

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	804 Tiffany Circle, Georgetown, TX 78628	Order ID	8815308	Property ID	34332973
Inspection Date	07/05/2023	Date of Report	07/07/2023		
Loan Number	53771	APN	R313821		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Williamson		

Tracking IDs					
Order Tracking ID	20230705_BPO	Tracking ID 1	20230705_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	MATTHEW DALLY	Condition Comments	
R. E. Taxes	\$4,272	The exterior of the subject is in average condition. County tax records show the home is to be a 2 bedrooms, 1.1 bath detached single-family home with an improvement square footage of 1,036 and a site acreage of 0.2504. The improvement is reported to be built in 1976. The landscaping is in average condition and will not need any repairs if placed on the market for sale.	
Assessed Value	\$306,721		
Zoning Classification	R1		
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	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The subjects' neighborhood has many different square footage, site square footage, and styles of homes. With a mix of single-story and multi-level homes, it has something for everyone. Located close to many other like-kind sub-divisions. All the homes in this area are well maintained and in average condition. Landscaping ranges from simple lawns to professional landscaped yards and planters. Landscaping in this area is in average condition. The Central Texas marketplace has shifted to more realistic values.	
Sales Prices in this Neighborhood	Low: \$275,800 High: \$304,500		
Market for this type of property	Decreased 13 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	804 Tiffany Circle	314 Ryan Lane	405 Thornton Lane	2916 Patti Drive
City, State	Georgetown, TX	Georgetown, TX	Georgetown, TX	Georgetown, TX
Zip Code	78628	78628	78628	78628
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.85 ¹	0.73 ¹	0.12 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$310,000	\$335,000	\$370,000
List Price \$	--	\$310,000	\$335,000	\$338,000
Original List Date		07/06/2023	05/23/2023	03/31/2023
DOM · Cumulative DOM	-- · --	1 · 1	44 · 45	97 · 98
Age (# of years)	33	17	42	23
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 TRADITIONAL	1 Story TRADITIONAL	1 Story TRADITIONAL	1 Story TRADITIONAL
# Units	1	1	1	1
Living Sq. Feet	1,036	1,023	1,329	1,347
Bdrm · Bths · ½ Bths	5 · 1 · 1	2 · 2	3 · 2	3 · 2
Total Room #	6	6	7	7
Garage (Style/Stalls)	Attached 1 Car	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	0.25 acres	0.202 acres	0.237 acres	0.226 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** Improvement SQFT difference adjustment +\$715. Site SQFT difference adjustment N/A. Best available comparable used. The location is very much like that of the subject, due to the lack of sales and active listings the comps were taken within a radius of a mile. The neighborhoods are all the same in makeup and condition. The square footage is also in a comparable range as are the bedroom and the bathroom counts. Lot sizes are within a range making them comparable to that of the subject.
- Listing 2** Improvement SQFT difference adjustment -\$16,115. Site SQFT difference adjustment N/A. Best available comparable used. The location is very much like that of the subject, due to the lack of sales and active listings the comps were taken within a radius of a mile. The neighborhoods are all the same in makeup and condition. The square footage is also in a comparable range as are the bedroom and the bathroom counts. Lot sizes are within a range making them comparable to that of the subject.
- Listing 3** Improvement SQFT difference adjustment -\$17,105. Site SQFT difference adjustment N/A. Best available comparable used. The location is very much like that of the subject, due to the lack of sales and active listings the comps were taken within a radius of a mile. The neighborhoods are all the same in makeup and condition. The square footage is also in a comparable range as are the bedroom and the bathroom counts. Lot sizes are within a range making them comparable to that of the subject.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	804 Tiffany Circle	2913 Patti Drive	3007 Parker Drive	205 Wagon Wheel Trail
City, State	Georgetown, TX	Georgetown, TX	Georgetown, TX	Georgetown, TX
Zip Code	78628	78628	78628	78628
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.16 ¹	0.19 ¹	0.75 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$310,000	\$349,900	\$415,000
List Price \$	--	\$310,000	\$325,000	\$390,000
Sale Price \$	--	\$301,000	\$316,500	\$345,000
Type of Financing	--	Fha	Cash	Fha
Date of Sale	--	05/05/2023	04/10/2023	04/10/2023
DOM · Cumulative DOM	-- · --	55 · 71	116 · 133	127 · 164
Age (# of years)	33	23	24	39
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 TRADITIONAL	1 Story TRADITIONAL	1 Story TRADITIONAL	1 Story TRADITIONAL
# Units	1	1	1	1
Living Sq. Feet	1,036	1,131	1,393	1,341
Bdrm · Bths · ½ Bths	5 · 1 · 1	2 · 2	3 · 2	3 · 2
Total Room #	6	6	7	7
Garage (Style/Stalls)	Attached 1 Car	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	0.25 acres	0.225 acres	0.235 acres	0.236 acres
Other	--	BCC \$10,000	--	BCC \$6,500
Net Adjustment	--	-\$15,225	-\$19,635	-\$23,275
Adjusted Price	--	\$285,775	\$296,865	\$321,725

* 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** Improvement SQFT difference adjustment -\$5,225. Site SQFT difference adjustment N/A. Best available comparable used. The location is very much like that of the subject, due to the lack of sales and active listings the comps were taken within a radius of a mile. The neighborhoods are all the same in makeup and condition. The square footage is also in a comparable range as are the bedroom and the bathroom counts. Lot sizes are within a range making them comparable to that of the subject.
- Sold 2** Improvement SQFT difference adjustment -\$19,635. Site SQFT difference adjustment N/A. Best available comparable used. The location is very much like that of the subject, due to the lack of sales and active listings the comps were taken within a radius of a mile. The neighborhoods are all the same in makeup and condition. The square footage is also in a comparable range as are the bedroom and the bathroom counts. Lot sizes are within a range making them comparable to that of the subject.
- Sold 3** Improvement SQFT difference adjustment -\$16,775. Site SQFT difference adjustment N/A. Best available comparable used. The location is very much like that of the subject, due to the lack of sales and active listings the comps were taken within a radius of a mile. The neighborhoods are all the same in makeup and condition. The square footage is also in a comparable range as are the bedroom and the bathroom counts. Lot sizes are within a range making them comparable to that of the subject.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The local MLS system does not show this property for sale in the system for the past 12 months.			
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	\$299,950	\$299,950
Sales Price	\$296,865	\$296,865
30 Day Price	\$276,865	--
Comments Regarding Pricing Strategy		
<p>The above value is given as the current value of the home and that is could be sold in it's as-is condition. The values in this area have been affected by the rate increases, devaluing as much as 15%, but there is still a lack of inventory. The location is very much like that of the subject, due to the lack of sales and active listings the comps were taken within a radius of one half mile. The neighborhoods are all the same in makeup and condition. The square footage is also in a comparable range as are the bedroom and the bathroom counts. Lot sizes are within a range making them comparable to that of the subject. The market is shifting faster than the comps are showing. With the values of smaller sqft homes in this area devaluing as much as 10-20% over the last 6 months. Over the past 5 months the builders have become very flexible in pricing, offering monies to buy down the interest rates, and commissions over 3%+. REOS postings for trustee sales have increased in this area.</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



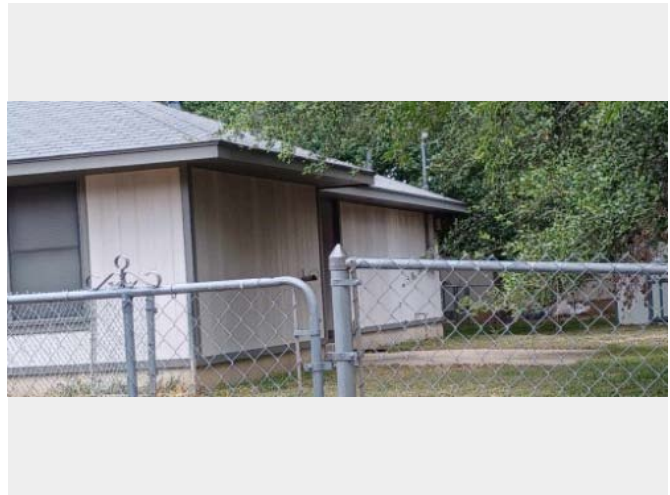
Front



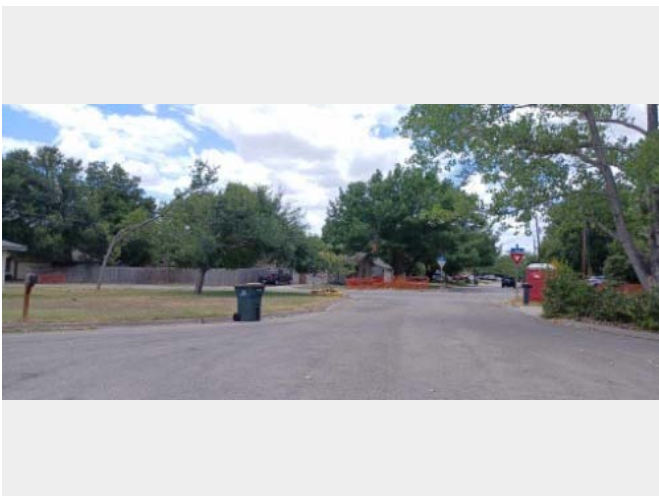
Address Verification



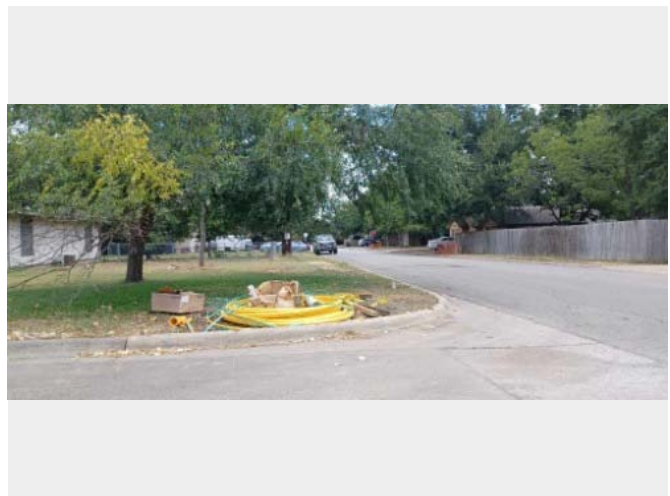
Side



Back



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 314 RYAN LANE
Georgetown, TX 78628



Other

L2 405 THORNTON LANE
Georgetown, TX 78628



Other

L3 2916 PATTI DRIVE
Georgetown, TX 78628



Other

Sales Photos

S1 2913 PATTI DRIVE
Georgetown, TX 78628



Other

S2 3007 PARKER DRIVE
Georgetown, TX 78628



Other

S3 205 WAGON WHEEL TRAIL
Georgetown, TX 78628



Other

ClearMaps Addendum

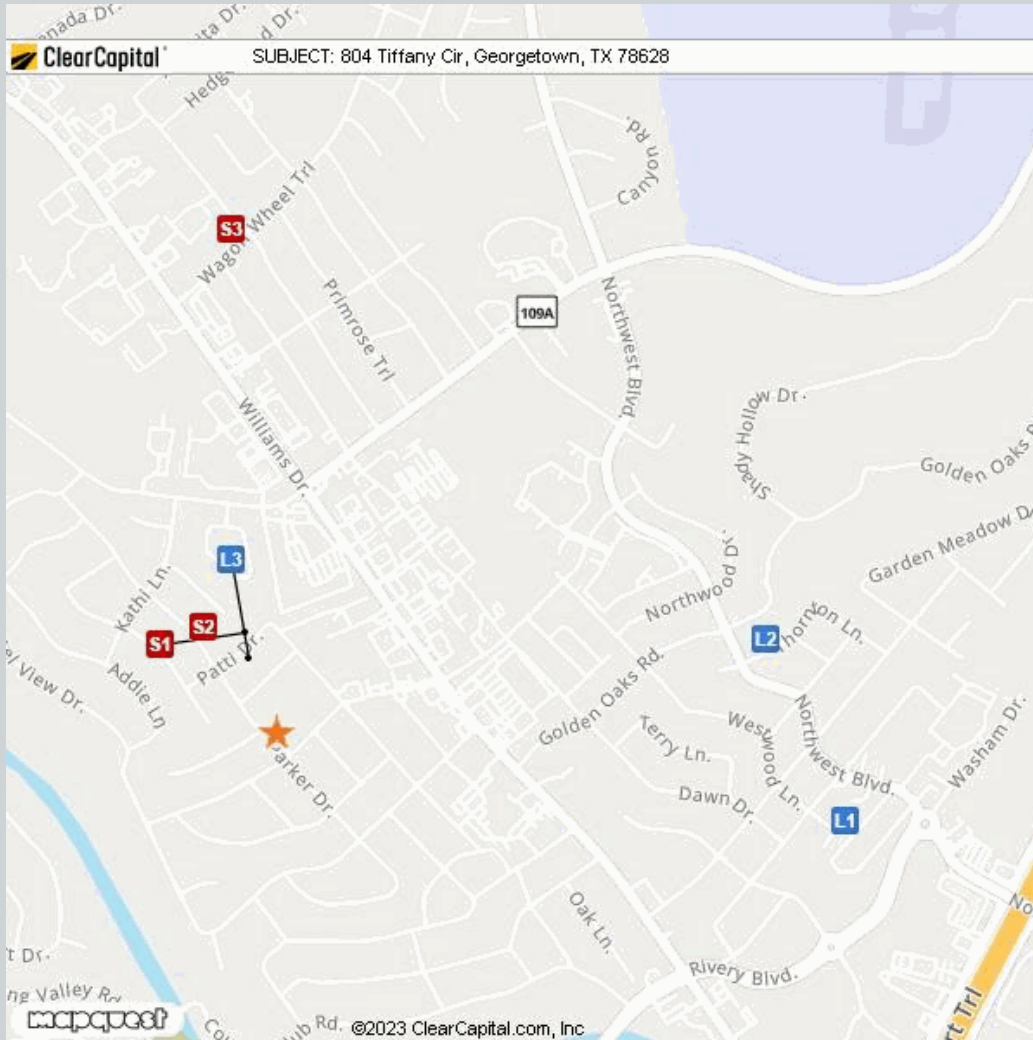
Address ★ 804 Tiffany Circle, Georgetown, TX 78628

Loan Number 53771

Suggested List \$299,950

Suggested Repaired \$299,950

Sale \$296,865



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	804 Tiffany Circle, Georgetown, TX 78628	--	Parcel Match
L1 Listing 1	314 Ryan Lane, Georgetown, TX 78628	0.85 Miles ¹	Parcel Match
L2 Listing 2	405 Thornton Lane, Georgetown, TX 78628	0.73 Miles ¹	Parcel Match
L3 Listing 3	2916 Patti Drive, Georgetown, TX 78628	0.12 Miles ¹	Parcel Match
S1 Sold 1	2913 Patti Drive, Georgetown, TX 78628	0.16 Miles ¹	Parcel Match
S2 Sold 2	3007 Parker Drive, Georgetown, TX 78628	0.19 Miles ¹	Parcel Match
S3 Sold 3	205 Wagon Wheel Trail, Georgetown, TX 78628	0.75 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	Steven Simmons	Company/Brokerage	Keller Williams Realty
License No	0511573	Address	1003 S. Austin Avenue Georgetown TX 78626
License Expiration	07/31/2025	License State	TX
Phone	2546540323	Email	stevensimmons@hotmail.com
Broker Distance to Subject	2.00 miles	Date Signed	07/07/2023

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.