

APPRAISAL OF REAL PROPERTY



LOCATED AT

3303 Desert Willow Cv
Austin, Travis County, TX 78735
Lot 51, Block A, The Estates Above Lost Creek

FOR

All Hands Real Estate
1011 Westlake Dr
Austin, TX 78746

OPINION OF VALUE

3,090,000

AS OF

03/10/2025

BY

Sherry Ousley
Heart of Texas Appraisals
651 N US Hwy 183, Ste 335 #207
Leander, TX 78641
(512) 704-2482
sherryo1990@gmail.com

RESIDENTIAL APPRAISAL REPORT

File No.: 25069

SUBJECT	Property Address: 3303 Desert Willow Cv City: Austin State: TX Zip Code: 78735
	County: Travis Legal Description: Lot 51, Block A, The Estates Above Lost Creek
	Assessor's Parcel #: 108513
	Tax Year: 2024 R.E. Taxes: \$ 47,711 Special Assessments: \$ 0 Borrower (if applicable): N/A
	Current Owner of Record: Thundercrest LLC Occupant: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing
	Project Type: <input checked="" type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe) HOA: \$ 779 <input checked="" type="checkbox"/> per year <input type="checkbox"/> per month
	Market Area Name: Lost Creek Map Reference: 12420 Census Tract: 0019.21
ASSIGNMENT	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)
	Intended Use: Estimate fee simple market value for asset valuation.
	Intended User(s) (by name or type): The intended user of this appraisal report is the client and/or property owner.
	Client: All Hands Real Estate Address: 1011 Westlake Dr, Austin, TX 78746
	Appraiser: Sherry Ousley Address: 651 N US Hwy 183, Ste 335 #207, Leander, TX 78641
MARKET AREA DESCRIPTION	Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural
	Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%
	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow
	Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining
	Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply
	Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.
	Predominant Occupancy
	One-Unit Housing
	Present Land Use
	Change in Land Use
Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The subject is bounded to the North by Bee Cave Road, to the South by US Highway 290, to the East by Loop 360, and to the West by State Highway 71. The subject is located west of Austin in the central portion of Travis County. Access to the area is good via Loop 360, with the subject located within 2 miles of this thoroughfare. Employment throughout the area is stable at this time, with the Austin CBD located approximately 6 miles east of the subject. Shopping and recreation are both in close proximity, and area schools are provided by the Austin ISD. Property values in the area appear to be stable at this time. Supply and demand appear to be in balance, and marketing times typically range from 0-3 months for properties realistically priced and in average to good condition. Financing is readily available, with interest rates ranging from 5% to 9% on Conventional, FHA, and VA loans. Financing concessions are not a factor at this time.	
SITE DESCRIPTION	Dimensions: See attached plat Site Area: 3.4094 Ac
	Zoning Classification: None Description: None
	Zoning Compliance: <input type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input checked="" type="checkbox"/> No zoning
	Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Ground Rent (if applicable) \$ /
	Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)
	Actual Use as of Effective Date: Single Family Residential Use as appraised in this report: Single Family Residential
	Summary of Highest & Best Use: The subject is improved with a single family use within a residential subdivision, as are the surrounding properties; thus the Highest & Best Use for the subject property is considered to be a single family use.
	Utilities
	Off-site Improvements
	Topography
Other site elements: <input type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input checked="" type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)	
FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone X FEMA Map # 48453C0440J FEMA Map Date 01/22/2020	
Site Comments: The subject appears to have typical utility easements. No adverse easements were noted. The 10% "Other" Present Land Use is vacant undeveloped and/or park land. The subject abuts a creek to the rear, with the attached flood map indicating that the creekfront portion of the property is located within a flood hazard area. The subject has a significant slope down to the creek, thus the improvements do not appear to be located within the flood hazard area.	
DESCRIPTION OF THE IMPROVEMENTS	General Description
	Exterior Description
	Foundation
	Basement
	Heating
	Interior Description
	Appliances
	Attic
	Amenities
	Car Storage
Finished area above grade contains: 14 Rooms 5 Bedrooms 4.1 Bath(s) 6,589 Square Feet of Gross Living Area Above Grade	
Additional features: See attached addenda.	
Describe the condition of the property (including physical, functional and external obsolescence): The subject is in good condition with very good quality construction. No recent updates were noted by the appraiser at the time of inspection. The subject has a detached pool bath and storage room. See the attached building sketch.	

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My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): TCAD, MLS

TRANSFER HISTORY

1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing:	The subject transferred to the current
Date: 09/08/2023		owner in September 2023 and appears to be an entity name change, however, the details of the transfer
Price:		are unknown. None of the comparable sales had any known deed transfers in the year prior to their sale
Source(s): TCAD		date.
2nd Prior Subject Sale/Transfer		
Date:		
Price:		
Source(s):		

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

SALES COMPARISON APPROACH

FEATURE	SUBJECT	COMPARABLE SALE # 1		COMPARABLE SALE # 2		COMPARABLE SALE # 3	
Address	3303 Desert Willow Cv Austin, TX 78735	8721 Mendocino Dr Austin, TX 78735		3402 Misty Creek Dr Austin, TX 78735		3405 Winding Creek Dr Austin, TX 78735	
Proximity to Subject		0.57 miles NW		0.98 miles NW		0.63 miles NW	
Sale Price	\$	\$ 2,775,000		\$ 2,500,000		\$ 2,480,000	
Sale Price/GLA	\$ /sq.ft.	\$ 513.22 /sq.ft.		\$ 498.90 /sq.ft.		\$ 465.90 /sq.ft.	
Data Source(s)		MLS #9209088		MLS #3309968		MLS #7063971	
Verification Source(s)		Agent, Tax Records		Agent, Tax Records		Agent, Tax Records	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Sales or Financing		Conv;\$20000BCC		Cash;\$20000BCC		Conv;\$17500 BCC	
Concessions		DOM 75		DOM 77		DOM 174	
Date of Sale/Time		01/25 - 02/25		07/24 - 08/24		04/24 - 05/24	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Residential	Residential		Residential		Residential	
Site	3.4094 Ac	1.1 Ac		2.22 Ac		1.497 Ac	
View	Hill Country	Woods		Hill Country		Woods	
Design (Style)	Ranch	Ranch		Ranch		Ranch	
Quality of Construction	Very Good	Very Good		Very Good		Very Good	
Age	42	26		31		37	
Condition	Good	Good		Good		Good	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	14 5 4.1	11 4 4.3		9 5 4.1		10 4 4.1	
Gross Living Area	6,589 sq.ft.	5,407 sq.ft.		5,011 sq.ft.		5,323 sq.ft.	
Basement & Finished	0sf	0sf		0sf		0sf	
Rooms Below Grade							
Functional Utility	Adequate	Adequate		Adequate		Adequate	
Heating/Cooling	CH/CA	CH/CA		CH/CA		CH/CA	
Energy Efficient Items	TypicalFeatures	TypicalFeatures		TypicalFeatures		TypicalFeatures	
Garage/Carport	3 Car Att Gar	3 Car Att Gar		2 Car Att Gar		3 Car Att Gar	
Porch/Patio/Deck	Porch,CvdPatio	Porch,CvdPatio		Porch,CvdPatio		Porch,CvdPatio	
Fireplace	3 Fireplaces	1 Fireplaces		2 Fireplaces		3 Fireplaces	
Fence, Pool, etc	Fence,Pool	Fence		Fence,Pool		Fence,Pool	
Other	OutdrKit,PoolBath	OutdoorKitchen		None		Garage Apartment	
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 546,909		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 386,226		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 346,986	
Adjusted Sale Price of Comparables		\$ 3,321,909		\$ 2,886,226		\$ 2,826,986	

Summary of Sales Comparison Approach Recent comparable sales similar in GLA and site size to the subject were limited within the subject neighborhood. All sales were adjusted for size by 30% of their sales price per square foot, with sale one being most similar in size to the subject, and all sales were also adjusted for site size by approximately \$100,000 per acre. Sale three is similar in age to the subject, with sales one and two being adjusted downward by approximately 1%-2% for their newer age. Sales one and three were adjusted upward for their lack of a view, with sale one also being adjusted upward for its lack of a pool, and sale three was adjusted downward for having a garage apartment. Greatest consideration was given to sale one in the final analysis, as it is the most recent sale, and the sales utilized were the best available as of the effective date of the appraisal.

Indicated Value by Sales Comparison Approach \$ 3,090,000



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COST APPROACH	COST APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.	
	Provide adequate information for replication of the following cost figures and calculations.	
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value):	
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW		
OPINION OF SITE VALUE -----=\$		
Source of cost data: _____ DWELLING _____ Sq.Ft. @ \$ -----=\$		
Quality rating from cost service: _____ Effective date of cost data: _____ Sq.Ft. @ \$ -----=\$		
Comments on Cost Approach (gross living area calculations, depreciation, etc.): _____ Sq.Ft. @ \$ -----=\$		
_____ Sq.Ft. @ \$ -----=\$		
_____ Sq.Ft. @ \$ -----=\$		
_____ Sq.Ft. @ \$ -----=\$		
_____ = \$		
Garage/Carport _____ Sq.Ft. @ \$ -----=\$		
Total Estimate of Cost-New -----=\$		
Less Physical Functional External		
Depreciation -----=()		
Depreciated Cost of Improvements -----=\$		
"As-is" Value of Site Improvements -----=\$		
-----=\$		
-----=\$		
Estimated Remaining Economic Life (if required): _____ Years		
INDICATED VALUE BY COST APPROACH -----=\$		
INCOME APPROACH	INCOME APPROACH TO VALUE (if developed) <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.	
	Estimated Monthly Market Rent \$ _____ X Gross Rent Multiplier _____ = \$ _____ Indicated Value by Income Approach	
	Summary of Income Approach (including support for market rent and GRM):	
PUD	PROJECT INFORMATION FOR PUDs (if applicable) <input checked="" type="checkbox"/> The Subject is part of a Planned Unit Development.	
	Legal Name of Project: _____	
Describe common elements and recreational facilities: _____		
RECONCILIATION	Indicated Value by: Sales Comparison Approach \$ 3,090,000 Cost Approach (if developed) \$ _____ Income Approach (if developed) \$ _____	
	Final Reconciliation In the final analysis, all consideration was given to the Sales Comparison Approach as it has the most readily available data. The Cost Approach was not utilized due to the difficulty in estimating accrued depreciation, and the Income Approach was not utilized as the subject is not an income producing property, with neither approach being necessary for a credible value opinion.	
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair: _____	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 3,090,000, as of: 03/10/2025, which is the effective date of this appraisal. If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
ATTACHMENTS	A true and complete copy of this report contains <u>29</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
	Attached Exhibits:	
	<input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input checked="" type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input checked="" type="checkbox"/> Flood Addendum <input type="checkbox"/> Manuf. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> _____ <input type="checkbox"/> _____	
SIGNATURES	Client Contact: <u>Ruben Garcia</u> Client Name: <u>All Hands Real Estate</u>	
	E-Mail: <u>ruben@allhandsrealestate.com</u> Address: <u>1011 Westlake Dr, Austin, TX 78746</u>	
	APPRAISER _____ SUPERVISORY APPRAISER (if required) _____ or CO-APPRAISER (if applicable) _____	
	Appraiser Name: <u>Sherry Dusley</u> Supervisory or Co-Appraiser Name: _____ Company: <u>Heart of Texas Appraisals</u> Company: _____ Phone: <u>(512) 704-2482</u> Fax: _____ E-Mail: <u>sherryo1990@gmail.com</u> E-Mail: _____ Date of Report (Signature): <u>03/17/2025</u> Date of Report (Signature): _____ License or Certification #: <u>TX-1337312-G</u> State: <u>TX</u> License or Certification #: _____ State: _____ Designation: _____ Designation: _____ Expiration Date of License or Certification: <u>09/30/2025</u> Expiration Date of License or Certification: _____ Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of Inspection: <u>03/10/2025</u> Date of Inspection: _____	



Supplemental Addendum

File No. 25069

Owner	Thundercrest LLC						
Property Address	3303 Desert Willow Cv						
City	Austin	County	Travis	State	TX	Zip Code	78735
Client	All Hands Real Estate						

The appraisal was prepared in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice, and the appraiser is providing an Appraisal Report herein

• **GP Residential: Description of the Improvements - Additional Features**

Ceiling fans, programmable thermostat, quartz counters, tile backsplash, wine refrigerator, icemaker, chef stove, pocket doors, (2) dishwashers, built-in sub-zero refrigerator, prep sinks, warming drawers, skylights, crown molding, pendant lighting, recessed lighting, wood blinds, barrel ceilings, skylights, security system, sprinkler system, water softener, epoxy floored garage, built-ins, tongue and groove patio ceiling, outdoor kitchen, detached pool bath and storage room

Assumptions, Limiting Conditions & Scope of Work

File No.: 25069

Property Address: 3303 Desert Willow Cv	City: Austin	State: TX	Zip Code: 78735
Client: All Hands Real Estate	Address: 1011 Westlake Dr, Austin, TX 78746		
Appraiser: Sherry Ousley	Address: 651 N US Hwy 183, Ste 335 #207, Leander, TX 78641		

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Scope of Work: The appraiser performed a complete interior and exterior visual inspection of the subject property and took photographs; visually inspected the neighborhood; inspected each of the comparable sales; researched, verified, and analyzed public and private data sources; researched and analyzed the subject neighborhood and market; and reported the analysis, opinions, and conclusions.

Certifications

File No.: 25069

Property Address: 3303 Desert Willow Cv	City: Austin	State: TX	Zip Code: 78735
Client: All Hands Real Estate	Address: 1011 Westlake Dr, Austin, TX 78746		
Appraiser: Sherry Ousley	Address: 651 N US Hwy 183, Ste 335 #207, Leander, TX 78641		

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 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.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, 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.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.
- The appraiser completed this assignment with no influence on the value (written or oral) from any party connected with this assignment.
- The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989 as amended (12 U.S.C.331 et seq) and any implementing regulations.
- I have researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- I have researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- If this appraisal was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of the appraisal report were delivered containing my original hand written signature.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Ruben Garcia	Client Name: All Hands Real Estate
E-Mail: ruben@allhandsrealestate.com	Address: 1011 Westlake Dr, Austin, TX 78746

APPRAISER

SUPERVISORY APPRAISER (if required)
or CO-APPRAISER (if applicable)

SIGNATURES

Appraiser Name: Sherry Ousley
 Company: Heart of Texas Appraisals
 Phone: (512) 704-2482 Fax: _____
 E-Mail: sherryo1990@gmail.com
 Date Report Signed: 03/17/2025
 License or Certification #: TX-1337312-G State: TX
 Designation: _____
 Expiration Date of License or Certification: 09/30/2025
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection: 03/10/2025

Supervisory or Co-Appraiser Name: _____
 Company: _____
 Phone: _____ Fax: _____
 E-Mail: _____
 Date Report Signed: _____
 License or Certification #: _____ State: _____
 Designation: _____
 Expiration Date of License or Certification: _____
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection: _____



Subject Photo Page

Owner	Thundercrest LLC				
Property Address	3303 Desert Willow Cv				
City	Austin	County	Travis	State	TX
				Zip Code	78735
Client	All Hands Real Estate				

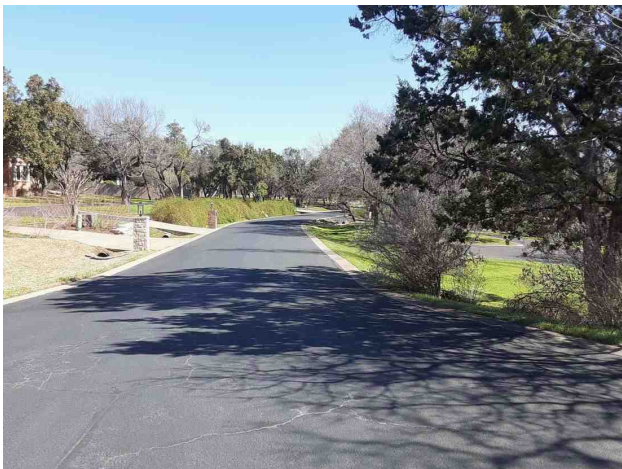


Subject Front

3303 Desert Willow Cv
Sales Price
Gross Living Area 6,589
Total Rooms 14
Total Bedrooms 5
Total Bathrooms 4.1
Location Residential
View Hill Country
Site 3.4094 Ac
Quality Very Good
Age 42



Subject Rear



Subject Street

Photograph Addendum

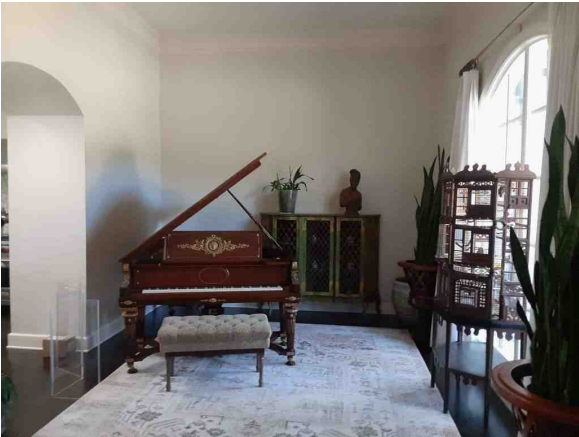
Owner	Thundercrest LLC						
Property Address	3303 Desert Willow Cv						
City	Austin	County	Travis	State	TX	Zip Code	78735
Client	All Hands Real Estate						



Living



Dining



Living



Living



Kitchen



Kitchen

Photograph Addendum

Owner	Thundercrest LLC						
Property Address	3303 Desert Willow Cv						
City	Austin	County	Travis	State	TX	Zip Code	78735
Client	All Hands Real Estate						



Kitchen



Kitchen



Breakfast



Utility



Garage



Family

Photograph Addendum

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Half Bath



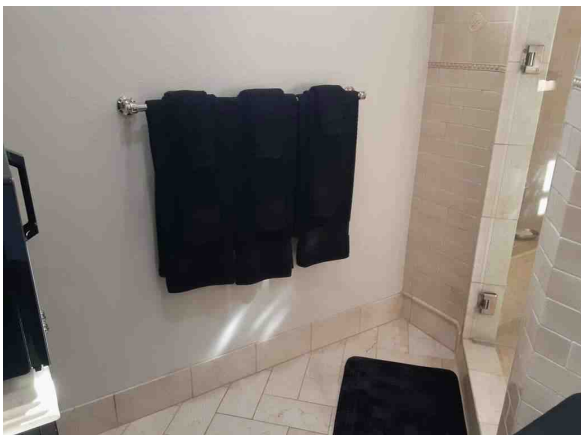
Study



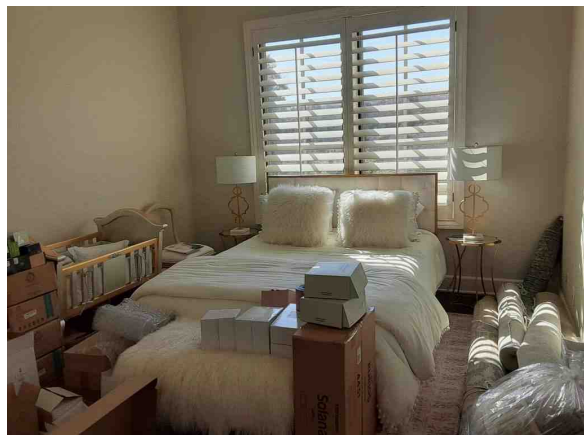
Primary Bedroom



Primary Bath



Primary Bath



Bedroom

Photograph Addendum

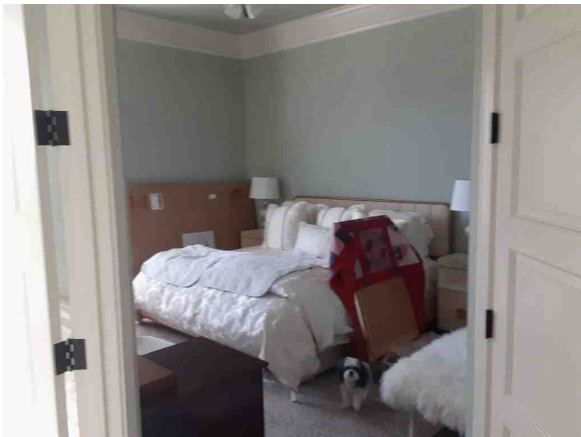
Owner	Thundercrest LLC						
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City	Austin	County	Travis	State	TX	Zip Code	78735
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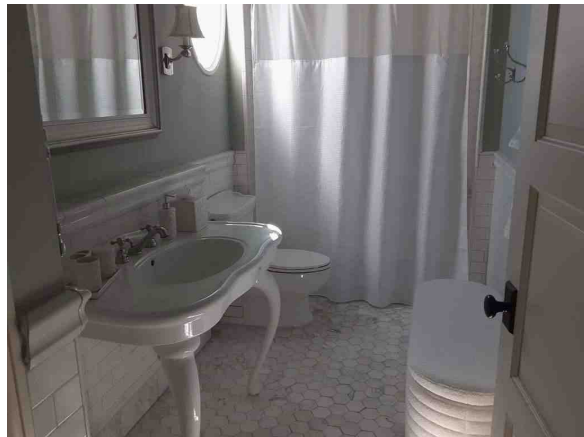
Bath



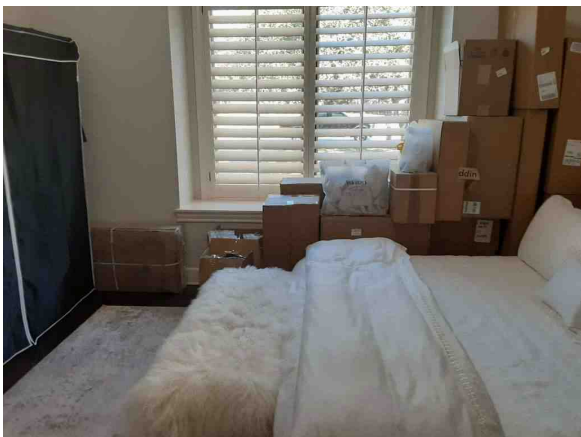
Study



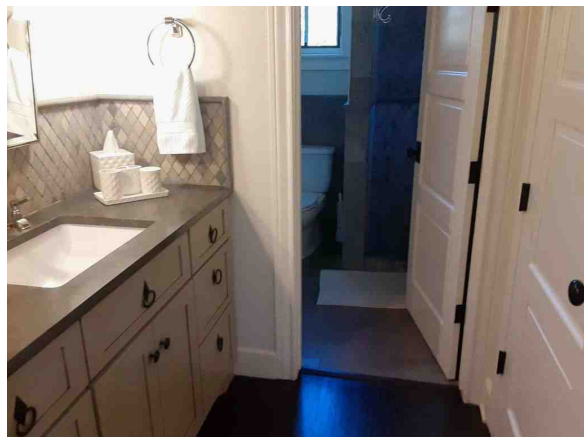
Bedroom



Bath



Bedroom



Bath

Photograph Addendum

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Bath



Bedroom



Rec/Media Room



Pool



Patio/Outdoor Kitchen



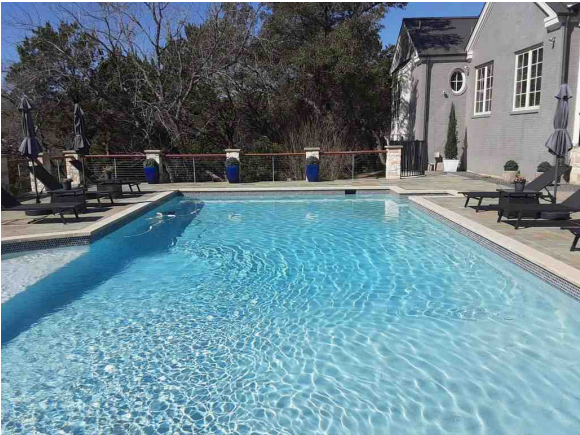
Patio

Photograph Addendum

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Pool/View



Pool



View



Patio/Pool Bath/Storage



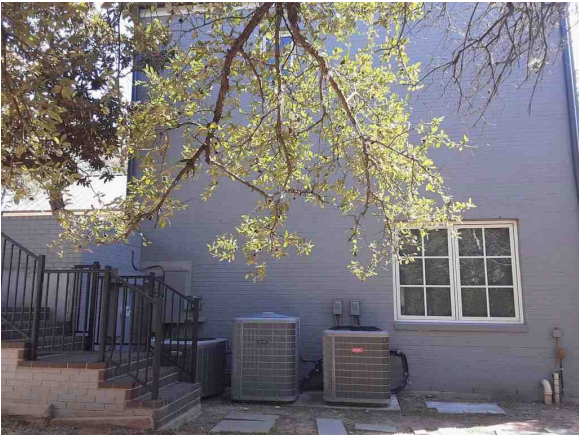
Rear



Slope to Creek

Photograph Addendum

Owner	Thundercrest LLC						
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Client	All Hands Real Estate						



Side



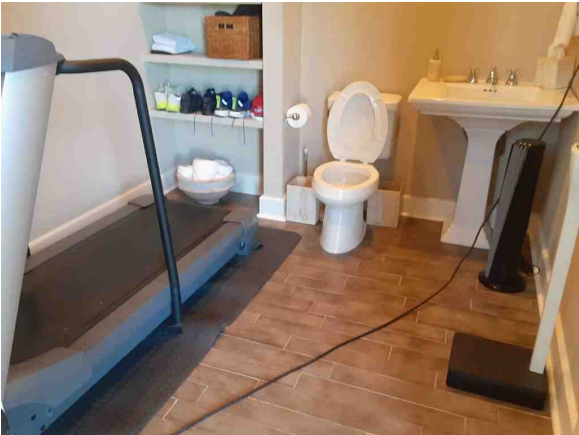
Pool



Patio



Storage



Pool Bath



Pool Bath

Photograph Addendum

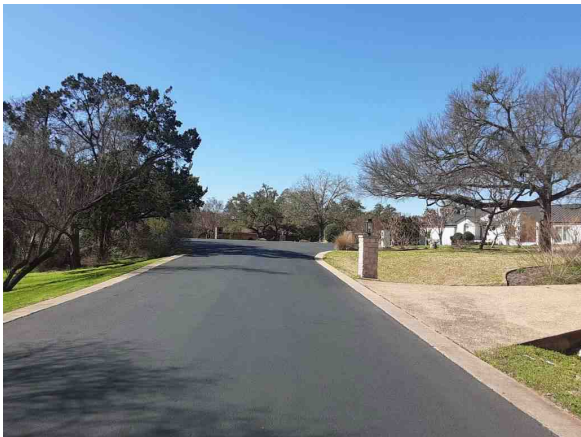
Owner	Thundercrest LLC						
Property Address	3303 Desert Willow Cv						
City	Austin	County	Travis	State	TX	Zip Code	78735
Client	All Hands Real Estate						



Side



Front



Street

Comparable Photo Page

Owner	Thundercrest LLC				
Property Address	3303 Desert Willow Cv				
City	Austin	County	Travis	State	TX
Client	All Hands Real Estate				
				Zip Code	78735



Comparable 1

8721 Mendocino Dr
 Prox. to Subject 0.57 miles NW
 Sale Price 2,775,000
 Gross Living Area 5,407
 Total Rooms 11
 Total Bedrooms 4
 Total Bathrooms 4.3
 Location Residential
 View Woods
 Site 1.1 Ac
 Quality Very Good
 Age 26



Comparable 2

3402 Misty Creek Dr
 Prox. to Subject 0.98 miles NW
 Sale Price 2,500,000
 Gross Living Area 5,011
 Total Rooms 9
 Total Bedrooms 5
 Total Bathrooms 4.1
 Location Residential
 View Hill Country
 Site 2.22 Ac
 Quality Very Good
 Age 31

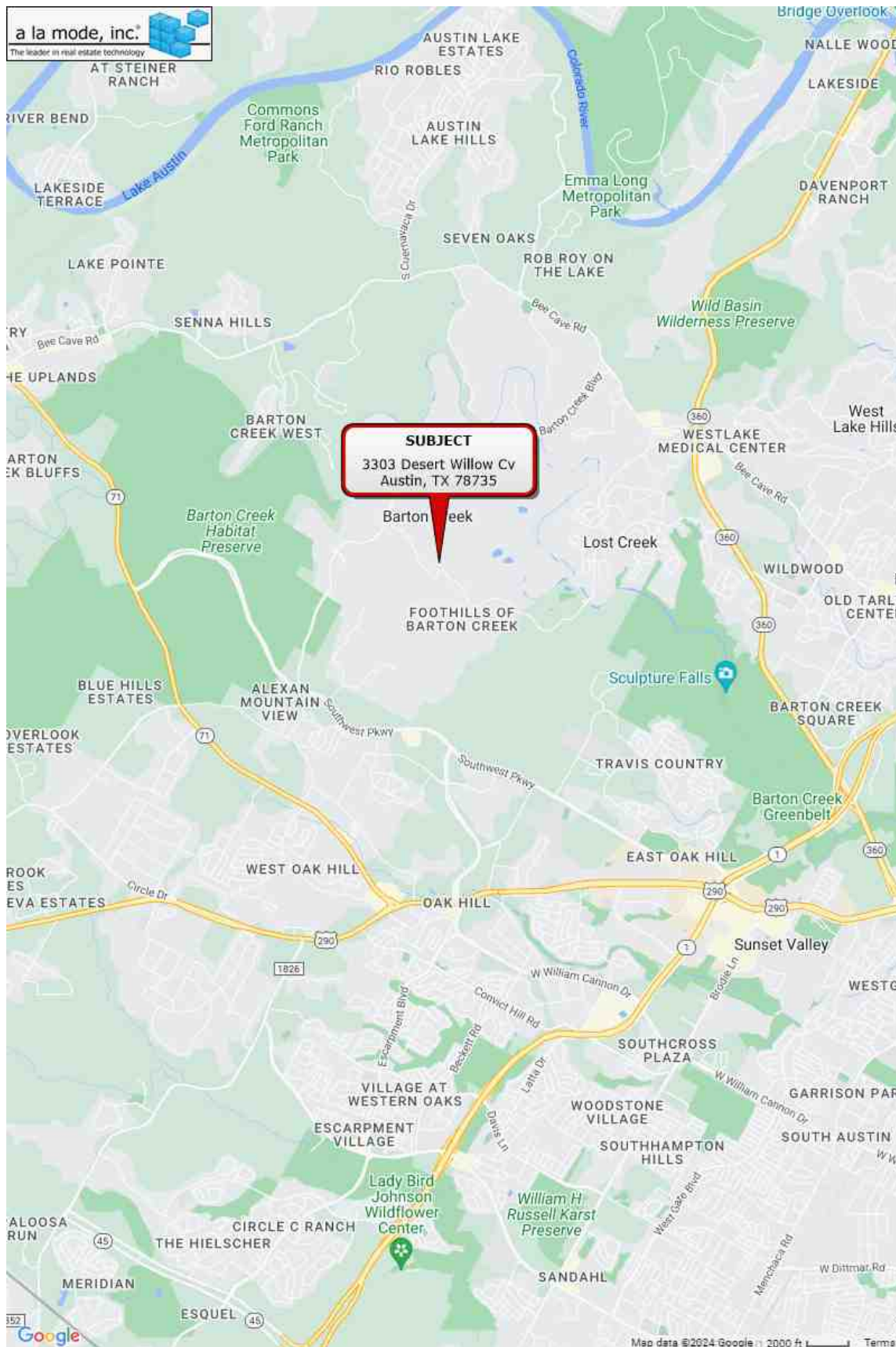


Comparable 3

3405 Winding Creek Dr
 Prox. to Subject 0.63 miles NW
 Sale Price 2,480,000
 Gross Living Area 5,323
 Total Rooms 10
 Total Bedrooms 4
 Total Bathrooms 4.1
 Location Residential
 View Woods
 Site 1.497 Ac
 Quality Very Good
 Age 37

Neighborhood Map

Owner	Thundercrest LLC						
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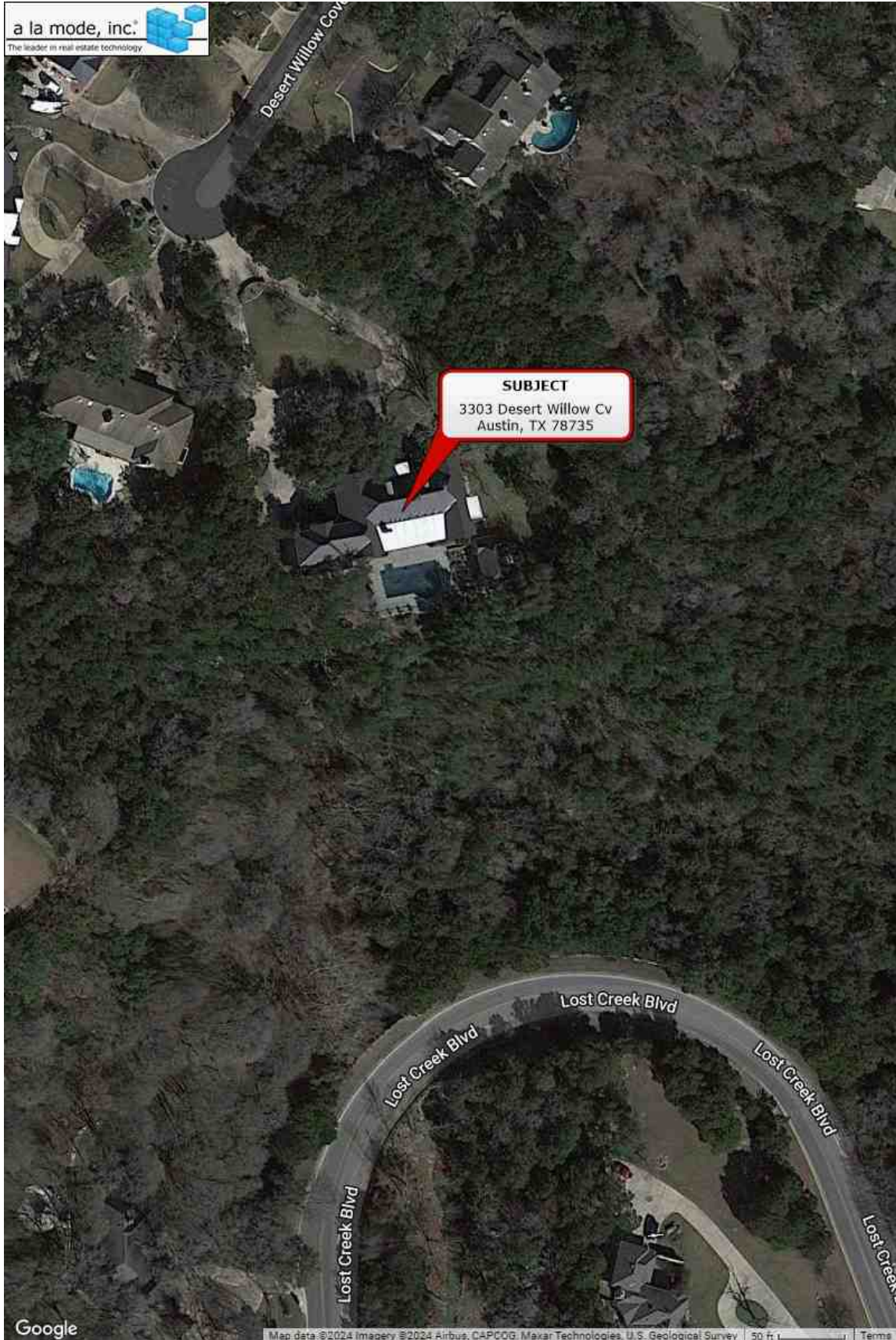
Comparable Sales Map

Owner	Thundercrest LLC						
Property Address	3303 Desert Willow Cv						
City	Austin	County	Travis	State	TX	Zip Code	78735
Client	All Hands Real Estate						

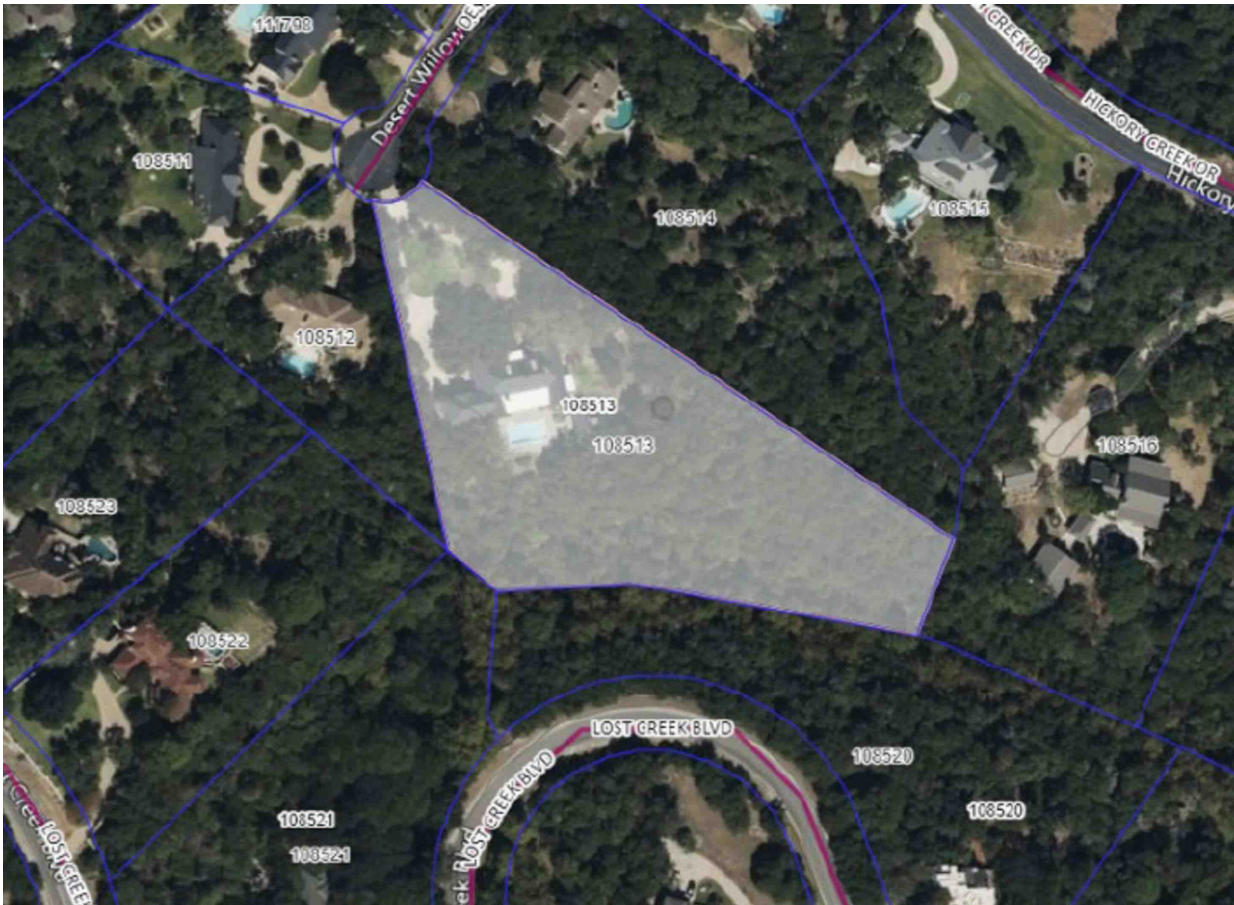


Aerial Map

Owner	Thundercrest LLC						
Property Address	3303 Desert Willow Cv						
City	Austin	County	Travis	State	TX	Zip Code	78735
Client	All Hands Real Estate						

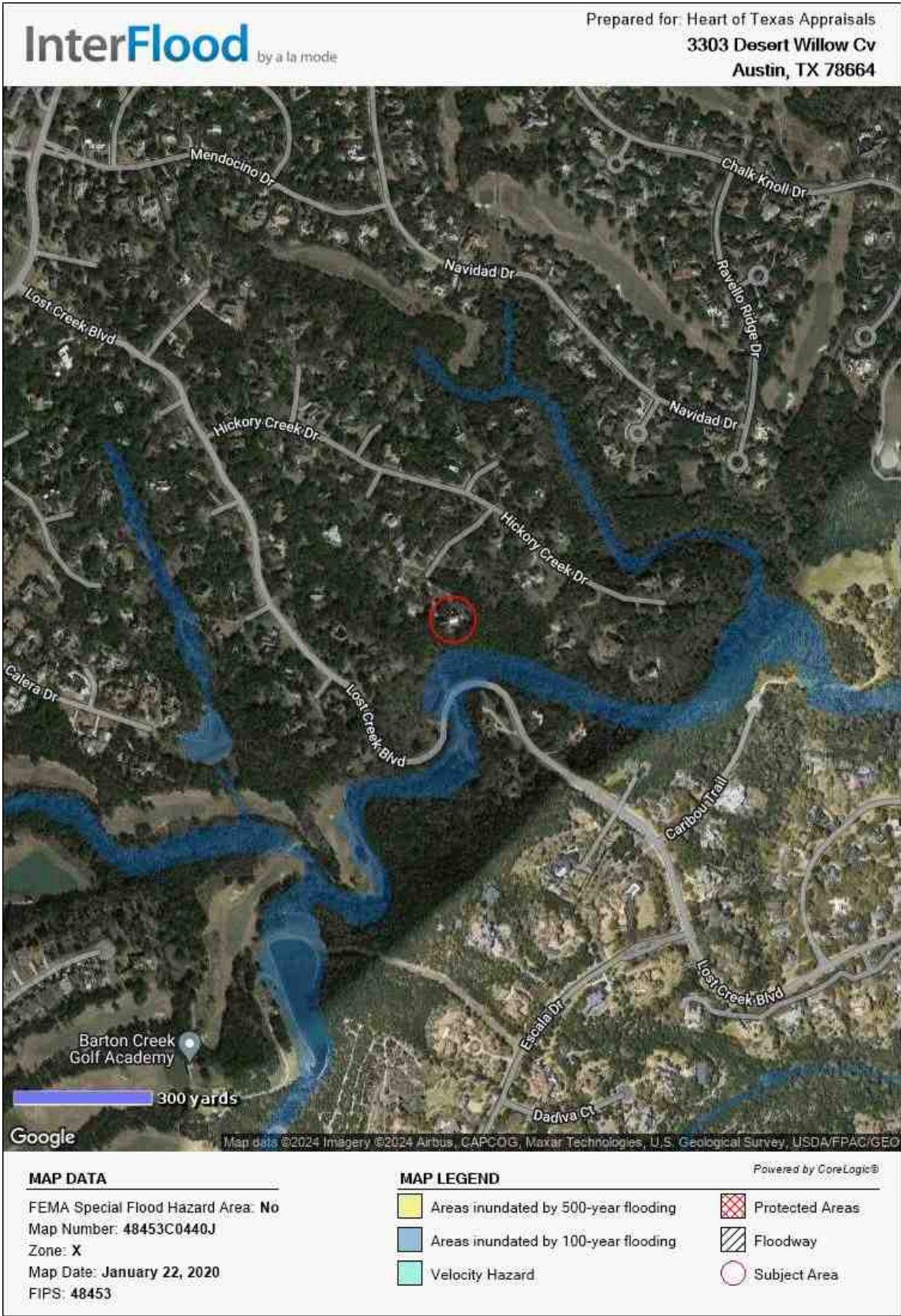


Aerial Plat Map



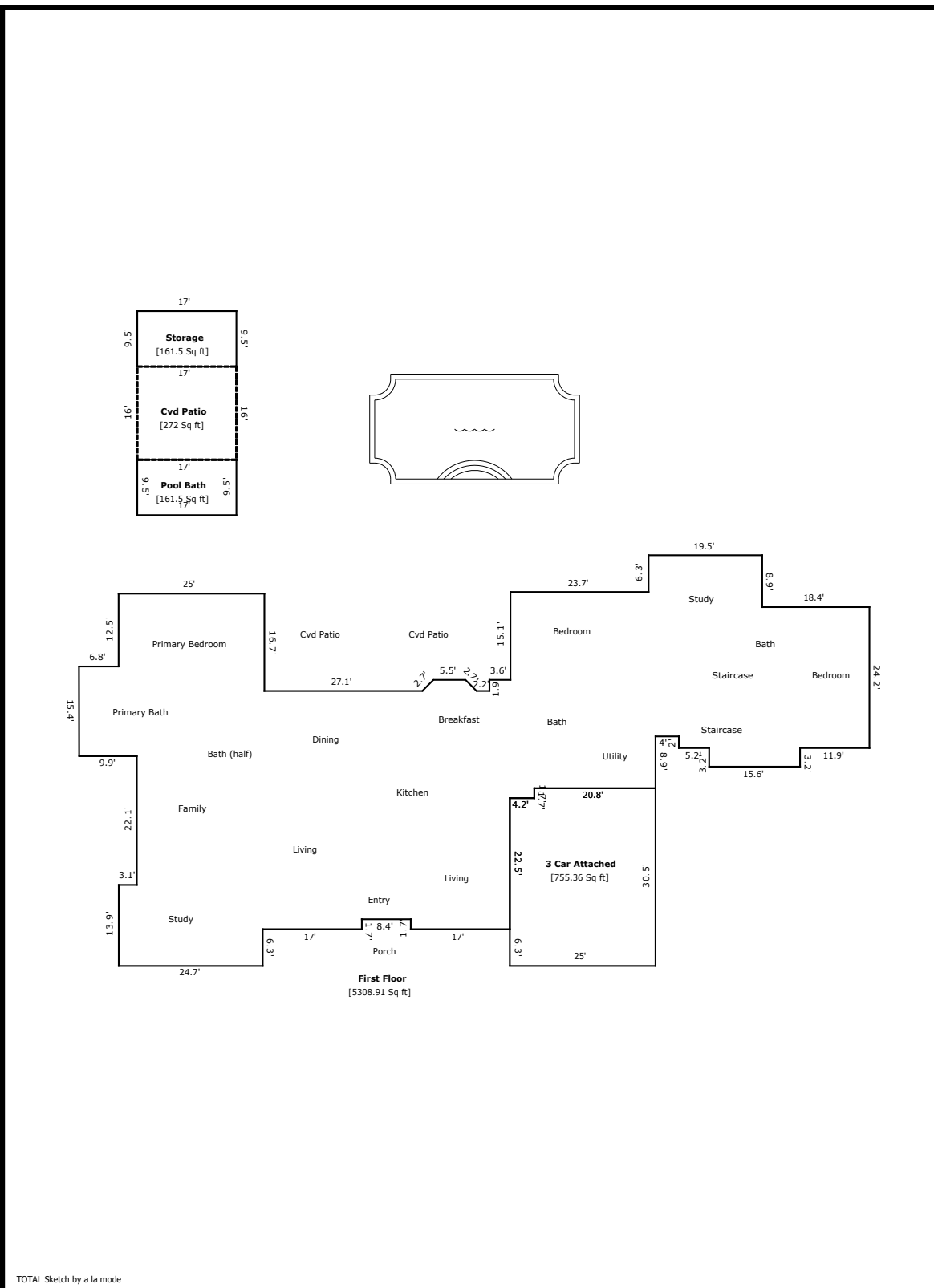
Flood Map

Owner	Thundercrest LLC				
Property Address	3303 Desert Willow Cv				
City	Austin	County	Travis	State	TX
Client	All Hands Real Estate	Zip Code	78735		



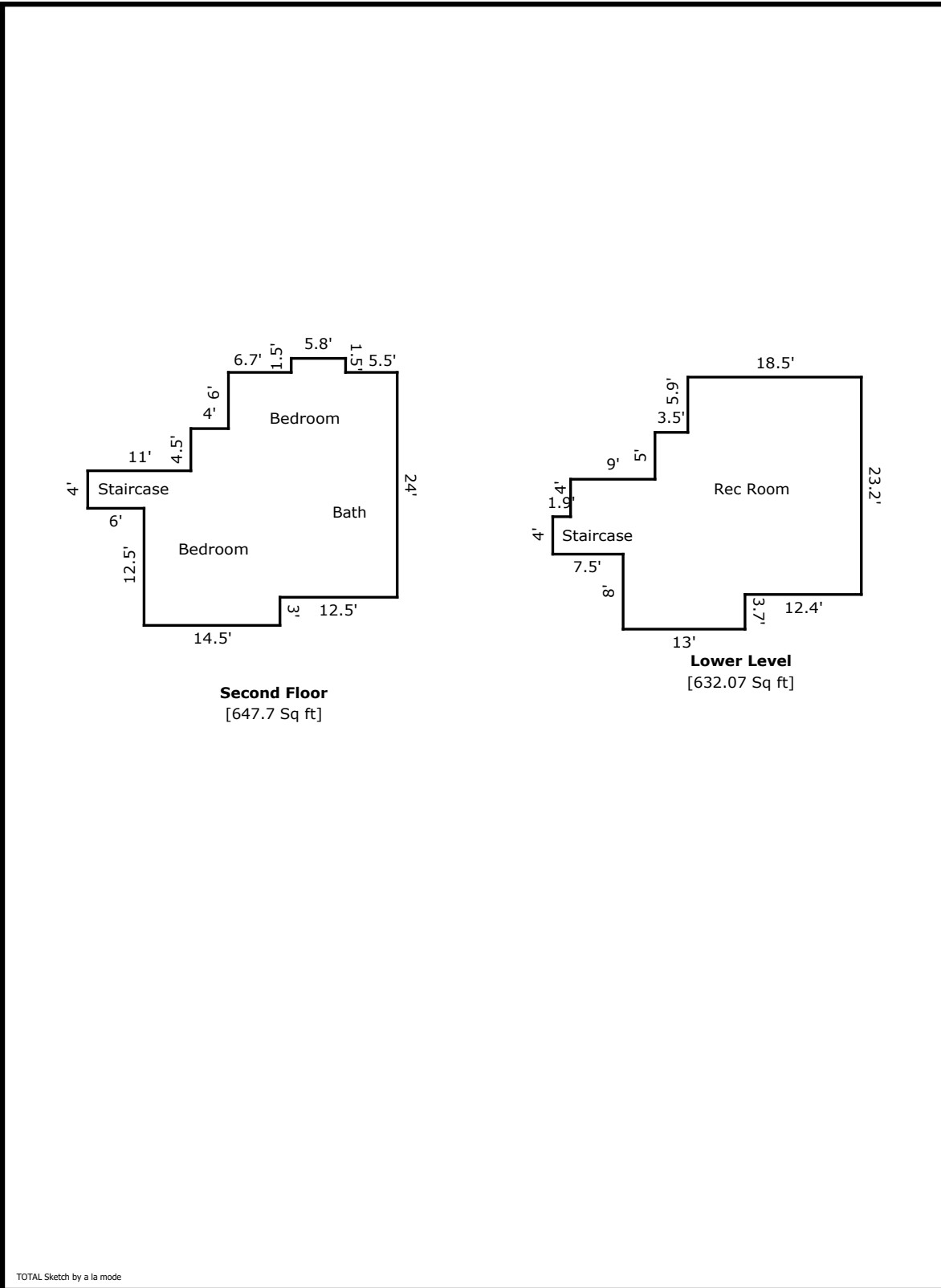
Building Sketch (Page - 1)

Owner	Thundercrest LLC				
Property Address	3303 Desert Willow Cv				
City	Austin	County	Travis	State	TX
Client	All Hands Real Estate	Zip Code	78735		



Building Sketch (Page - 2)

Owner	Thundercrest LLC				
Property Address	3303 Desert Willow Cv				
City	Austin	County	Travis	State	TX
Client	All Hands Real Estate	Zip Code	78735		



Building Sketch (Page - 3)

Owner	Thundercrest LLC				
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				Zip Code	78735
Client	All Hands Real Estate				

TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Calculation Details	
First Floor	5308.91 Sq ft	$0.5 \times 1.91 \times 1.91 = 1.82$ $0.5 \times 1.91 \times 1.91 = 1.82$ $5.5 \times 1.91 = 10.5$ $15.6 \times 3.2 = 49.92$ $24.2 \times 18.4 = 445.28$ $33.1 \times 14.3 = 473.33$ $5.2 \times 6.3 = 32.76$ $28.9 \times 15.1 = 436.39$ $25 \times 12.5 = 312.5$ $9.7 \times 4 = 38.8$ $18.6 \times 20.8 = 386.88$ $24.7 \times 6.3 = 155.61$ $20.3 \times 4.2 = 85.26$ $17 \times 1.7 = 28.9$ $41.1 \times 3.5 = 143.85$ $39.2 \times 21.9 = 858.48$ $40.9 \times 16.72 = 683.78$ $45.1 \times 21.88 = 986.86$ $15.4 \times 9.9 = 152.46$ $0.5 \times 15.4 \times 0.02 = 0.14$ $7.6 \times 3.1 = 23.56$
Second Floor	647.7 Sq ft	$5.8 \times 1.5 = 8.7$ $4 \times 6 = 24$ $24 \times 12.5 = 300$ $5.5 \times 6 = 33$ $14.5 \times 16.5 = 239.25$ $4.5 \times 9.5 = 42.75$
Lower Level	632.07 Sq ft	$23.2 \times 12.4 = 287.68$ $6.1 \times 5.9 = 35.99$ $13 \times 8 = 104$ $13 \times 9.6 = 124.8$ $8 \times 9 = 72$ $4 \times 1.9 = 7.6$
Total Living Area (Rounded):	6589 Sq ft	
Non-living Area		
Pool Bath	161.5 Sq ft	$9.5 \times 17 = 161.5$
Cvd Patio	272 Sq ft	$17 \times 16 = 272$
3 Car Attached	755.36 Sq ft	$25 \times 28.8 = 720$ $20.8 \times 1.7 = 35.36$
Storage	161.5 Sq ft	$17 \times 9.5 = 161.5$

FIRREA / USPAP ADDENDUM	
Owner	Thundercrest LLC
Property Address	3303 Desert Willow Cv
City	Austin
County	Travis
State	TX
Zip Code	78735
Client	All Hands Real Estate
Purpose	
Asset Valuation	
Scope of Work	The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of the appraisal report form, including the attached definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser has, at a minimum: (1) performed a visual inspection of the interior and exterior areas of the subject property, (2) inspected the neighborhood, (3) inspected each of the comparable sales from at least the street, (4) researched, verified, and analyzed data from reliable public and/or private sources for the subject property, the neighborhood, and the comparable sales, and (5) reported his or her analysis, opinions, and conclusions in this appraisal report.
Intended Use / Intended User	
Intended Use:	The intended use of this appraisal report is for asset valuation.
Intended User(s):	The intended user of this appraisal report is the client and/or property owner.
History of Property	
Current listing information:	N/A
Prior sale:	N/A
Exposure Time / Marketing Time	The appraiser makes it known that an analysis of the historical sales over the past 12 months proved a range of exposure time, at a market price (one that is not inflated and comparative with other properties similar in features and aspects of the subject) to be 0-3 months. This exposure time is similar to the marketing time of comparable listings noted in the neighborhood section of the form report.
Personal (non-realty) Transfers	N/A
Additional Comments	Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and acting in what they consider their own best interests; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. As defined by the United States Treasury Department, Comptroller of the Currency, 12 CFR, part 34, Section 34.42.
FIRREA STATEMENT:	"The appraiser certifies and agrees that this appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989 as amended (12 U.S.C.331 et seq) and any applicable implementing regulations in effect at the time the appraiser signed the appraisal certification."
Certification Supplement	1. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or an approval of a loan. 2. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result or the occurrence of a subsequent event. 3. In accordance with the 2024 USPAP edition, the requirement of work history over a three year period must be disclosed prior to acceptance of the assignment (or if discovered after acceptance during the research in the assignment). The appraiser makes it known they did not perform a service as an appraiser, or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
Appraiser:	Sherry Ousley 
Signed Date:	03/17/2025
Certification or License #:	TX-1337312-G
Certification or License State:	TX Expires: 09/30/2025
Effective Date of Appraisal:	03/10/2025
Supervisory Appraiser:	
Signed Date:	
Certification or License #:	
Certification or License State:	Expires:
Inspection of Subject:	<input type="checkbox"/> Did Not <input type="checkbox"/> Exterior Only <input type="checkbox"/> Interior and Exterior



Certified General Real Estate Appraiser

Appraiser: **SHERRY LYNN OUSLEY**

License #: **TX 1337312 G**

License Expires: **09/30/2025**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified General Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.


Chelsea Buchholtz
Commissioner