

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.

<b>Address</b>	907 Acorn Oaks Drive, Austin, TX 78745	<b>Order ID</b>	9097673	<b>Property ID</b>	34955923
<b>Inspection Date</b>	01/06/2024	<b>Date of Report</b>	01/08/2024		
<b>Loan Number</b>	56208	<b>APN</b>	332810		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Travis		

**Tracking IDs**

<b>Order Tracking ID</b>	1.5_BPO	<b>Tracking ID 1</b>	1.5_BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	TUSKER CAPITAL FUND LLC	<b>Condition Comments</b> The subject property is a 1 story home that from the exterior appears to be in good exterior condition and has been maintained. No repairs are needed.
<b>R. E. Taxes</b>	\$5,451	
<b>Assessed Value</b>	\$432,270	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes (Lockbox)	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

**Neighborhood & Market Data**

<b>Location Type</b>	Urban	<b>Neighborhood Comments</b> Neighborhood marketing trends are stable and there is a balance of supply and demand for the area. There is very minimal REO Activity in immediate. Seller concessions on average are at an acceptable range. Surrounding properties are maintained throughout and lawns are satisfactory.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$419000 High: \$627200	
<b>Market for this type of property</b>	Decreased 4 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	907 Acorn Oaks Drive	709 Huntingdon Pl	1108 Austin Highlands Blvd	905 Acorn Oaks Dr
<b>City, State</b>	Austin, TX	Austin, TX	Austin, TX	Austin, TX
<b>Zip Code</b>	78745	78745	78745	78745
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.24 <sup>1</sup>	0.57 <sup>1</sup>	0.01 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$375,000	\$400,000	\$435,000
<b>List Price \$</b>	--	\$375,000	\$380,000	\$435,000
<b>Original List Date</b>		10/26/2023	10/19/2023	01/04/2024
<b>DOM · Cumulative DOM</b>	-- · --	73 · 74	80 · 81	3 · 4
<b>Age (# of years)</b>	47	53	50	47
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Single stories	1 Story single story	1 Story single story	1 Story single story
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,260	1,088	994	1,182
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 1 · 1	3 · 2
<b>Total Room #</b>	7	7	6	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.17 acres	0.15 acres	0.16 acres	0.18 acres
<b>Other</b>	--	--	--	--

\* Listing 1 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Move In Ready Home. Sold As Is. Roof Replaced 10/2023. Located In Quiet Neighborhood In Highly Desirable 78745. 13 Minutes To Downtown, 12 Minutes To South Congress Shops And Restaurants, 19 Minutes To University Of Texas And 10 Minutes To St Edward's University. When You Step Outside You Will Find An Enclosed Patio/sunroom, A Gazebo, A Well Kept Lockable Shed, And Plenty Of Yard Space.
- Listing 2** In The Heart Of This Trendy South Congress Neighborhood! Located Only 5 Miles From Downtown, This Charming Single-story Bungalow Offers A Comfortable And Inviting Space With Three Bedrooms And One And One-half Baths. New Roof 2023. Ideally Situated Within A Short Bike Ride From St Elmo District And The Proposed Light Rail Terminal At South Congress And Stassney, This Property Combines Convenience, Style, And The Vibrant Austin Lifestyle. As You Step Inside, You'll Be Greeted By An Open, Spacious Living Area With Natural Light. The Living Room Seamlessly Flows Into The Adjacent Breakfast Area And Kitchen, Framed By A Central Island, Creating A Perfect Space For Entertaining Family And Friends. The Neutral Color Palette And Laminate Floors Add Warmth To This Interior Space That Lives Larger Than The Square Footage. No Carpet! The Updated Kitchen Features Quartz Counters, An Undermount Sink, New Cabinets, And Plenty Of Storage For All Your Culinary Needs. Prepare Delicious Meals While Staying Connected To The Rest Of The Living Area, Ensuring You Never Miss The Conversation. Two Additional Bedrooms Provide Versatility For Accommodating Guests, Creating A Home Office, Or Pursuing Hobbies. The Second Bathroom Is Conveniently Located To Serve Guests And Residents Alike, With A Modern Design And A Tub/shower Combination. Step Outside Into Your Backyard Oasis, Where You'll Find A Private Retreat To Relax And Unwind. Whether You Envision Hosting Lively Barbecues On The Covered Patio Or Enjoying A Quiet Morning Coffee Under The Large Trees, The Backyard Offers Ample Space For Activities. Explore The Vibrant Local Music Scene With Nightly Shows At Sagebrush, Far Out Lounge, Or Armadillo Den. Plant Roots In 78745 Before The Orange Line Light Rail Terminal At Congress And Stassney Is Completed And Demand For This Area Skyrockets.
- Listing 3** Charming 3 Bedroom, 2 Bathroom Home Located In The Heart Of South Austin! As You Enter, You Will Be Happy To Find Updated Flooring, Updated Countertops In The Kitchen And Bathrooms, As Well As Fresh Paint Throughout, Making This Home Bright And Move-in Ready! With An Open Floor Plan, This Home Is Perfect For Entertaining. The Primary Suite Is Located On The Opposite Side Of The Additional Bedrooms, Offering A Wonderful Amount Of Privacy. The Primary Bathroom Also Offers Dual Vanities And Dual Walk In Closets. As You Step Outside You Will Be Happy To Find An Expansive Backyard With A Large Shed Perfect For A Workshop Or Storage. Located Near William Cannon Dr, You Are A Quick Drive To Retail, Grocery, Restaurants And I-35!

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	907 Acorn Oaks Drive	7304 Loganberry Dr	501 Strawberry Cv	1201 Stoneoak Ln
City, State	Austin, TX	Austin, TX	Austin, TX	Austin, TX
Zip Code	78745	78745	78745	78745
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.68 <sup>1</sup>	0.42 <sup>1</sup>	0.32 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$385,000	\$410,000	\$525,000
List Price \$	--	\$385,000	\$410,000	\$450,000
Sale Price \$	--	\$377,000	\$390,000	\$440,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	09/07/2023	12/20/2023	08/17/2023
DOM · Cumulative DOM	-- · --	28 · 28	49 · 49	119 · 119
Age (# of years)	47	48	46	50
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 Single stories	1 Story single story	1 Story single story	1 Story single story
# Units	1	1	1	1
Living Sq. Feet	1,260	1,240	1,493	1,212
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
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	0.17 acres	0.20 acres	0.23 acres	0.16 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$377,000	\$390,000	\$440,000

\* Sold 1 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Darling ranch style home just minutes from S Congress shopping & dining and I-35. Spacious lot shaded by several mature trees and a recently painted exterior creating wonderful curb appeal. Interior features include a split bedroom floor plan offering ample privacy to the primary suite with vaulted ceiling, full bath and walk-in closet. Galley style kitchen with a dining nook overlooking the huge backyard. Floor to ceiling rock fireplace + vaulted and beamed ceiling add to the allure of the living area. Additional features include new window shades throughout, a two car garage with a door opener and absolutely no HOA!
- Sold 2** Nestled In The Tranquil Beaconridge Neighborhood At 501 Strawberry Cove, Austin, Texas 78745, This Classic 1978 Single-family Home Encapsulates The Essence Of Cherished Moments. Spanning 1493 Square Feet, This Residence Embraces A 3-bedroom, 2-bath Layout, Offering A Haven Of Comfort And Warmth Along With French Doors Which Offer The Option To Create Private, Intimate Spaces Within. With A Serene Setting In A Quiet Cul-de-sac, This Abode Has Been A Witness To Countless Heartwarming Memories. The Open Dining And Living Areas Have Been A Centerpiece For Gatherings, Echoing With Laughter And Shared Stories. Step Into The Expansive, Shaded Backyard, Where The Air Has Been Filled With The Aroma Of Barbecue Grills During Joyous Get-togethers. Convenience Is Key In This Location, With Easy Access To Nearby Shopping Centers And Major Highways, Ensuring A Seamless Blend Of Comfort And Accessibility For Daily Living.
- Sold 3** Charming Single-family Home Is The Perfect Combination Of Style, Comfort, And Location. With 3 Bedrooms, 2 Bathrooms, And 1212 Square Feet Of Living Space, This Home Has Plenty Of Room To Spread Out And Make Your Mark. Plus, With Fresh Paint And New Quartz Countertops, It's Already Looking Sharp! But That's Not All - The Living Area And Kitchen Open Up To A Spacious Deck That's Just Begging For You To Throw A Backyard Barbecue. And The Backyard Itself? Let's Just Say It's So Private, You Might Need To Set Up Smoke Signals To Let Your Neighbors Know You're Having A Party! And If You're The Type Who Craves Sunshine And Vitamin D, You'll Be In Heaven Here. The Large Windows Let In Tons Of Natural Light, So You Can Enjoy The Great Outdoors From The Comfort Of Your Own Living Room. Let's Not Forget About The Location. This Home Is Located In The Carrell Oaks Neighborhood, Which Means You're Just A Stone's Throw Away From Some Of Austin's Best Restaurants, Shops, And Entertainment.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Please read: Status Effective Date Price Source Sale Type			
<b>Listing Agent Name</b>				DOM/CDOM Sale Price 1/4/2024 \$340,000 MLS Arms length			
<b>Listing Agent Phone</b>				Pending/Contract 12/20/2023 \$375,000 MLS Arms length			
<b># of Removed Listings in Previous 12 Months</b>	0			Original List Price 12/11/2023 \$375,000 MLS Arms length 24			
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$385,000	\$385,000
<b>Sales Price</b>	\$380,000	\$380,000
<b>30 Day Price</b>	\$370,000	--
<b>Comments Regarding Pricing Strategy</b>		
The suggested pricing is based on the subject's condition and the value is consistent with the likeness of most similar comps in the record. All the comps are the best available, bracketed, and all within the requirements.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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.
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### Subject Photos



Front



Address Verification



Address Verification



Address Verification



Address Verification



Address Verification

### Subject Photos



Side



Side



Street



## Listing Photos

**L1** 709 Huntingdon Pl  
Austin, TX 78745



Front

**L2** 1108 Austin Highlands Blvd  
Austin, TX 78745



Front

**L3** 905 Acorn Oaks Dr  
Austin, TX 78745



Front

## Sales Photos

**S1** 7304 Loganberry Dr  
Austin, TX 78745



Front

**S2** 501 Strawberry Cv  
Austin, TX 78745



Front

**S3** 1201 Stoneoak Ln  
Austin, TX 78745



Front

### ClearMaps Addendum

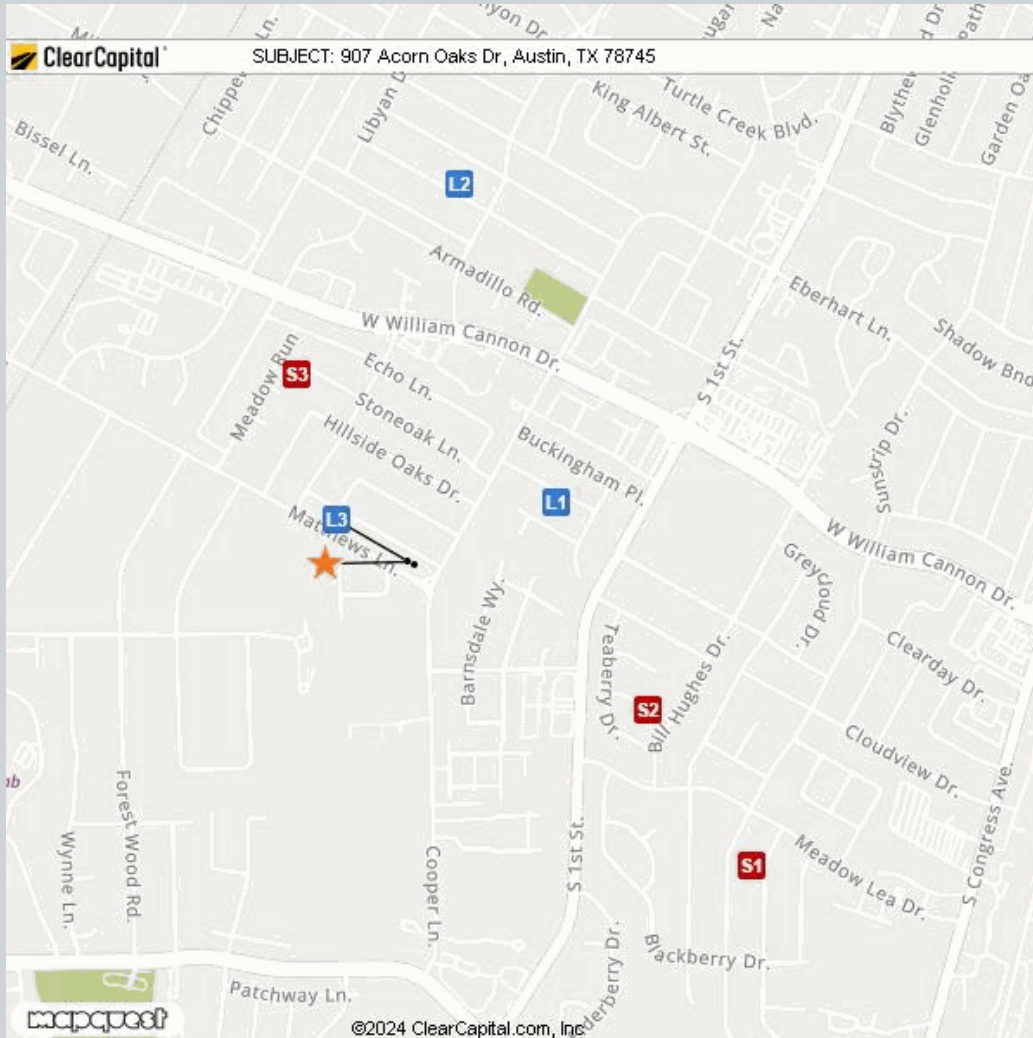
**Address** ★ 907 Acorn Oaks Drive, Austin, TX 78745

**Loan Number** 56208

**Suggested List** \$385,000

**Suggested Repaired** \$385,000

**Sale** \$380,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	907 Acorn Oaks Drive, Austin, TX 78745	--	Parcel Match
L1 Listing 1	709 Huntingdon Pl, Austin, TX 78745	0.24 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	1108 Austin Highlands Blvd, Austin, TX 78745	0.57 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	905 Acorn Oaks Dr, Austin, TX 78745	0.01 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	7304 Loganberry Dr, Austin, TX 78745	0.68 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	501 Strawberry Cv, Austin, TX 78745	0.42 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1201 Stoneoak Ln, Austin, TX 78745	0.32 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Francisco Lopez Reyes	<b>Company/Brokerage</b>	Exp Realty
<b>License No</b>	755467	<b>Address</b>	11101 county down dr Austin TX 78747
<b>License Expiration</b>	03/31/2025	<b>License State</b>	TX
<b>Phone</b>	3172895924	<b>Email</b>	plumatx@gmail.com
<b>Broker Distance to Subject</b>	4.39 miles	<b>Date Signed</b>	01/08/2024

*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.**