

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	20915 Mount Bauer Drive, Hockley, TX 77447	Order ID	8859677	Property ID	34464573
Inspection Date	08/03/2023	Date of Report	08/04/2023		
Loan Number	54686	APN	1377590060002		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Harris		

Tracking IDs					
Order Tracking ID	08.02_BPO	Tracking ID 1	08.02_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	DAVID TABERRIER	Condition Comments	
R. E. Taxes	\$5,392	The home is in average condition. Both side of the home is clear and clean. No damage was found during the time of inspection.	
Assessed Value	\$248,173		
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	Bauer Landing Hoa 855-210-2618		
Association Fees	\$475 / Year (Landscaping)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	This home is located in a city which is part of Harris county. They have 2,025 single family homes with 2,917 median square feet. The medium year built is 1979. The home values ranges between \$185K - 341 K.	
Sales Prices in this Neighborhood	Low: \$214000 High: \$449500		
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	20915 Mount Bauer Drive	20803 Echo Manor Dr	22418 Bauer Canyon Dr	22506 Cloverland Field Dr
City, State	Hockley, TX	Hockley, TX	Hockley, TX	Hockley, TX
Zip Code	77447	77447	77447	77447
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.21 ¹	0.16 ¹	0.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$355,000	\$272,874	\$250,000
List Price \$	--	\$309,900	\$269,374	\$250,000
Original List Date		06/23/2023	03/16/2023	04/28/2023
DOM · Cumulative DOM	-- · --	42 · 42	141 · 141	98 · 98
Age (# of years)	6	6	6	4
Condition	Average	Excellent	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 Historical	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,576	1,810	1,416	1,504
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2	3 · 2
Total Room #	6	8	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	0.17 acres	0.14 acres	0.14 acres	0.17 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.

Current Listings - Cont.

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

- Listing 1** This Home Features 3 Spacious Bedrooms, A Study/office Or 4th Bedroom, Master Bath Includes A Garden Tub, Separate Shower, & Large Walk-in-closet. Granite Counter Tops & Tile Floors In The Kitchen. Solar Panels, Sprinkler System With Access From Your Cell Phone Or Tablet. The Cameras & Alarm System Stay, The Backyard Comes With A 14x20 Concrete Pad, And Shed For Your Lawn Equipment. The Garage Is Set To Keep You Neat And Organized Offering A Work Table And Cabinets. Bauer Landing, A Delightful Community, Offering An Impressive Entrance And An Inviting Park For Residents To Enjoy. Explore The Scenic Walking Trails And Benefit From The Convenient Proximity To The New Grand Parkway 99 & Highway 290 Ensuring Effortless Citywide Travel.
- Listing 2** This 1 Story Home Has 3 Br/2 Baths, With 2 Car Garage Which Was Built In 2017 Is Perfect For Entertaining With A Large Backyard For The Kids And Animals To Play. Clean Slate To Add That Dream Family Space. Kitchen Features Granite Countertops, Cermaic Tile Floors, And Comes With The Stove, Refrigerator, Dw, Microwave. Master Has Large Walk In Closet With Great Size Bedroom And Bathroom. Washer And Dryer Are Also Included With This Home. Zoned To Waller Isd Schools.
- Listing 3** This Wonderful 3 Bedroom 2 Bathroom Home Comes Complete With Designer Upgrades And Kitchen Appliances.* New Stove. *new Ceiling Fans, Granite Counters, Walk-in Closet, Spacious Indoor Utility Room And Fully Landscaped Front Yard Are Just A Sampling Of The Incredible Features Of This Home. Bauer Landing Is A Wonderful And Peaceful Place To Call Home. Corner Lot!!! Residents Of This Community Will Enjoy A Wonderful Park, Pavilions, And Walking Trails

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	20915 Mount Bauer Drive	20802 Hallow Cane Dr	22522 Threefold Ridge Dr	21314 Slate Bend Dr
City, State	Hockley, TX	Hockley, TX	Hockley, TX	Hockley, TX
Zip Code	77447	77447	77447	77447
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.04 ¹	0.25 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$255,000	\$254,900	\$275,000
List Price \$	--	\$249,000	\$254,900	\$275,000
Sale Price \$	--	\$240,000	\$250,000	\$265,000
Type of Financing	--	Unknown	Unknown	Unknown
Date of Sale	--	05/08/2023	05/04/2023	05/02/2023
DOM · Cumulative DOM	-- · --	144 · 144	36 · 36	19 · 19
Age (# of years)	6	6	5	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 Historical	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,576	1,576	1,576	1,584
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2	3 · 2
Total Room #	6	6	3	5
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	0.17 acres	0.14 acres	0.14 acres	0.12 acres
Other	--	--	--	--
Net Adjustment	--	+\$500	+\$500	-\$567
Adjusted Price	--	\$240,500	\$250,500	\$264,433

* 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** This Charming Home Located In The Beautiful Bauer Landing Community, Just Minutes Away From Hwy 290, Grand Parkway, And Hwy 249. This Immaculate Home Has Been Designed To Meet Your Everyday Living. The Open-concept Floor Plan Provides A Warm And Welcoming Atmosphere For All Who Enter. It Features A Formal Dining Room, And A Fully Equipped Kitchen With Granite Countertops, And Stunning Wooden Cabinets. Each Room Is Fitted With Walk-in Closets, Providing Ample Storage Space. Step Out Onto The Covered Patio And Enjoy Your Spacious Backyard, Perfect For Creating Unforgettable Memories With Family And Friends. It Is Country Living With City Convenience!
- Sold 2** This Affordable Home Features An Open Floor Plan With Laminate Flooring In Bedrooms, Hallways, Living And Kitchen. No Carpet! The Pristine Kitchen Features Granite Countertops, Custom Painted Cabinets And A Beautiful Sliding Barn Door. This Home Has So Much Natural Light Throughout With Windows In Every Space. The Backyard Is Large Enough For Entertaining And The Firepit Is A Great Addition. The Patio Area Provides A Great Space For Family, Friend And Pets. Easy Access To Fm 249, Grand Parkway And Hwy 290
- Sold 3** This Home Better Than New! This 3 Bedroom 2 Bath Home Has It All. A Spacious Kitchen With Granite Counter Tops, Open Main Living Area And A Separate Dining Room. For Your Outdoor Enjoyment There Is A Fenced In Backyard With A Covered Patio. The Bauer Landing Neighborhood Is A Wonderful Place To Call Home. This Peaceful Community Contains Large Lots, A Fishing Pond, Playgrounds, Pavilions And A Huge Park Which Includes Bauer Mountain

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The home was list on 04/21/2023 and withdrawn on 05/02/2023			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
04/21/2023	\$256,900	--	--	Withdrawn	05/02/2023	\$256,900	MLS

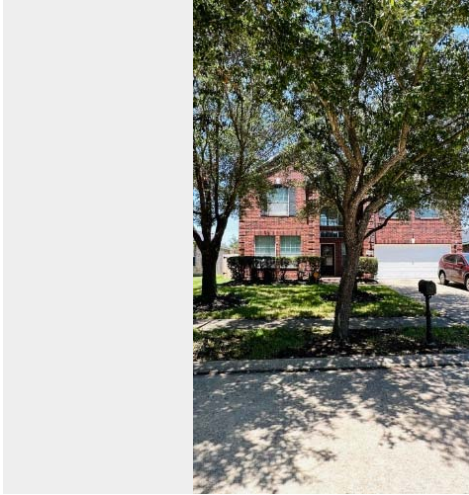
Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$250,500	\$250,500
Sales Price	\$250,500	\$250,500
30 Day Price	\$250,500	--
Comments Regarding Pricing Strategy		
Compare to L3 and S2 the home can be sold as is at \$250,500		

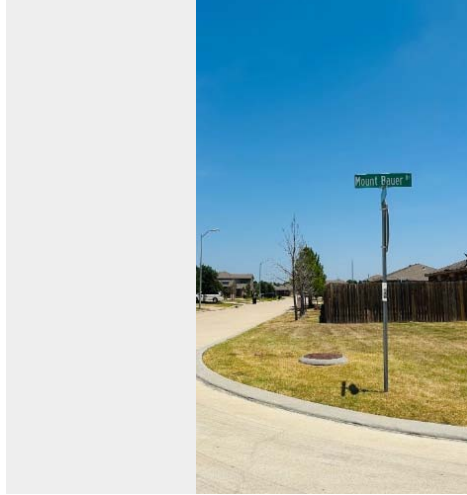
Clear Capital Quality Assurance Comments Addendum

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.

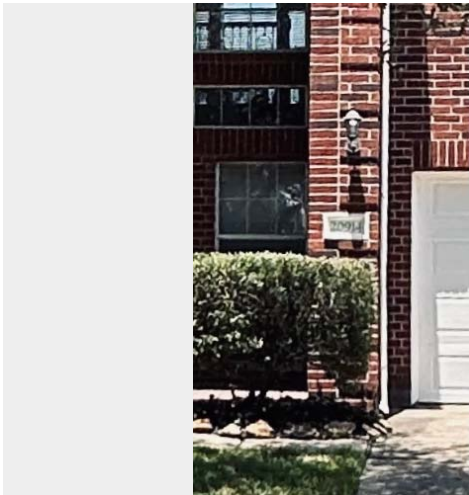
Subject Photos



Front



Address Verification



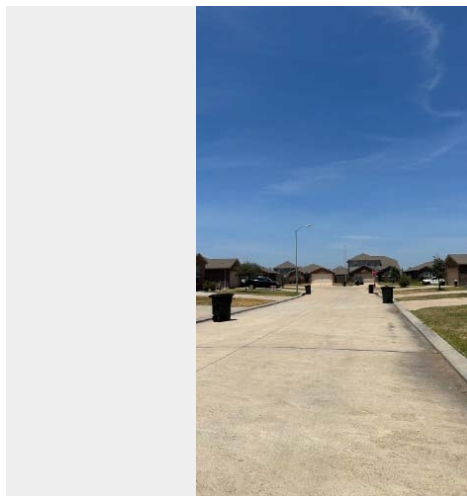
Address Verification



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 20803 Echo Manor Dr
Hockley, TX 77447



Front

L2 22418 Bauer Canyon Dr
Hockley, TX 77447



Front

L3 22506 Cloverland Field Dr
Hockley, TX 77447



Front

Sales Photos

S1 20802 Hallow Cane Dr
Hockley, TX 77447



Front

S2 22522 Threefold Ridge Dr
Hockley, TX 77447



Front

S3 21314 Slate Bend Dr
Hockley, TX 77447



Front

ClearMaps Addendum

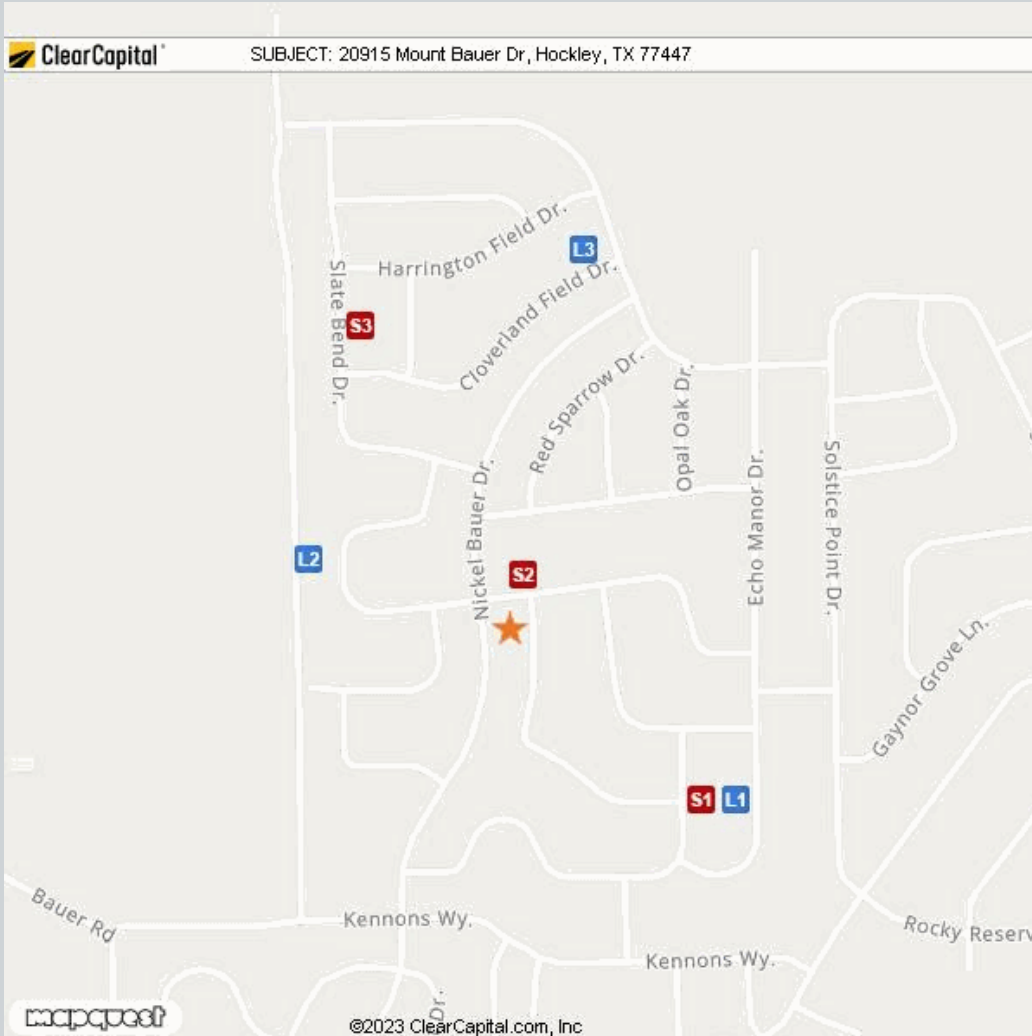
Address ★ 20915 Mount Bauer Drive, Hockley, TX 77447

Loan Number 54686

Suggested List \$250,500

Suggested Repaired \$250,500

Sale \$250,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	20915 Mount Bauer Drive, Hockley, TX 77447	--	Parcel Match
L1 Listing 1	20803 Echo Manor Dr, Hockley, TX 77447	0.21 Miles ¹	Parcel Match
L2 Listing 2	22418 Bauer Canyon Dr, Hockley, TX 77447	0.16 Miles ¹	Street Centerline Match
L3 Listing 3	22506 Cloverland Field Dr, Hockley, TX 77447	0.29 Miles ¹	Parcel Match
S1 Sold 1	20802 Hallow Cane Dr, Hockley, TX 77447	0.19 Miles ¹	Parcel Match
S2 Sold 2	22522 Threefold Ridge Dr, Hockley, TX 77447	0.04 Miles ¹	Parcel Match
S3 Sold 3	21314 Slate Bend Dr, Hockley, TX 77447	0.25 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	THANH LE	Company/Brokerage	eXp Realty, LLC
License No	647876	Address	12107 Arbor Blue Ln Cypress TX 77433
License Expiration	10/31/2024	License State	TX
Phone	8329681456	Email	thanh.le.realestate@gmail.com
Broker Distance to Subject	8.89 miles	Date Signed	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.