

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	1045 Desaix Drive, Georgetown, TX 78628	Order ID	8859677	Property ID	34464577
Inspection Date	08/04/2023	Date of Report	08/05/2023		
Loan Number	54668	APN	R569581		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Williamson		

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

General Conditions

Owner	KASANDRA GORE	Condition Comments	
R. E. Taxes	\$6,945	Withdrawn Listing mls comments:This beautiful gently lived in KB Home built in 2021 is ready for its new family. With 5 large bedrooms upstairs and a office on the main level its definitely the perfect setup. a beautiful kitchen with a double oven on. This beautiful home sits on a very nice corner lot, and a nice big tree in the front to provide much needed shade in the Texas heat.	
Assessed Value	\$80,000		
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	Oakmont HOA		
Association Fees	\$450 / Year (Pool,Greenbelt)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	About Oakmont Oakmont is a neighborhood in Georgetown, Texas. Oakmont mostly features large homes that are competitively priced. This is a well-established community that continues to attract interest from buyers looking in the Georgetown area.	
Sales Prices in this Neighborhood	Low: \$321200 High: \$857000		
Market for this type of property	Decreased 4 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1045 Desaix Drive	900 Desaix Dr	208 Long Canyon Ln	1300 River Vista Rd
City, State	Georgetown, TX	Georgetown, TX	Georgetown, TX	Georgetown, TX
Zip Code	78628	78628	78628	78628
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	6.14 ¹	1.20 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$439,900	\$575,000	\$775,000
List Price \$	--	\$439,900	\$549,000	\$695,000
Original List Date		08/04/2023	07/05/2023	04/13/2023
DOM · Cumulative DOM	-- · --	1 · 1	31 · 31	99 · 114
Age (# of years)	2	2	2	4
Condition	Average	Average	Good	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	2 Stories Conventional	2 Stories Conventional	2 Stories Conventional	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	3,235	2,368	3,373	2,836
Bdrm · Bths · ½ Bths	5 · 2 · 1	3 · 2 · 1	4 · 3 · 1	3 · 3
Total Room #	12	10	12	12
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	0.18 acres	.25 acres	.15 acres	.18 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 listing:Presenting a unique opportunity to own a home in the serene neighborhood of Oakmont, situated near the picturesque Lake Georgetown. Constructed in 2021, this modern home embodies elegance and comfort, with an array of well-chosen upgrades accentuating its beauty. The home embraces a harmonious blend of natural light, streaming in from all angles, and neutral tones, instilling a fresh, vibrant atmosphere. With its new-home feel, it's ready to offer you an exciting fresh start. The kitchen, the heart of this home, showcases a beautiful white subway tile backsplash, complemented by high-end stainless steel appliances. The silestone countertops in a tasteful shade of giallo pearl offer a touch of luxury while seamlessly connecting the kitchen with the great room. The large owner's suite is a private oasis, featuring a luxurious master spa and a spacious walk-in closet. Additional design touches like crown molding, sleek tile flooring in the great room, kitchen, entry, and bath, coupled with soft Shaw carpeting in the bedrooms, enhance the home's upscale aesthetic. Convenience is woven into the home's design, evident in features like ceiling fans, a sprinkler system, and a Wi-Fi smart thermostat. The home's location is an outdoor lover's paradise, being just a short distance from Cedar Breaks Park at Lake Georgetown. Enjoy a variety of outdoor activities right at your doorstep - boating, fishing, camping, and playing at the sports field. Swimming at Blue Hole Park is another popular activity in the area. Take advantage of this rare opportunity. Homes in Oakmont don't come on the market often, and when they do, they get snapped up fast. Don't delay in making this charming abode your own.
- Listing 2** mls notes:Welcome to this stunning 4 bedroom, 3.5 bathroom single family home nestled in the highly desirable Morningstar neighborhood in Georgetown, TX. Built in 2021, this home is practically brand new, offering modern features and finishes that are sure to impress. As you enter, you'll be greeted by ceramic tile flooring throughout the main living areas and bathrooms, providing a sleek and easy-to-maintain surface. The bedrooms offer plush carpeting, creating a cozy and comfortable retreat. At the front of the home, you'll find a spacious flex space, perfect for setting up an in-home office, study, or a versatile playroom for your family's needs. The large open kitchen is a chef's dream, featuring beautiful natural wood cabinets, upgraded light fixtures, and ample counter space for meal preparation. The kitchen seamlessly flows into the expansive dining room and spacious living room, creating an ideal layout for entertaining and everyday living. The master bathroom is truly a spa-like oasis, with its natural wood cabinets providing a perfect contrast to the white tiled soaking tub and stand-alone shower. The attention to detail extends to all bedrooms, each equipped with upgraded ceiling fans for comfort and style. An exceptional feature of this home is the guest bedroom with its own ensuite, providing a rare and convenient accommodation option for guests or multi-generational living. Upstairs, you'll find an expansive landing area, offering endless possibilities as a playroom, second living area, or a space for relaxation and recreation. This fabulous property not only ensures privacy and tranquility, as it backs up to the greenbelt and provides scenic views of beautiful Texas Oak Trees, but is also located less than 15 minutes from historic Georgetown and feeds into the highly acclaimed Liberty Hill ISD schools. Don't miss the opportunity to make this desirable home your own and enjoy the best of Georgetown living.
- Listing 3** mls notes: Welcome to your dream home in Wolf Ranch, Georgetown! This stunning 1-story home has 3BR/3 full BA & spacious living area w/ rich engineered wood floors seamlessly that flows into the gourmet kitchen, a true chef's paradise w/ GE Monogram SS appliances, a 36" 6-burner gas cooktop, warming drawer, expansive center island, & ample pantry & storage. The formal dining area is enhanced w/ an elegant buffet providing extra storage & glass front cabinets. The open concept floorplan w/ whole home audio/video makes this home ideal for entertaining family/friends. Two primary BRs w/ en-suite baths, featuring garden tubs & separate frameless glass walk-in showers, offer flexibility & privacy is perfect for families or guests. The main bedroom has 2 sizeable walk-in closets & a bay window w/ relaxing views. The extended covered patio is a highlight, offering cool breezes and views of trees & the hill-country, perfect for outdoor dining & entertaining. Located in Wolf Ranch, you'll have access to amenities like parks, trails, & a community pool. Georgetown is renowned for its vibrant dining scene and seasonal festivals like the Red Poppy Festival in April, Georgetown Swirl in November, and the Lighting of the Square during the holidays.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	1045 Desaix Drive	903 Madrone Dr	104 Red Granite Rd	268 Axis Loop
City, State	Georgetown, TX	Georgetown, TX	Georgetown, TX	Georgetown, TX
Zip Code	78628	78628	78633	78628
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.62 ¹	1.36 ¹	0.43 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$499,900	\$569,000	\$760,000
List Price \$	--	\$499,900	\$569,000	\$750,000
Sale Price \$	--	\$485,000	\$545,000	\$730,000
Type of Financing	--	Cash	Va	Conventional
Date of Sale	--	03/03/2023	06/15/2023	05/15/2023
DOM · Cumulative DOM	-- · --	151 · 151	21 · 64	30 · 74
Age (# of years)	2	15	2	5
Condition	Average	Average	Good	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	2 Stories Conventional	1 Story Ranch	2 Stories Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	3,235	3,051	2,687	3,094
Bdrm · Bths · ½ Bths	5 · 2 · 1	3 · 2 · 1	3 · 3	3 · 3 · 1
Total Room #	12	12	12	12
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	0.18 acres	.19 acres	.19 acres	.24 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$485,000	\$545,000	\$730,000

* 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 Nestled within the highly sought-after Georgetown Village neighborhood, this spectacular 1.5-story Harvard plan by Gehan is an exquisite blend of comfort and style. Upon entering, you'll be welcomed by a spacious and inviting open concept floor plan that seamlessly integrates the living room, dining room, and kitchen, providing the ideal setting for entertaining guests or simply enjoying the company of loved ones. The kitchen features natural gas range and ample counter space, making it a haven for home cooks and aspiring chefs alike. All of the bedrooms are conveniently located on the lower level, offering the utmost in accessibility and convenience. The luxurious primary suite is a tranquil oasis, complete with a spa-like en-suite bathroom and a generously sized walk-in closet. A study is also located on the lower level, providing the perfect space for remote work or studying. Upstairs, a media room await and half bath await, providing endless opportunities for relaxation and entertainment. The oversized covered back patio offers a peaceful retreat, perfect for enjoying your morning coffee or relaxing with friends and family. This magnificent home also boasts a three-car tandem garage, providing ample space for storage and parking. Situated in a neighborhood with no HOA and low taxes, this home is an exceptional opportunity for those seeking a peaceful, low-key lifestyle with many parks and sidewalks to enjoy. Backing to McCoy Elementary, a highly rated elementary in Georgetown, this home offers the ideal setting for families with young children. With its perfect blend of elegance, comfort, and convenience, this home is truly an exceptional opportunity to experience the best of modern living.
- Sold 2** mls notes:Priced significantly under comparable homes for a quick sale. Walking distance to Lake Georgetown. Welcome home to this beautiful 1-story, 3-bedroom, 3-bath, plus dedicated office, media/flex room, and tandem 3-car garage home located in the highly sought-after Lakeside community that borders LAKE GEORGETOWN. The popular Richmond floor plan has high ceilings and is incredibly spacious. The open concept plan offers a large quartz countertop breakfast bar, corner pantry, shaker-style cabinets, built-in stainless steel appliances, pendant lights, pullout trash/recycle center, pot drawers, and a beautiful backsplash. The primary bedroom has a SPA-INSPIRED ensuite along with a large walk-in closet. The backyard features a large covered patio with a gas hookup and a spacious yard with Heritage Oak trees. The community has direct access to Lake Georgetown hiking trails. Welcome home!
- Sold 3** mls notes:Fridges, W/D, Water Softener and Camera above garage do not convey. All bedrooms include ensuite baths. .24 acre/10,800 s.f. lot backs into current greenbelt area. 3 car garage. Media room and separate office. Large white kitchen with gas appliances. Hardwood floors, carpet and tile. Covered patio with outdoor kitchen (gas grill and fridge convey). Extended patio with hot tub.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Subject property was withdrawn from Active MLS on 07/18/2023.			
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
05/08/2023	\$550,000	07/14/2023	\$440,000	Withdrawn	07/18/2023	\$440,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$500,000	\$500,000
Sales Price	\$485,000	\$485,000
30 Day Price	\$460,000	--
Comments Regarding Pricing Strategy		
Spoke with Realtor who has current sign in the yard who describes property as in good condition but facing foreclosure. Rare 5 bedroom in a subdivision of smaller floor plans. The Realtor suggests that the major problem facing a potential buyer is the lack of any similar properties in the Central Texas market listed as distressed or in foreclosure.		

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



Street



Street



Street

Subject Photos



Garage



Other

Listing Photos

L1 900 Desaix Dr
Georgetown, TX 78628



Front



Front

L2 208 Long Canyon Ln
Georgetown, TX 78628



Front

L3 1300 River Vista Rd
Georgetown, TX 78628



Front

Sales Photos

S1 903 Madrone Dr
Georgetown, TX 78628



Front

S2 104 Red Granite Rd
Georgetown, TX 78633



Front



Front

S3 268 Axis Loop
Georgetown, TX 78628



Front

ClearMaps Addendum

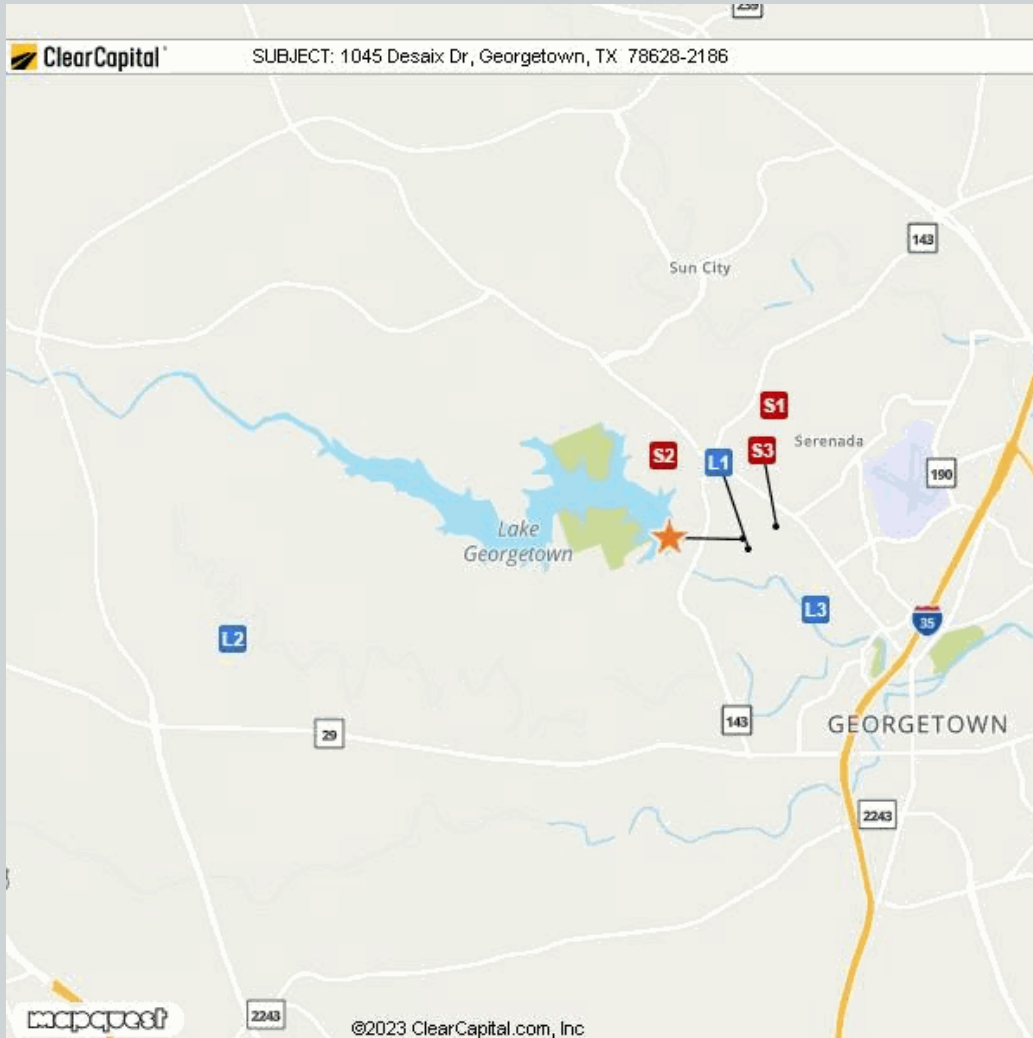
Address ★ 1045 Desaix Drive, Georgetown, TX 78628

Loan Number 54668

Suggested List \$500,000

Suggested Repaired \$500,000

Sale \$485,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1045 Desaix Drive, Georgetown, TX 78628	--	Parcel Match
L1 Listing 1	900 Desaix Dr, Georgetown, TX 78628	0.14 Miles ¹	Parcel Match
L2 Listing 2	208 Long Canyon Ln, Georgetown, TX 78628	6.14 Miles ¹	Parcel Match
L3 Listing 3	1300 River Vista Rd, Georgetown, TX 78628	1.20 Miles ¹	Street Centerline Match
S1 Sold 1	903 Madrone Dr, Georgetown, TX 78628	1.62 Miles ¹	Parcel Match
S2 Sold 2	104 Red Granite Rd, Georgetown, TX 78628	1.36 Miles ¹	Parcel Match
S3 Sold 3	268 Axis Loop, Georgetown, TX 78628	0.43 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	01/31/2025	License State	TX
Phone	5128484449	Email	rc.cutcher@gmail.com
Broker Distance to Subject	12.41 miles	Date Signed	08/05/2023

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.