

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	2609 Dillon Pond Lane, Pflugerville, TEXAS 78660	Order ID	7483676	Property ID	30770516
Inspection Date	08/05/2021	Date of Report	08/06/2021		
Loan Number	45843	APN	835076		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Travis		

Tracking IDs

Order Tracking ID	0804BPO_BOTW	Tracking ID 1	0804BPO_BOTW
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	KENNETH E FARRINGTON	Condition Comments	Subject property appears in good condition on day of inspection.
R. E. Taxes	\$8,575		
Assessed Value	\$295,644		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	Falcon Pointe HOA (512) 670-1400		
Association Fees	\$64 / Month (Pool,Landscaping,Greenbelt)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	The Falcon Pointe community offers a pool, basketball & tennis courts, hiking/running trails, a fishing lake, several play grounds, and a 9 hole disc golf course.
Local Economy	Improving		
Sales Prices in this Neighborhood	Low: \$385000 High: \$660000		
Market for this type of property	Increased 20 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2609 Dillon Pond Lane	2504 Auburn Chestnut Ln	3116 Honey Peach Way	2913 Edwards Plateau
City, State	Pflugerville, TEXAS	Pflugerville, TX	Pflugerville, TX	Pflugerville, TX
Zip Code	78660	78660	78660	78660
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	0.58 ¹	0.58 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$500,000	\$499,000	\$550,000
List Price \$	--	\$475,000	\$499,000	\$525,000
Original List Date		07/22/2021	07/31/2021	06/28/2021
DOM · Cumulative DOM	-- · --	13 · 15	4 · 6	37 · 39
Age (# of years)	7	6	6	8
Condition	Average	Average	Good	Good
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	2 Stories Conventional	1 Story Historical	2 Stories Conventional
# Units	1	1	1	1
Living Sq. Feet	2,167	2,183	1,997	2,384
Bdrm · Bths · ½ Bths	4 · 2	4 · 2 · 1	4 · 2	4 · 2
Total Room #	8	9	8	8
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	0.19 acres	0.13 acres	0.16 acres	0.21 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** mls notes-Immaculate and beautifully maintained single-level Chesmar home in Falcon Pointe. This spacious & open floor plan is perfect for entertaining and everyday life. Beautiful Hard Wood Tile floors throughout the living areas. The inviting kitchen is accented with beautiful granite countertops, tile backsplash and opens to a marvelous great room. Primary bedroom tucked away in the rear of the home with inviting bathroom, perfect for relaxing or just getting away. Spacious office overlooks the back yard and community park. Convenient to great schools, shopping, dining and just minutes to the highway and both toll roads.
- Listing 2** mls notes-This stunning Chesmar 3 bedroom/2 bath + study features beautiful decorator finishes, a functional open floorplan, and the perfect size yard - all situated walking distance from neighborhood parks, trails, Pflugerville Lake & highly rated schools (Murchison Elementary, Kelly Ln. Middle & Hendrickson high) and just minutes from shopping (Costco, Stonehill, HEB & more!) At the entry, you are welcomed by a beautiful foyer that leads into the main living areas of the home. There you are greeted with a beautiful stone fireplace, perfect for those cold winter movie nights and what an amazing entertaining ambiance! The large, open and living space features lots of windows that let the natural light pour in. Large enough for a sectional, the living space is located conveniently open to the kitchen and dining area. The gourmet kitchen offers a 5 burner gas range, stainless steel appliances and so many cabinets amid the granite countertops providing ample storage - including a walk in pantry! The oversized island provides tons of prep space & additional seating space in this entertainers dream kitchen. The relaxing primary bedroom features a bay window, tray ceiling, and leads into the large spa- like private bath. In the bathroom you will find a large garden tub & separate stand up shower both featuring both space & seating, separate vanities & a spacious walk in closet.
- Listing 3** mls notes-Built in 2013, this Pflugerville two-story home offers a patio, granite countertops, and a two- car garage.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2609 Dillon Pond Lane	17713 Turning Stream Ln	18008 Monarch Butterfly Way	17913 Crimson Apple Way
City, State	Pflugerville, TEXAS	Pflugerville, TX	Pflugerville, TX	Pflugerville, TX
Zip Code	78660	78660	78660	78660
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.06 ¹	0.03 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$429,900	\$514,000	\$499,999
List Price \$	--	\$429,900	\$514,000	\$499,999
Sale Price \$	--	\$530,000	\$550,000	\$560,000
Type of Financing	--	Conventional	Va	Conventional
Date of Sale	--	05/14/2021	06/25/2021	07/16/2021
DOM · Cumulative DOM	-- · --	36 · 36	35 · 35	2 · 42
Age (# of years)	7	7	5	7
Condition	Average	Average	Good	Good
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	2 Stories Conventional	1 Story VA	1.5 Stories Historical
# Units	1	1	1	1
Living Sq. Feet	2,167	2,384	2,044	2,484
Bdrm · Bths · ½ Bths	4 · 2	4 · 2 · 1	3 · 2	3 · 3
Total Room #	8	10	8	9
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	0.19 acres	0.14 acres	0.22 acres	.16 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$530,000	\$550,000	\$560,000

* 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** mls notes-Multiple offers received - Highest and best offers by 9:00am on Monday April 12**** This home is in close to 130/45 which gives quick access to all parts of the Pflugerville and Austin area and walking distance to Baylor Scott & White Pflugerville. The Falcon Pointe community offers a pool, basketball & tennis courts, hiking/running trails, a fishing lake, several play grounds, and a 9 hole disc golf course. The home offers a great lay out for someone working from home with a dining room that can be used as an office in addition to a large upstairs loft. There is an owners suite with a large bath and walk in closet on the first floor along with a spacious kitchen opening into the living room that boasts high ceilings.
- Sold 2** mls notes-Immaculate and beautifully maintained single-level Chesmar home in Falcon Pointe. This spacious & open floor plan is perfect for entertaining and everyday life. Beautiful Hard Wood Tile floors throughout the living areas. The inviting kitchen is accented with beautiful granite countertops, tile backsplash and opens to a marvelous great room. Primary bedroom tucked away in the rear of the home with inviting bathroom, perfect for relaxing or just getting away. Spacious office overlooks the back yard and community park. Convenient to great schools, shopping, dining and just minutes to the highway and both toll roads.
- Sold 3** mls notes--Three large bedrooms and an additional flex room that could be a fourth bedroom, play area for little ones, office for big ones, etc. all on the first floor! Oversized bonus/game/living room upstairs (w/ FULL bathroom). Could be used as an additional room for Mom in Law, your favorite child, etc. Close to highly rated schools, Costco, new Baylor Scott & White Hospital, Typhoon Texas Waterpark, tons of shopping and restaurants, golf course, large employers galore, quick access to Toll 45 and 130 allowing you to zoom all over Central Texas rapidly! Available immediately! Oversized laundry room with additional storage, and spacious garage with storage shelves installed in the ceiling, as well as a work bench area. Large covered patio out back, your own private garden area, and plenty of privacy!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			2609 Dillon Pond Ln, Pflugerville, TX last sold on 06/09/2014.				
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	\$550,000	\$550,000
Sales Price	\$535,000	\$535,000
30 Day Price	\$535,000	--
Comments Regarding Pricing Strategy		
Properties in this well located subdivision are receiving multiple offers and above asking sale prices on homes that are in average to good condition.		

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



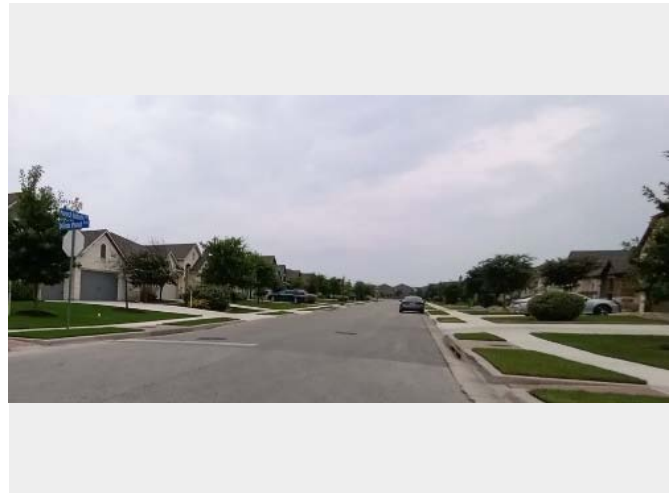
Front



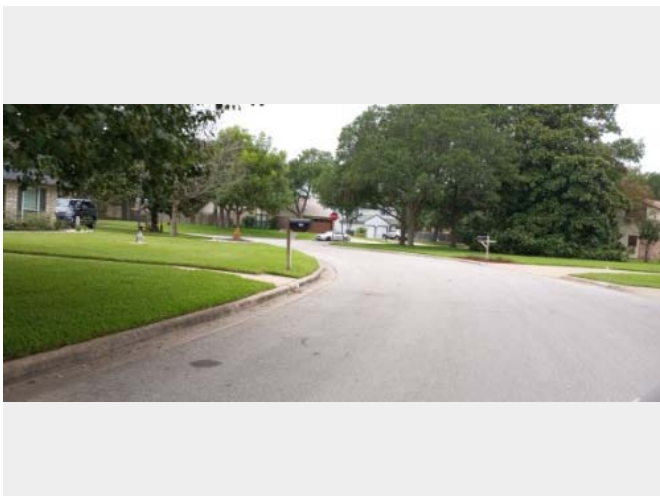
Address Verification



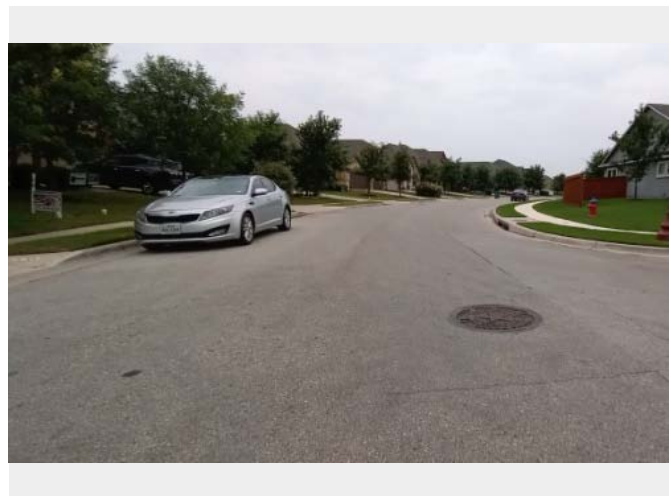
Street



Street



Street



Street

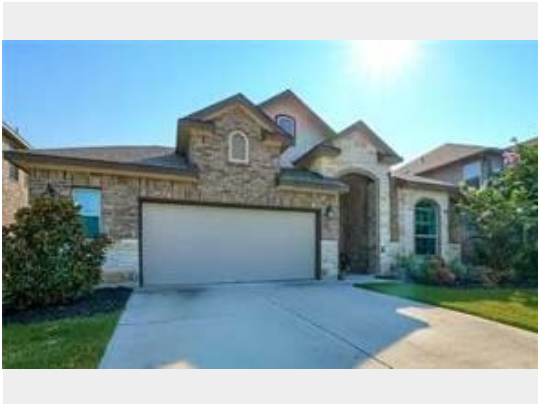
Listing Photos

L1 2504 Auburn Chestnut Ln
Pflugerville, TX 78660



Front

L2 3116 Honey Peach Way
Pflugerville, TX 78660



Front

L3 2913 Edwards Plateau
Pflugerville, TX 78660



Front

Sales Photos

S1 17713 Turning Stream Ln
Pflugerville, TX 78660



Front

S2 18008 Monarch Butterfly Way
Pflugerville, TX 78660



Front

S3 17913 Crimson Apple Way
Pflugerville, TX 78660



Front

ClearMaps Addendum

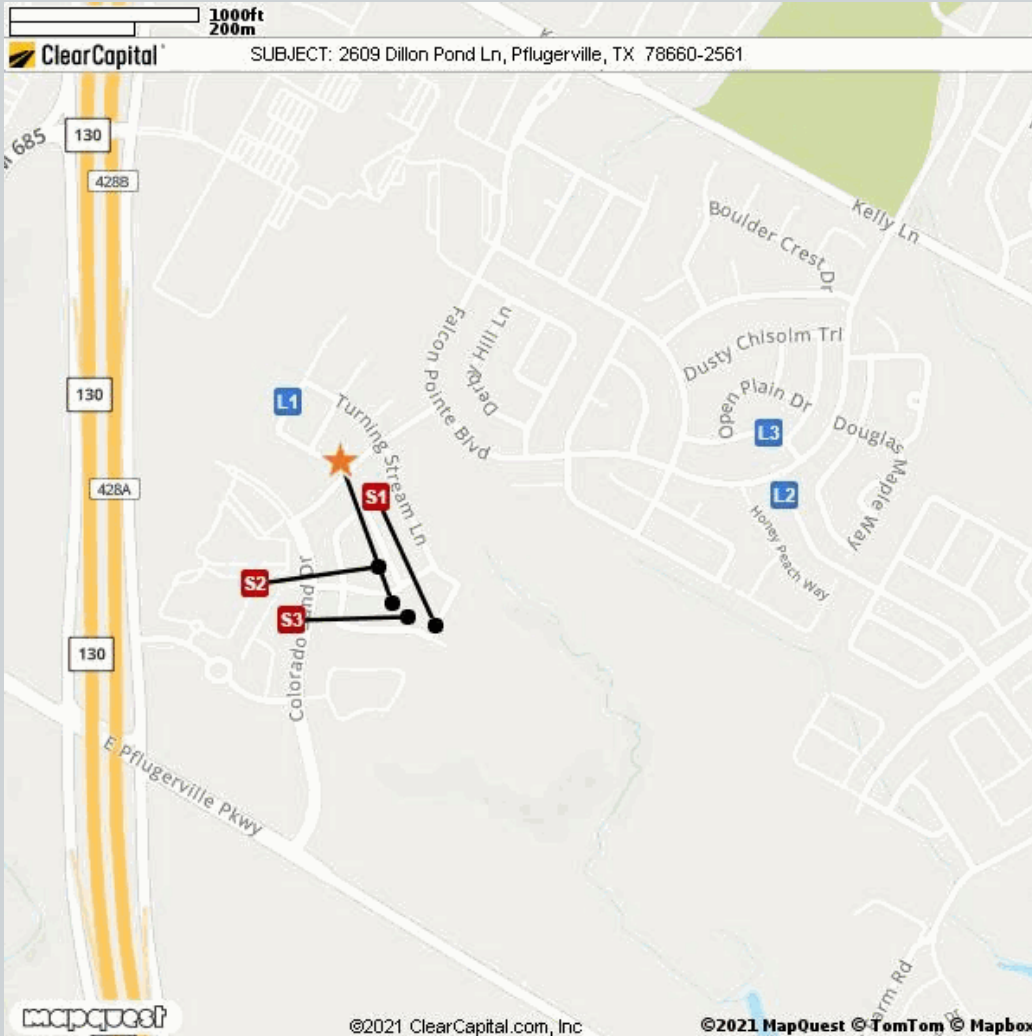
Address ★ 2609 Dillon Pond Lane, Pflugerville, TEXAS 78660

Loan Number 45843

Suggested List \$550,000

Suggested Repaired \$550,000

Sale \$535,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2609 Dillon Pond Lane, Pflugerville, Texas 78660	--	Parcel Match
L1 Listing 1	2504 Auburn Chestnut Ln, Pflugerville, TX 78660	0.33 Miles ¹	Parcel Match
L2 Listing 2	3116 Honey Peach Way, Pflugerville, TX 78660	0.58 Miles ¹	Parcel Match
L3 Listing 3	2913 Edwards Plateau, Pflugerville, TX 78660	0.58 Miles ¹	Parcel Match
S1 Sold 1	17713 Turning Stream Ln, Pflugerville, TX 78660	0.07 Miles ¹	Parcel Match
S2 Sold 2	18008 Monarch Butterfly Way, Pflugerville, TX 78660	0.06 Miles ¹	Parcel Match
S3 Sold 3	17913 Crimson Apple Way, Pflugerville, TX 78660	0.03 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	Ralph Cutcher	Company/Brokerage	Texas Landmark Properties
License No	436951	Address	11109 Dodge Cattle Drive Austin TX 78717
License Expiration	01/31/2023	License State	TX
Phone	5128484449	Email	rc.cutcher@gmail.com
Broker Distance to Subject	12.44 miles	Date Signed	08/06/2021

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.