

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	20276 Merry Oak Avenue, Tampa, FL 33647	Order ID	6057073	Property ID	25985060
Inspection Date	01/25/2019	Date of Report	01/25/2019		
Loan Number	36941	APN	U-05-27-20-84W-000082-000860		
Borrower Name	Breckenridge Property Fund 2016 LLC				

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 01.24.19	Tracking ID 1	BotW New Fac-DriveBy BPO 01.24.19
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	
Occupancy	Vacant	The subject appears to have been maintained and is consistent with the average condition of the surrounding homes. Based on the drive by there were no signs of needed repair. This home showed no signs of occupancy. It had been listed as a rental in past years and the owner is listed on the tax records to live in Georgia.	
Secure?	Yes		
(All windows and doors appeared secure.)			
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Live Oak Preserve		
Association Fees	\$200 / Month (Landscaping, Other: Gated)		
Visible From Street	Visible		

II. Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments	
Listing Agency/Firm		No recent MLS history	
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
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III. Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Live Oak is a deed restricted community, managed by an HOA with an additional CDD fee collected in the taxes. It is roughly a 10 minute drive to the nearest interstate and has access to most all amenities within the same time frame. The average marketing time for all homes here is 42 days. The current absorption rate is 1% with 25 month's supply. These factors taken together indicate a market that strongly favors the buyer. These factors are starting to show themselves in prices that are having to be lowered in order to sell.	
Sales Prices in this Neighborhood	Low: \$185,000 High: \$489,000		
Market for this type of property	Decreased 3 % in the past 6 months.		
Normal Marketing Days	<90		

IV. Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	20276 Merry Oak Avenue	20136 Oakflower Ave	20110 Nob Oak Ave	20319 Merry Oak Ave
City, State	Tampa, FL	Tampa, FL	Tampa, FL	Tampa, FL
Zip Code	33647	33647	33647	33647
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.55 ¹	1.14 ¹	0.14 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$330,000	\$315,000	\$335,000
List Price \$	--	\$315,000	\$315,000	\$335,000
Original List Date		12/13/2018	01/15/2019	11/30/2018
DOM · Cumulative DOM	-- · --	43 · 43	10 · 10	56 · 56
Age (# of years)	13	11	15	13
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,975	2,709	2,760	2,966
Bdrm · Bths · ½ Bths	5 · 3	5 · 4	5 · 3	5 · 3
Total Room #	9	9	9	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.14 acres	.17 acres	.14 acres	.17 acres
Other	--	--	--	--

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 This comp is inferior based on GLA but offers a 4th full bathroom, a larger lot and a 3 car garage.

Listing 2 This comp is inferior based on GLA, but offers a similar functionality and lot size. It does have a 3 car garage.

Listing 3 This comp is closest to the subject s GLA and overall functionality. It is deemed superior based on a 3 car garage and a larger lot size.

* Listing 3 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.

V. Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	20276 Merry Oak Avenue	20117 Nob Oak Ave	20039 Nob Oak Ave	19909 Tamiami Ave
City, State	Tampa, FL	Tampa, FL	Tampa, FL	Tampa, FL
Zip Code	33647	33647	33647	33647
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.09 ¹	1.19 ¹	0.81 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$320,000	\$315,000	\$335,000
List Price \$	--	\$310,000	\$315,000	\$314,900
Sale Price \$	--	\$295,000	\$295,000	\$310,000
Type of Financing	--	Conventional	Conventional	Cash
Date of Sale	--	12/7/2018	10/25/2018	12/1/2018
DOM · Cumulative DOM	-- · --	79 · 79	72 · 72	93 · 103
Age (# of years)	13	14	15	15
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,975	2,750	2,776	3,005
Bdrm · Bths · ½ Bths	5 · 3	5 · 3	5 · 3	5 · 4
Total Room #	9	9	9	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.14 acres	.14 acres	.16 acres	.17 acres
Other	--	Concessions	--	Concessions
Net Adjustment	--	+\$2,750	+\$4,270	-\$6,275
Adjusted Price	--	\$297,750	\$299,270	\$303,725

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

- Sold 1** This comp brackets the subject's GLA on the low end. It is inferior based on GLA (+6750). It did offer a 3 car garage (-1500) and there were concessions (-2500). This comp is weighted at 25% bringing its weighted value to 74437.
- Sold 2** Based on overall functionality this comp is deemed most similar to the subject. It is inferior based on GLA (+5970). It did offer a 3 car garage (-1500) and a larger lot (-200). This comp is weighted at 40% bringing its weighted value to 119708.
- Sold 3** This comp brackets the subject's GLA on the high end. It is superior based on GLA (-900), one more bathroom (-3000), a 3 car garage (-1500), a larger lot (-300) and there were concessions (-575). This comp is weighted at 35% bringing its weighted value to 106303.

* 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.

VI. Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$312,966	\$312,966
Sales Price	\$300,448	\$300,448
30 Day Price	\$295,448	--

Comments Regarding Pricing Strategy

A weighted comparable method was used to reconcile the subject's current market value with more weight given to the comp most similar to the subject. The average list to sale ratio of the comps is 96% and is reflected in the suggested list price. The 30 day price is based on a \$5000 deduction.

VII. Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The price is based on the subject being in average condition. Comps are similar in characteristics, located within 1.19 miles and the sold comps closed within the last 3 months. The market is reported as having decreased 3% in the last 6 months. The price conclusion is deemed supported.

VIII. Property Images

Address 20276 Merry Oak Avenue, Tampa, FL 33647
Loan Number 36941

Suggested List \$312,966

Suggested Repaired \$312,966

Sale \$300,448



Subject 20276 Merry Oak Ave

View Front



Subject 20276 Merry Oak Ave

View Address Verification

VIII. Property Images (continued)

Address 20276 Merry Oak Avenue, Tampa, FL 33647
Loan Number 36941

Suggested List \$312,966

Suggested Repaired \$312,966

Sale \$300,448



Subject 20276 Merry Oak Ave

View Street



Listing Comp 1 20136 Oakflower Ave

View Front

VIII. Property Images (continued)

Address 20276 Merry Oak Avenue, Tampa, FL 33647
Loan Number 36941

Suggested List \$312,966

Suggested Repaired \$312,966

Sale \$300,448



Listing Comp 2 20110 Nob Oak Ave **View** Front



Listing Comp 3 20319 Merry Oak Ave **View** Front

VIII. Property Images (continued)

Address 20276 Merry Oak Avenue, Tampa, FL 33647
Loan Number 36941

Suggested List \$312,966

Suggested Repaired \$312,966

Sale \$300,448



Sold Comp 1 20117 Nob Oak Ave **View** Front



Sold Comp 2 20039 Nob Oak Ave **View** Front

VIII. Property Images (continued)

Address 20276 Merry Oak Avenue, Tampa, FL 33647

Loan Number 36941

Suggested List \$312,966

Suggested Repaired \$312,966

Sale \$300,448

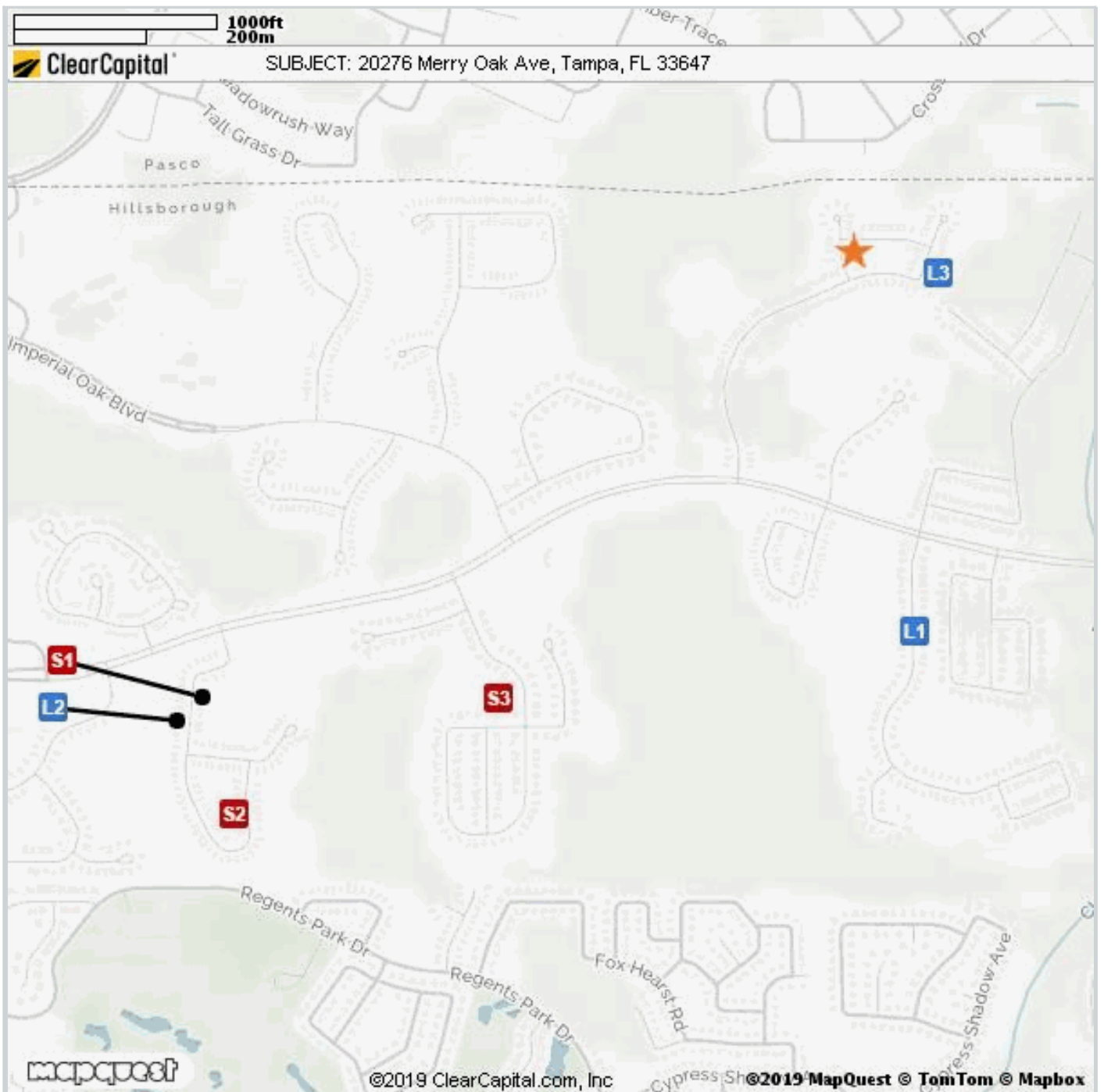


Sold Comp 3 19909 Tamiami Ave

View Front

ClearMaps Addendum

Address ★ 20276 Merry Oak Avenue, Tampa, FL 33647
Loan Number 36941 **Suggested List** \$312,966 **Suggested Repaired** \$312,966 **Sale** \$300,448



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	20276 Merry Oak Ave, Tampa, FL	--	Parcel Match
L1 Listing 1	20136 Oakflower Ave, Tampa, FL	0.55 Miles ¹	Parcel Match
L2 Listing 2	20110 Nob Oak Ave, Tampa, FL	1.14 Miles ¹	Parcel Match
L3 Listing 3	20319 Merry Oak Ave, Tampa, FL	0.14 Miles ¹	Parcel Match
S1 Sold 1	20117 Nob Oak Ave, Tampa, FL	1.09 Miles ¹	Parcel Match
S2 Sold 2	20039 Nob Oak Ave, Tampa, FL	1.19 Miles ¹	Parcel Match
S3 Sold 3	19909 Tamiami Ave, Tampa, FL	0.81 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.

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.

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 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	Jeremy Rickard	Company/Brokerage	The Excellecore Group, Inc
License No	BK3217961		
License Expiration	03/31/2019	License State	FL
Phone	8132989325	Email	jeremy@excellecore.com
Broker Distance to Subject	4.51 miles	Date Signed	01/25/2019

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 Valuation Report.

Disclaimer

This document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

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.