

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	1704 Timber Brush Trail, Austin, TX 78741	Order ID	6602357	Property ID	28024178
Inspection Date	02/13/2020	Date of Report	02/13/2020		
Loan Number	40011	APN	03090207960000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Travis		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 02.12.20	Tracking ID 1	BotW New Fac-DriveBy BPO 02.12.20
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Quigley Robert Ernest Jr	Condition Comments Home and landscaping seem to have been maintained well as noted from doing an exterior drive by inspection. Subject has good functional utility and conforms well within the neighborhood.
R. E. Taxes	\$5,130	
Assessed Value	\$239,176	
Zoning Classification	Condominium	
Property Type	Condo	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Timber Ridge At Greenbriar unknown	
Association Fees	\$309 / Month (Other: code)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Home is within an area that is centrally located and where homeowners enjoy easy access to our local conveniences, shopping, schools, parks and other places of interest.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$106,750 High: \$675,000	
Market for this type of property	Increased 10 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1704 Timber Brush Trail	2103 Kenneth Ave A	2001 Parker Ln 108	1803 River Crossing Cir D
City, State	Austin, TX	Austin, TX	Austin, TX	Austin, TX
Zip Code	78741	78741	78741	78741
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.60 ¹	0.81 ¹	1.86 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$260,000	\$305,000	\$220,000
List Price \$	--	\$260,000	\$305,000	\$220,000
Original List Date		02/07/2020	01/22/2020	02/01/2020
DOM · Cumulative DOM	-- · --	5 · 6	13 · 22	10 · 12
Age (# of years)	38	36	36	36
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Condo	2 Stories Condo	1 Story Condo	2 Stories Condo
# Units	1	1	1	1
Living Sq. Feet	1,528	1,452	1,227	1,059
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	2 · 2	2 · 2 · 1
Total Room #	6	6	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.04 acres	0.09 acres	0.12 acres	0.1 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 Equal, similar due to size and condition. The search distance was expanded beyond 1 mile due to lack of similar comps in the area. The search was expanded into similar neighborhoods to find properties similar in GLA.

Listing 2 Inferior, less interior gla than subject property.

Listing 3 Inferior, less interior gla than subject property. The search distance was expanded beyond 1 mile due to lack of similar comps in the area. The search was expanded into similar neighborhoods to find properties similar in GLA.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1704 Timber Brush Trail	4500 E Oltorf St A-109	1710 Timber Ridge Rd	1717 Timberwood Dr 107
City, State	Austin, TX	Austin, TX	Austin, TX	Austin, TX
Zip Code	78741	78741	78741	78741
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.12 ¹	0.05 ¹	0.06 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$189,900	\$245,000	\$259,500
List Price \$	--	\$169,000	\$245,000	\$259,500
Sale Price \$	--	\$170,900	\$220,000	\$263,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	11/22/2019	04/12/2019	07/19/2019
DOM · Cumulative DOM	-- · --	54 · 119	5 · 36	5 · 35
Age (# of years)	38	35	36	46
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Condo	1 Story Condo	2 Stories Condo	2 Stories Condo
# Units	1	1	1	1
Living Sq. Feet	1,528	1,004	1,164	1,491
Bdrm · Bths · ½ Bths	3 · 2 · 1	2 · 2	2 · 2 · 1	3 · 2 · 1
Total Room #	6	5	5	6
Garage (Style/Stalls)	Attached 2 Car(s)	None	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	0.04 acres	0.07 acres	0.04 acres	0.04 acres
Other	None	None	None	None
Net Adjustment	--	+\$22,298	+\$15,490	+\$1,574
Adjusted Price	--	\$193,198	\$235,490	\$264,574

* 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** Inferior, less interior gla than subject property. The search distance was expanded beyond 1 mile due to lack of similar comps in the area. The search was expanded into similar neighborhoods to find properties similar in GLA. 22298.82 Inferior GLA
- Sold 2** Inferior, less interior gla than subject property. The search was expanded to 0-12 months due to lack of similar gla comps within a 0-6 month time frame. 15490.02 Inferior GLA
- Sold 3** Equal, similar due to size and condition. The search was expanded to 0-12 months due to lack of similar gla comps within a 0-6 month time frame. 1574.535 Inferior GLA

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None Noted.			
Listing Agent Name							
Listing Agent Phone							
# 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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$269,900	\$269,900
Sales Price	\$264,000	\$264,000
30 Day Price	\$254,000	--
Comments Regarding Pricing Strategy		
The siding to these units is currently being replaced by the homeowners association. I saw construction workers on site delivering the siding and preparing to install siding. Subject had no visible address marker, used neighbors address marker to verify subject location.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes Commentary was provided why client thresholds had to be exceeded in the Marketing Strategy of the report in terms of a search criteria that would support the value conclusion, that includes why the comps utilized in the report reflect a proximate value supported with a value conclusion reviewed by multiple sources of data, public and private, for example, the search criteria included all characteristics for the subject were expanded by 30% greater and less than with respect to similar property type, external influence, proximity, market increase or decrease, reo saturation, condition, GLA, lot size, age, and the majority of market data within .50 mile from subject property for Average condition going back 12 months with proximity being the factor of value. Current report is in line with closest sold comp and best reflects the majority of data within 1m of property for Average Sale price conclusion for Average condition with respect to fair market value.

Subject Photos



Front



Address Verification



Street



Other

Listing Photos

L1 2103 Kenneth Ave A
Austin, TX 78741



Front

L2 2001 Parker Ln 108
Austin, TX 78741



Front

L3 1803 River Crossing Cir D
Austin, TX 78741



Front

Sales Photos

S1 4500 E Oltorf St A-109
Austin, TX 78741



Front

S2 1710 Timber Ridge Rd
Austin, TX 78741



Front

S3 1717 Timberwood Dr 107
Austin, TX 78741



Front

ClearMaps Addendum

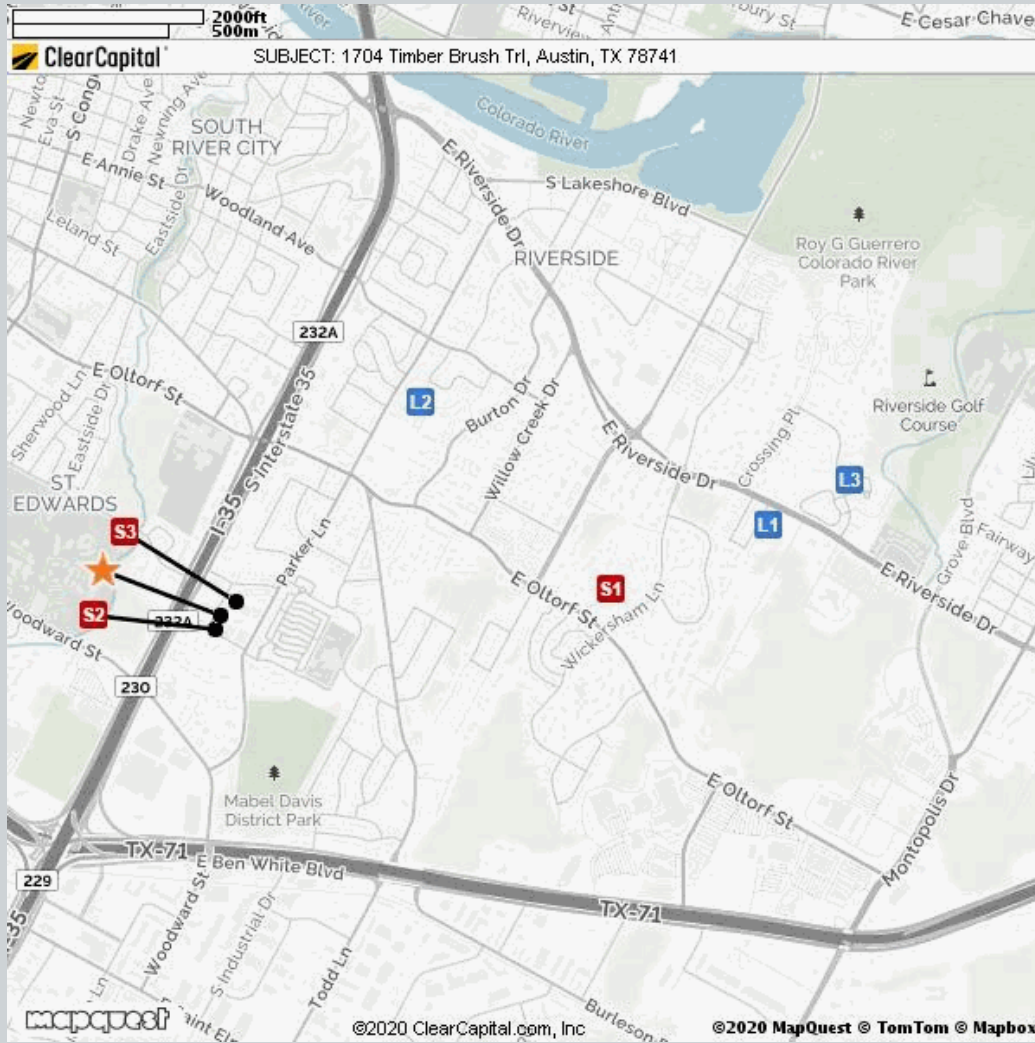
Address ★ 1704 Timber Brush Trail, Austin, TX 78741

Loan Number 40011

Suggested List \$269,900

Suggested Repaired \$269,900

Sale \$264,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1704 Timber Brush Trl, Austin, TX	--	Parcel Match
L1 Listing 1	2103 Kenneth Ave A, Austin, TX	1.60 Miles ¹	Parcel Match
L2 Listing 2	2001 Parker Ln 108, Austin, TX	0.81 Miles ¹	Parcel Match
L3 Listing 3	1803 River Crossing Cir D, Austin, TX	1.86 Miles ¹	Street Centerline Match
S1 Sold 1	4500 E Oltorf St A-109, Austin, TX	1.12 Miles ¹	Parcel Match
S2 Sold 2	1710 Timber Ridge Rd, Austin, TX	0.05 Miles ¹	Parcel Match
S3 Sold 3	1717 Timberwood Dr 107, Austin, TX	0.06 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.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

Report Instructions - cont.

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	Robert Hernandez	Company/Brokerage	eXp Realty
License No	507138	Address	10510 McMillian Dr Austin TX 78753
License Expiration	07/31/2021	License State	TX
Phone	5127843385	Email	buyhomesnow@hotmail.com
Broker Distance to Subject	10.56 miles	Date Signed	02/13/2020

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.