

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	7703 Wordham Drive, Austin, TX 78749	Order ID	6379701	Property ID	27427302
Inspection Date	10/19/2019	Date of Report	10/19/2019		
Loan Number	39118	APN	04142703110000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Travis		

Tracking IDs					
Order Tracking ID	BotW New Fac-DriveBy BPO 10.18.19	Tracking ID 1	BotW New Fac-DriveBy BPO 10.18.19		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Bolton Zorena	Condition Comments
R. E. Taxes	\$5,840	subject appears to be adequately maintained and in average condition. no deferred maintenance noted.
Assessed Value	\$265,878	
Zoning Classification	SFR	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(property appears to be vacant but looks secure)		
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
Local Economy	Stable	established neighborhood in Southwest Austin called Woodstone Village. Good market activity in the neighborhood and the area with a wide range of home size and age. REO and short sale transactions are not common and don't impact market values.
Sales Prices in this Neighborhood	Low: \$199,500 High: \$450,000	
Market for this type of property	Increased 2 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	7703 Wordham Drive	7902 Woodcroft Dr	8100 Nottaway Cv	8008 Treehouse Ln
City, State	Austin, TX	Austin, TX	Austin, TX	Austin, TX
Zip Code	78749	78749	78745	78749
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.18 ¹	0.72 ¹	0.38 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$265,000	\$299,000	\$302,000
List Price \$	--	\$265,000	\$299,000	\$289,900
Original List Date		09/24/2019	09/19/2019	09/20/2019
DOM · Cumulative DOM	-- · --	21 · 25	6 · 30	28 · 29
Age (# of years)	41	43	42	34
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	2 Stories conv
# Units	1	1	1	1
Living Sq. Feet	1,309	1,322	1,541	1,282
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	6	6	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	.202 acres	.169 acres	.247 acres	.135 acres
Other	fireplace, fence	fireplace, fence	fireplace, fence	fireplace, fence

* 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 same neighborhood, similar square footage, similar age, smaller lot, 1 living, 1 dining, carpet and laminate flooring, mature trees.

Listing 2 larger square footage, similar age, larger lot, 1 living, 1 dining, cul-de-sac lot, 3 sides masonry, covered patio, vaulted ceiling.

Listing 3 similar square footage, similar age, 1 living, 1 dining, mature trees, 1 side masonry, some updates, nest thermostat, wood and tile flooring.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	7703 Wordham Drive	8110 Cattle Dr	3324 Clarksburg Dr	3911 Kandy Dr
City, State	Austin, TX	Austin, TX	Austin, TX	Austin, TX
Zip Code	78749	78749	78745	78749
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.44 ¹	0.49 ¹	0.22 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$275,000	\$299,750	\$269,000
List Price \$	--	\$259,900	\$289,750	\$269,000
Sale Price \$	--	\$267,500	\$279,750	\$264,300
Type of Financing	--	Va	Conv	Conv
Date of Sale	--	09/30/2019	04/26/2019	09/20/2019
DOM · Cumulative DOM	-- · --	16 · 62	49 · 98	8 · 43
Age (# of years)	41	34	39	37
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	2 Stories conv	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,309	1,149	1,484	1,074
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	6	6	7	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	.202 acres	.176 acres	.185 acres	.148 acres
Other	fireplace, fence	fireplace, fence	fireplace, fence	fireplace, fence
Net Adjustment	--	+\$2,500	-\$4,000	+\$5,000
Adjusted Price	--	\$270,000	\$275,750	\$269,300

* Sold 1 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** smaller square footage, smaller lot, similar room count, similar age, 1 living, 1 dining, no buyer concessions, porch, vinyl and concrete flooring, fresh interior and exterior paint.
- Sold 2** larger square footage, similar age, similar lot size, 1 living, 1 dining, \$1000 for buyer closing costs, tenant occupied, tile and carpet flooring.
- Sold 3** smaller square footage, similar age, smaller lot, similar room count, \$5300 for buyer closing costs, 1 living, 1 dining, backs to greenbelt, window treatments, vaulted ceiling, concrete flooring.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			property just sold (cash) on 10/11/2019 for \$270,000				
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
09/24/2019	\$295,000	10/11/2019	\$295,000	Sold	10/11/2019	\$270,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$275,000	\$275,000
Sales Price	\$270,000	\$270,000
30 Day Price	\$265,000	--
Comments Regarding Pricing Strategy		
<p>THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS AND 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. Price and value are closely related, but are not interchangeable concepts. Texas law allows brokers to formulate opinions as to estimated sale or purchase price, but not as to value. Giving a compensated "opinion of value" in Texas requires an appraiser license or certification</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



Other



Other

Listing Photos

L1 7902 woodcroft dr
Austin, TX 78749



Front

L2 8100 nottaway cv
Austin, TX 78745



Front

L3 8008 treehouse ln
Austin, TX 78749



Front

Sales Photos

S1 8110 cattle dr
Austin, TX 78749



Front

S2 3324 clarksburg dr
Austin, TX 78745



Front

S3 3911 kandy dr
Austin, TX 78749



Front

ClearMaps Addendum

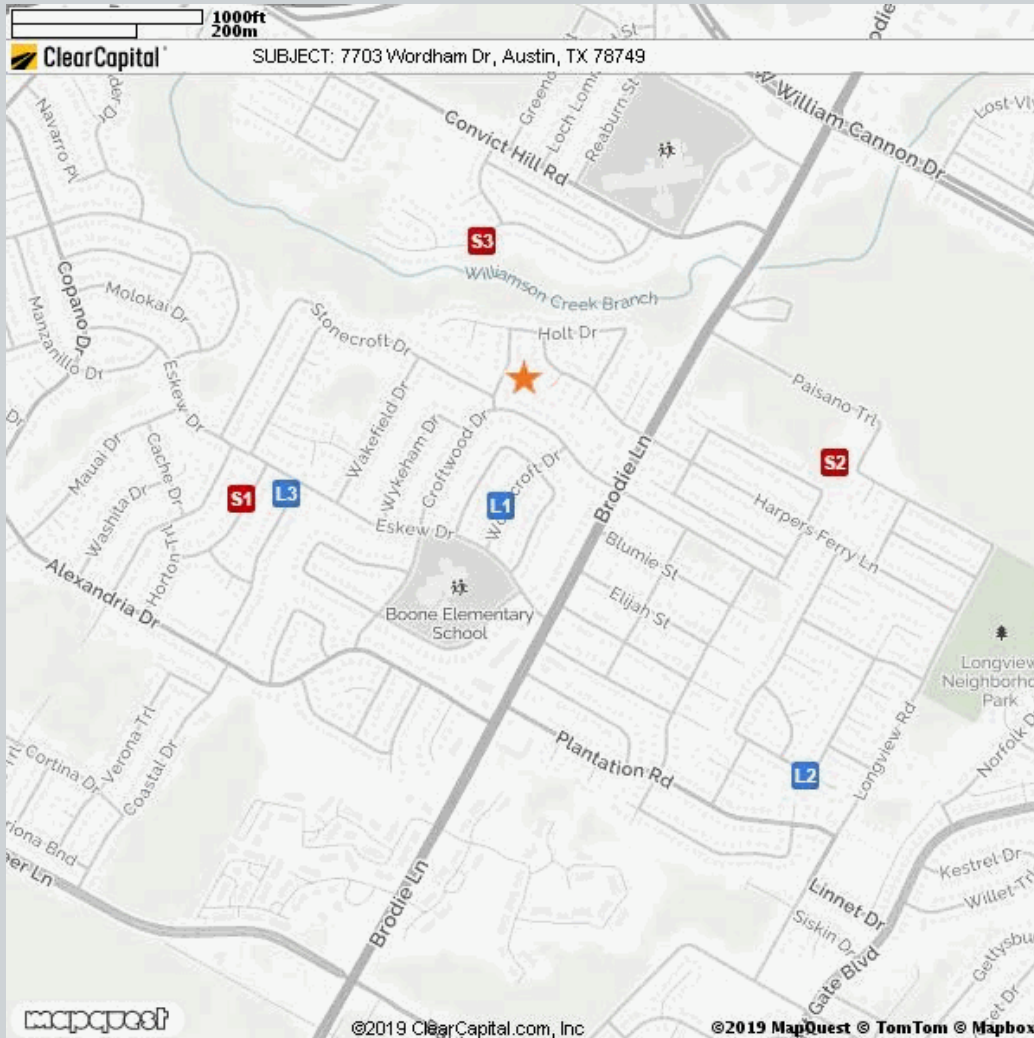
Address ★ 7703 Wordham Drive, Austin, TX 78749

Loan Number 39118

Suggested List \$275,000

Suggested Repaired \$275,000

Sale \$270,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7703 Wordham Dr, Austin, TX	--	Parcel Match
L1	7902 Woodcroft Dr, Austin, TX	0.18 Miles ¹	Parcel Match
L2	8100 Nottaway Cv, Austin, TX	0.72 Miles ¹	Parcel Match
L3	8008 Treehouse Ln, Austin, TX	0.38 Miles ¹	Parcel Match
S1	8110 Cattle Dr, Austin, TX	0.44 Miles ¹	Parcel Match
S2	3324 Clarksburg Dr, Austin, TX	0.49 Miles ¹	Parcel Match
S3	3911 Kandy Dr, Austin, TX	0.22 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	Jon Michael Grubb	Company/Brokerage	Keller Williams Realty
License No	0505346	Address	1801 S Mopac Austin TX 78746
License Expiration	03/31/2021	License State	TX
Phone	5123301034	Email	jgrubb@kw.com
Broker Distance to Subject	4.52 miles	Date Signed	10/19/2019

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.