

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.

<b>Address</b>	12718 Pelican Bay Drive, Houston, TX 77038	<b>Order ID</b>	8859677	<b>Property ID</b>	34464927
<b>Inspection Date</b>	08/03/2023	<b>Date of Report</b>	08/04/2023		
<b>Loan Number</b>	54670	<b>APN</b>	1376100020007		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Harris		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	08.02_BPO	<b>Tracking ID 1</b>	08.02_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Gipson Charles	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$5,167	Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.	
<b>Assessed Value</b>	\$172,438		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Rural	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	The subject is located in a suburban neighborhood with stable property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.	
<b>Sales Prices in this Neighborhood</b>	Low: \$172,800 High: \$287,880		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<180		

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	12718 Pelican Bay Drive	11525 Teaside Drive	11715 Madison Oak Street	10511 Pine Landing Drive
City, State	Houston, TX	Houston, TX	Houston, TX	Houston, TX
Zip Code	77038	77066	77038	77088
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.93 <sup>1</sup>	0.80 <sup>1</sup>	2.14 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$239,900	\$220,000	\$245,000
List Price \$	--	\$239,900	\$220,000	\$238,900
Original List Date		07/24/2023	07/23/2023	06/05/2023
DOM · Cumulative DOM	-- · --	9 · 11	10 · 12	58 · 60
Age (# of years)	5	27	14	5
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,332	1,233	1,252	1,591
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 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	0.15 acres	0.07 acres	0.11 acres	0.11 acres
Other	None	None	None	None

\* Listing 3 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> Subject \$/ft based upon as-is sale price.

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

**Listing 1** Adjustments:,Bed:0,Bath:0,HBath:0,GLA:\$1980,Age:\$550,Garage:\$2000,Lot:\$160,Total Adjustment:\$4690,Net Adjustment Value:\$244590 Property similar to the subject in style and age makes it inferior by comparison.

**Listing 2** Adjustments:,Bed:0,Bath:0,HBath:0,GLA:\$1600,Total Adjustment:\$1600,Net Adjustment Value:\$221600 Property similar to the subject in bed bath count and age makes it inferior by comparison.

**Listing 3** Adjustments:,Bed:0,Bath:0,HBath:0,GLA:\$-5180,Total Adjustment:\$-5180,Net Adjustment Value:\$233720 Property similar to the subject in style, age and condition.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	12718 Pelican Bay Drive	2838 Paddock Brook Lane	2607 Cherry Point Drive	2423 Fallen Pine Lane
<b>City, State</b>	Houston, TX	Houston, TX	Houston, TX	Houston, TX
<b>Zip Code</b>	77038	77038	77038	77088
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.38 <sup>1</sup>	0.91 <sup>1</sup>	1.92 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$225,000	\$229,000	\$239,900
<b>List Price \$</b>	--	\$220,000	\$229,000	\$239,900
<b>Sale Price \$</b>	--	\$216,000	\$229,900	\$239,900
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	02/23/2023	03/03/2023	05/21/2023
<b>DOM · Cumulative DOM</b>	-- · --	84 · 84	43 · 43	54 · 54
<b>Age (# of years)</b>	5	14	5	5
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	2 Stories Colonial	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,332	1,680	1,492	1,397
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2 · 1	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.15 acres	0.1 acres	0.2 acres	0.11 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	-\$7,860	-\$3,200	-\$1,300
<b>Adjusted Price</b>	--	\$208,140	\$226,700	\$238,600

\* Sold 3 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Adjustments:,Bed:0,Bath:0,HBath:-1000,GLA:\$-6960,Lot:\$100,Total Adjustment:-7860,Net Adjustment Value:\$208140 Property superior to the subject in style and age makes it inferior by comparison.
- Sold 2** Adjustments:,Bed:0,Bath:0,HBath:0,GLA:\$-3200,Total Adjustment:-3200,Net Adjustment Value:\$226700 Property similar to the subject in style and GLA makes it superior by comparison.
- Sold 3** Adjustments:,Bed:0,Bath:0,HBath:0,GLA:\$-1300,Total Adjustment:-1300,Net Adjustment Value:\$238600 Property similar to the subject in style, age and condition.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				None Noted			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$239,000	\$239,000
<b>Sales Price</b>	\$230,000	\$230,000
<b>30 Day Price</b>	\$220,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject details were taken from tax record. The subject property is Ranch, having 1332 sq. ft. and built in the year 2018. Subject is well maintained in Average condition. Subject is located near to major roads, and reasonably near to educational center, shopping center and highway. The subject nearest location characteristics will not affect the subject's marketable value negatively. Search distance extended up to 2.93 miles due to limited availability of active comparable within closer proximity. Comparable with minor updates also taken and its condition confirmed with available MLS and pics. It was necessary to exceed lot size and age due to limited comparable in the subject neighborhood. Since there were limited comparable that were similar to the subject attributes within the same side of the busy road, I was forced to select comparable crossing a major road and it will not affect the subject marketable value. Based on the comps selected, most weight has been placed on CS3 and LC3 as they are similar in style, condition, bed count, lot size and sale type and overall structure.</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** 11525 Teaside Drive  
Houston, TX 77066



Front

**L2** 11715 Madison Oak Street  
Houston, TX 77038



Front

**L3** 10511 Pine Landing Drive  
Houston, TX 77088



Front



## Sales Photos

**S1** 2838 Paddock Brook Lane  
Houston, TX 77038



Front

**S2** 2607 Cherry Point Drive  
Houston, TX 77038



Front

**S3** 2423 Fallen Pine Lane  
Houston, TX 77088



Front

## ClearMaps Addendum

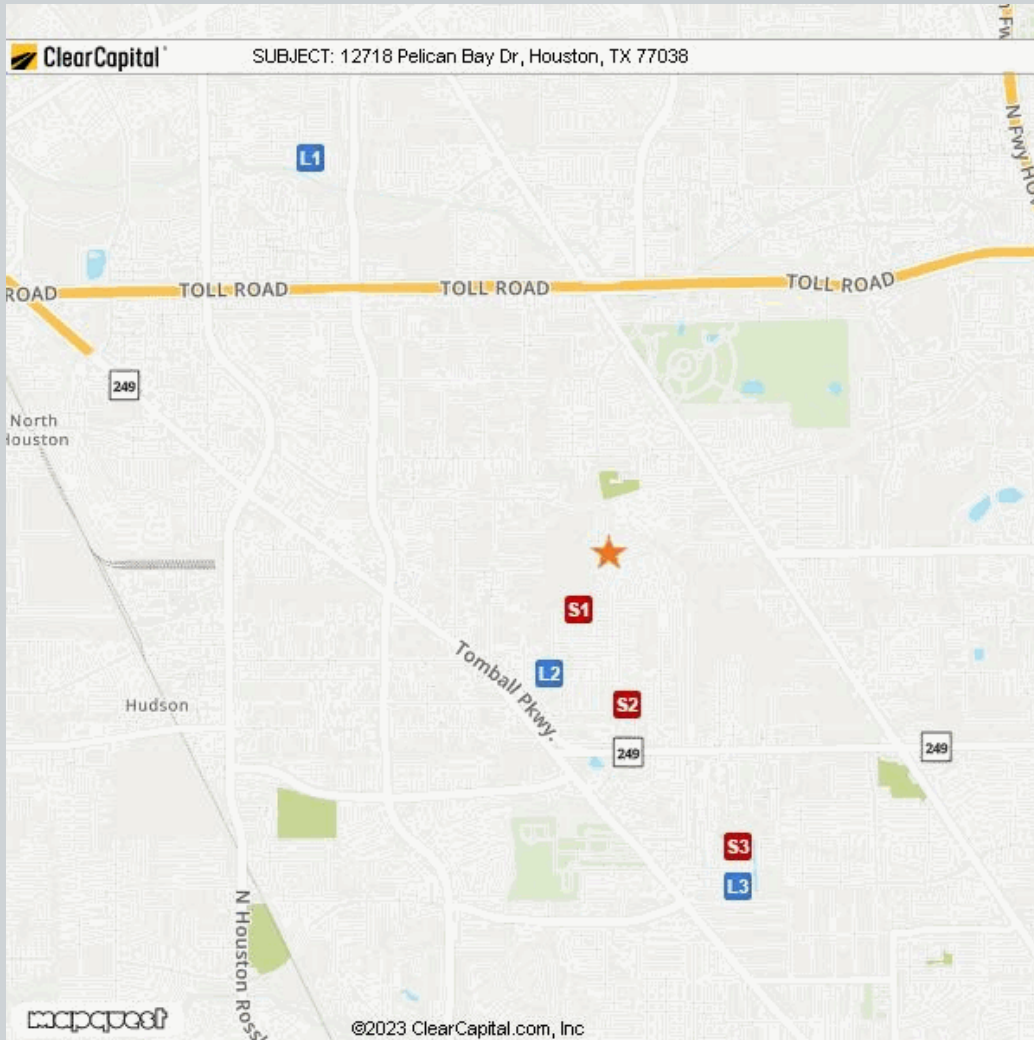
**Address** ★ 12718 Pelican Bay Drive, Houston, TX 77038

**Loan Number** 54670

**Suggested List** \$239,000

**Suggested Repaired** \$239,000

**Sale** \$230,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	12718 Pelican Bay Drive, Houston, TX 77038	--	Parcel Match
L1 Listing 1	11525 Teaside Drive, Houston, TX 77066	2.93 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	11715 Madison Oak Street, Houston, TX 77038	0.80 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	10511 Pine Landing Drive, Houston, TX 77088	2.14 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2838 Paddock Brook Lane, Houston, TX 77038	0.38 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2607 Cherry Point Drive, Houston, TX 77038	0.91 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2423 Fallen Pine Lane, Houston, TX 77088	1.92 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Daniel Pacut	<b>Company/Brokerage</b>	Bang Realty-Texas Inc
<b>License No</b>	675187	<b>Address</b>	2100 W Loop South suite 900 Houston TX 77027
<b>License Expiration</b>	02/29/2024	<b>License State</b>	TX
<b>Phone</b>	4052594422	<b>Email</b>	dallasbpo@bangrealty.com
<b>Broker Distance to Subject</b>	11.67 miles	<b>Date Signed</b>	08/04/2023

*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.**