

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	8149 Tockington Way, Austin, TEXAS 78748	Order ID	9199838	Property ID	35162939
Inspection Date	03/07/2024	Date of Report	03/08/2024		
Loan Number	56852	APN	485854		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Travis		

Tracking IDs					
Order Tracking ID	3.6_BPO	Tracking ID 1	3.6_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CHARLOTTE F MARSHALL	Condition Comments	
R. E. Taxes	\$8,275	The subject property is a 1 story home that appears to be in good exterior condition and has been maintained. No repairs are needed.	
Assessed Value	\$408,488		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (Locked)		
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	Urban	Neighborhood Comments	
Local Economy	Stable	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.	
Sales Prices in this Neighborhood	Low: \$315000 High: \$576200		
Market for this type of property	Decreased 3 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	8149 Tockington Way	5803 Blythewood Dr	5906 Breezewood Dr	6407 Capriola Dr
City, State	Austin, TEXAS	Austin, TX	Austin, TX	Austin, TX
Zip Code	78748	78745	78745	78745
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.79 ¹	1.75 ¹	1.43 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$319,900	\$319,900	\$335,000
List Price \$	--	\$304,900	\$319,900	\$335,000
Original List Date		01/31/2024	02/25/2024	02/28/2024
DOM · Cumulative DOM	-- · --	36 · 37	11 · 12	8 · 9
Age (# of years)	30	57	54	45
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 story	1 Story single story	1 Story single story	1 Story single story
# Units	1	1	1	1
Living Sq. Feet	949	972	1,008	1,307
Bdrm · Bths · ½ Bths	2 · 2	3 · 1	3 · 1 · 1	3 · 2
Total Room #	6	6	6	7
Garage (Style/Stalls)	Carport 1 Car	Carport 1 Car	Carport 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.15 acres	0.16 acres	0.16 acres	0.15 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** List 1 is one of the best comps available, slightly superior in GLA and slightly superior in lot sq ft, necessary to slightly exceed distance requirements. Located in popular South Austin neighborhood south of W Stassney and South First. HVAC looks newer. 1 car carport. Washer and dryer hookups in carport storage area. Vinyl Siding exterior.
- Listing 2** List 2 is one of the best comps available, superior in GLA and superior in lot sq ft, necessary to slightly exceed distance requirements to find a comparable property. 3 bed, 1 / 1 bath, 1008 sqft single-family home in Flournoys Sweetbriar, Austin Texas.
- Listing 3** List 3 is one of the best comps available, superior in GLA and slightly superior in lot sq ft., necessary to slightly exceed distance requirements to find a comparable property. Great Opportunity For The Right Buyer In Hot Pocket Of 78745. Seller Makes No Warranties And Buyer To Verify All Information.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	8149 Tockington Way	8106 Boggy Ridge Dr	8747 Birmingham Dr	906 Great Britain Blvd
City, State	Austin, TEXAS	Austin, TX	Austin, TX	Austin, TX
Zip Code	78748	78748	78748	78748
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.19 ¹	0.52 ¹	0.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$380,000	\$300,000	\$349,000
List Price \$	--	\$347,500	\$300,000	\$349,000
Sale Price \$	--	\$280,000	\$315,000	\$315,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	08/30/2023	02/16/2024	12/29/2023
DOM · Cumulative DOM	-- · --	49 · 49	36 · 36	63 · 63
Age (# of years)	30	44	40	40
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 story	1 Story single story	1 Story single story	1 Story single story
# Units	1	1	1	1
Living Sq. Feet	949	1,141	1,205	1,309
Bdrm · Bths · ½ Bths	2 · 2	3 · 2	3 · 1	3 · 2
Total Room #	6	6	7	7
Garage (Style/Stalls)	Carport 1 Car	Attached 2 Car(s)	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.15 acres	0.15 acres	0.14 acres	0.15 acres
Other	--	--	--	--
Net Adjustment	--	-\$14,900	+\$1,700	-\$26,900
Adjusted Price	--	\$265,100	\$316,700	\$288,100

* 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** Lowest priced 3-2-2 in South Austin, this home features an open floor plan with 3 spacious bedrooms, large living area with a large fireplace. There is an extra large covered deck in the back yard for those nice fall nights and barbecues.
- Sold 2** The House Welcomes You With A Playful Exterior Adorned In Colorful Fiber Cement Siding, Offering A Modern Yet Inviting Touch. The Covered Front Porch Extends A Warm Invitation, Setting The Stage For Countless Relaxing Moments With Friends And Family. Imagine Sipping Your Morning Coffee Or Enjoying A Cozy Evening On This Charming Porch. Entertaining Is A Breeze With The Large, Magnificent Deck And Additional Flagstone Patio Area In The Backyard. Whether Hosting Gatherings Or Simply Unwinding After A Long Day, This Outdoor Space Becomes An Extension Of Your Living Area. Tall Ceilings In The Living Area Enhance The Sense Of Spaciousness, Creating An Open And Airy Atmosphere That Is Both Welcoming And Comforting. Storage Options Abound Throughout The House, Ensuring That Every Item Has Its Place. The Fireplace Adds A Cozy Touch, Providing Not Just Warmth But Also A Focal Point For Creating Intimate Gatherings During Colder Evenings. Have Peace Of Mind With A General Inspection Report That Accompanies The House. This Added Assurance Allows You To Make Offers Confidently. The Backyard Is Adorned With Pretty Trees, Creating A Serene And Private Oasis. Buckingham Estates Is Located Next To The Expansive Mary Moore Searight Park. With Golf, Horseback Riding Trails, And Playgrounds, This Park Becomes An Extension Of Your Backyard, Providing Endless Recreational Opportunities. Embrace The Vibrant Neighborhood With Trendy New Restaurants Like Nasha And Yoshiko Nearby, Adding A Dash Of Excitement To Your Culinary Adventures.
- Sold 3** Tucked Away, Yet Easy Access Into Town, Discover A Ranch-style Haven Framed By Whispering Trees. The White Rock Exterior Of This Home Exudes Timeless Charm, Setting The Tone For The Warmth Within. As You Step Inside, An Open Floor Plan Seamlessly Connects The Kitchen, Dining, And Living Areas, Making It An Inviting Space For Gatherings. Picture Yourself Curled Up By The Rock Fireplace, Its Crackling Sounds And Soft Glow Turning Chilly Evenings Into Cozy Memories. The Home Boasts Three Well-appointed Bedrooms And Two Baths, Each Designed With Comfort In Mind. Step Out Back To A Fenced Yard, An Oasis For Playful Loved Ones And Cherished Pets. Whether It's Weekend Barbecues, A Game Of Fetch, Or Simply Enjoying A Cup Of Coffee While Listening To The Birds, This Outdoor Space Promises Countless Moments Of Joy.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None			
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	\$320,000	\$320,000
Sales Price	\$315,000	\$315,000
30 Day Price	\$305,000	--
Comments Regarding Pricing Strategy		
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

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.
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Subject Photos



Front



Address Verification



Address Verification



Side



Side



Back

Subject Photos



Street



Street

Listing Photos

L1 5803 Blythewood Dr
Austin, TX 78745



Front

L2 5906 Breezewood Dr
Austin, TX 78745



Front

L3 6407 Capriola Dr
Austin, TX 78745



Front

Sales Photos

S1 8106 Boggy Ridge Dr
Austin, TX 78748



Front

S2 8747 Birmingham Dr
Austin, TX 78748



Front

S3 906 Great Britain Blvd
Austin, TX 78748



Front

ClearMaps Addendum

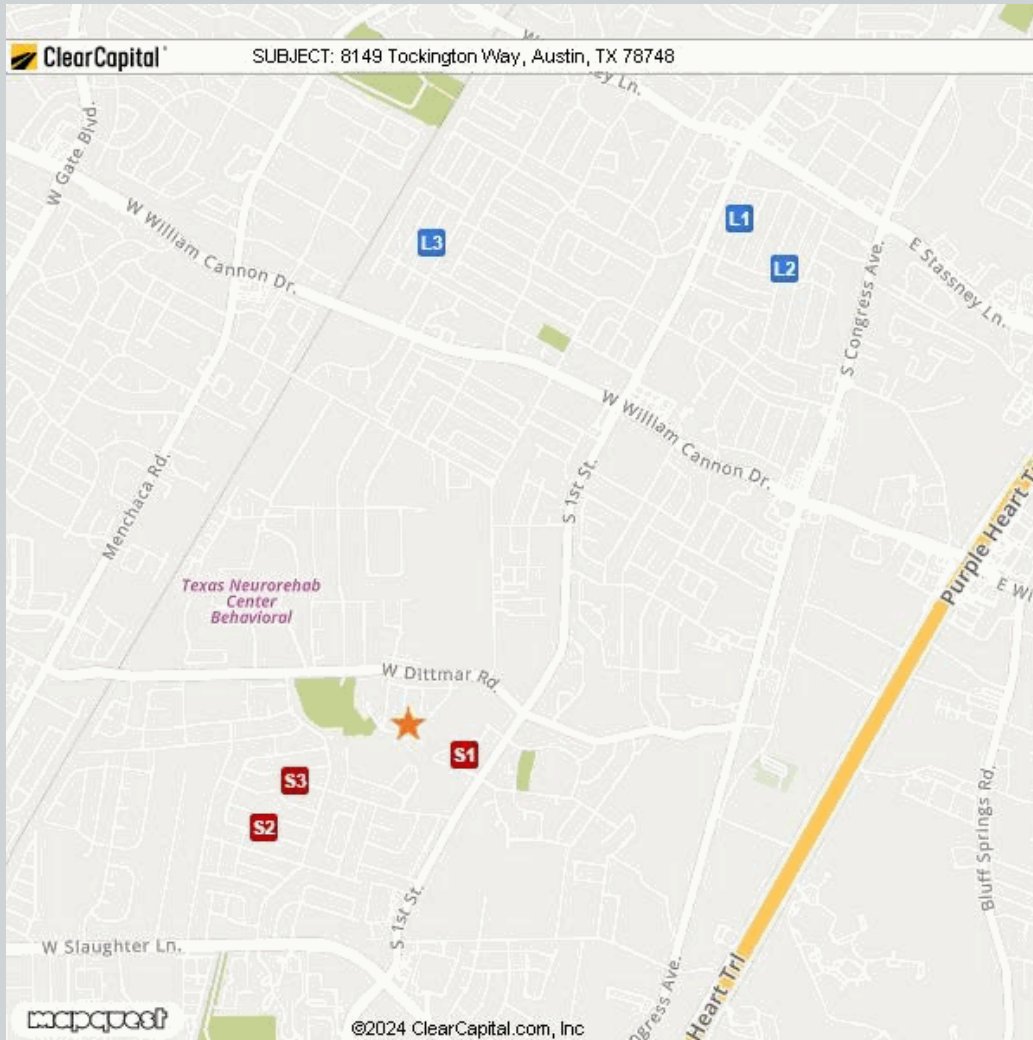
Address ★ 8149 Tockington Way, Austin, TEXAS 78748

Loan Number 56852

Suggested List \$320,000

Suggested Repaired \$320,000

Sale \$315,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8149 Tockington Way, Austin, Texas 78748	--	Parcel Match
L1 Listing 1	5803 Blythewood Dr, Austin, TX 78745	1.79 Miles ¹	Parcel Match
L2 Listing 2	5906 Breezewood Dr, Austin, TX 78745	1.75 Miles ¹	Parcel Match
L3 Listing 3	6407 Capriola Dr, Austin, TX 78745	1.43 Miles ¹	Parcel Match
S1 Sold 1	8106 Boggy Ridge Dr, Austin, TX 78748	0.19 Miles ¹	Parcel Match
S2 Sold 2	8747 Birmingham Dr, Austin, TX 78748	0.52 Miles ¹	Parcel Match
S3 Sold 3	906 Great Britain Blvd, Austin, TX 78748	0.37 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	Francisco Lopez Reyes	Company/Brokerage	Exp Realty
License No	755467	Address	11101 county down dr Austin TX 78747
License Expiration	03/31/2025	License State	TX
Phone	3172895924	Email	plumatx@gmail.com
Broker Distance to Subject	3.72 miles	Date Signed	03/07/2024

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.