,000
30 Day Price	\$265,000	--
Comments Regarding Pricing Strategy		
The subject property suggested list price is based basic cleanup and minor cosmetic updates that owner may be doing. Based on prior listing photos in May 2023, there appeared to be no major damage to structure, drywall etc. It was purchased below market. It compares well to recent sales of similar size.		

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.
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Subject Photos



Front



Address Verification



Address Verification



Address Verification



Address Verification



Street

Listing Photos

L1 18902 Summer Anne
Humble, TX 77346



Front

L2 18614 Atasca South
Humble, TX 77346



Front

L3 18611 Summer Anne
Humble, TX 77346



Front

Sales Photos

S1 7507 Blanco Pines
Humble, TX 77346



Front

S2 18819 Summer Anne
Humble, TX 77346



Front

S3 7511 Echo Pines
Humble, TX 77346



Front

ClearMaps Addendum

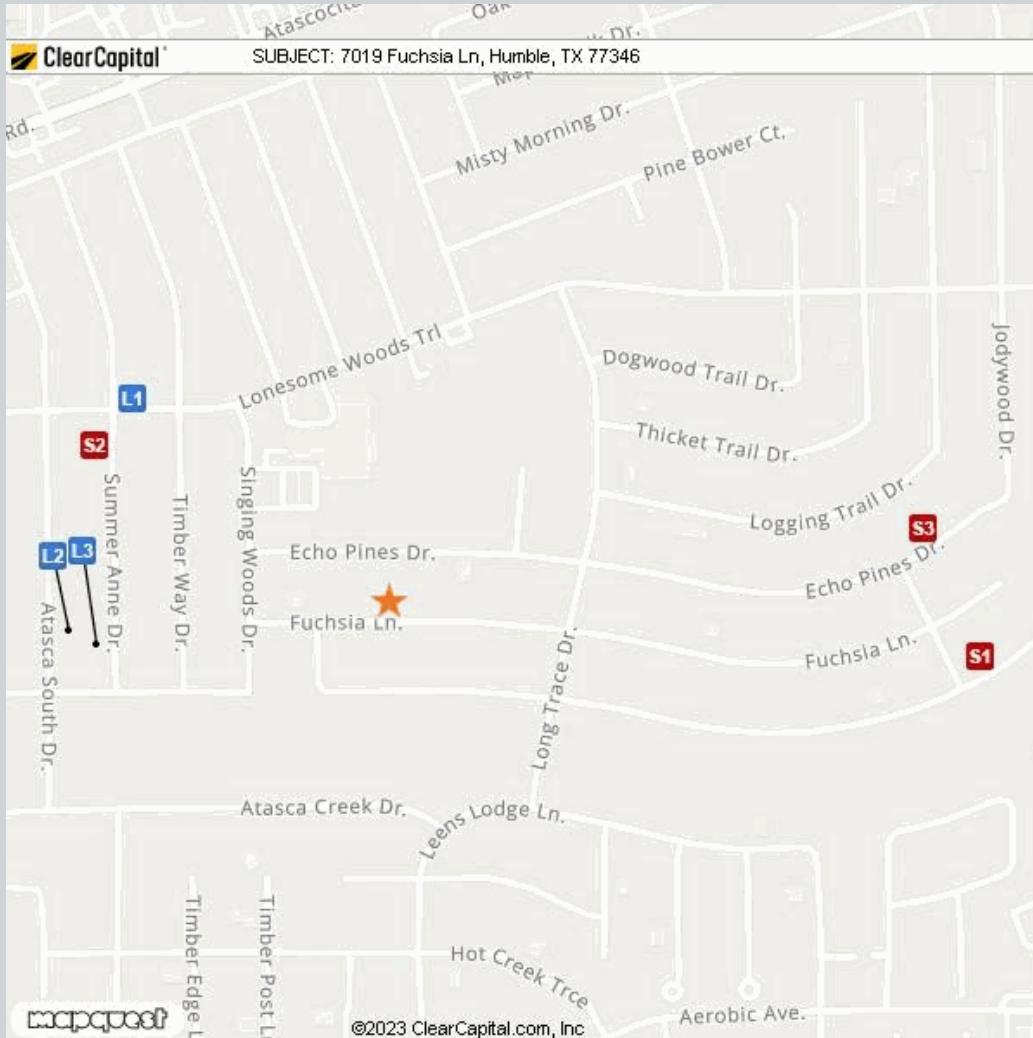
Address ★ 7019 Fuchsia Lane, Humble, TX 77346

Loan Number 53869

Suggested List \$270,000

Suggested Repaired \$270,000

Sale \$269,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7019 Fuchsia Lane, Humble, TX 77346	--	Parcel Match
L1 Listing 1	18902 Summer Anne, Humble, TX 77346	0.24 Miles ¹	Parcel Match
L2 Listing 2	18614 Atasca South, Humble, TX 77346	0.24 Miles ¹	Parcel Match
L3 Listing 3	18611 Summer Anne, Humble, TX 77346	0.22 Miles ¹	Parcel Match
S1 Sold 1	7507 Blanco Pines, Humble, TX 77346	0.44 Miles ¹	Parcel Match
S2 Sold 2	18819 Summer Anne, Humble, TX 77346	0.25 Miles ¹	Parcel Match
S3 Sold 3	7511 Echo Pines, Humble, TX 77346	0.40 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	Gena Kelley Jacquinot	Company/Brokerage	JAX Realty Texas LLC
License No	535784	Address	431 Seabiscuit Blvd New Caney TX 77357
License Expiration	08/31/2024	License State	TX
Phone	7135627737	Email	kelley@jaxrealtytx.com
Broker Distance to Subject	13.05 miles	Date Signed	06/30/2023

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.