

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	1935 Spanish Oaks Drive N, Palm Harbor, FL 34683	Order ID	6469679	Property ID	27724610
Inspection Date	12/27/2019	Date of Report	12/28/2019		
Loan Number	39495	APN	13-28-15-84574-000-0280		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Pinellas		

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 12.26.19-1	Tracking ID 1	BotW New Fac-DriveBy BPO 12.26.19-1
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	UPWIND MANAGEMENT INC	Condition Comments Property is considered to be in fair condition. Needs update and maintenance.
R. E. Taxes	\$474,120	
Assessed Value	\$217,087	
Zoning Classification	SINGLE FAMILY HOME	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$30,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$30,000	
HOA	SPANISH OAKS N/A	
Association Fees	\$145 / Year (Other: Optional)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Housing Inventory: 2.38 months, and Absorption Rate: 0.42. Typical Days on the Market: 53. REO Transactions: 2%. Seller's Concession Transactions: 20%. Annual Appreciation: 3%, and 0.25% per month.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$135,000 High: \$395,000	
Market for this type of property	Increased 1.5 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1935 Spanish Oaks Drive N	1060 Persimmon Dr	1394 Stonehenge Way	1506 Caird Way
City, State	Palm Harbor, FL	Palm Harbor, FL	Palm Harbor, FL	Palm Harbor, FL
Zip Code	34683	34683	34683	34683
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.52 ¹	0.89 ¹	0.68 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$298,000	\$340,000	\$360,000
List Price \$	--	\$298,000	\$340,000	\$355,000
Original List Date		11/23/2019	12/12/2019	10/07/2019
DOM · Cumulative DOM	-- · --	30 · 35	14 · 16	80 · 82
Age (# of years)	35	38	32	35
Condition	Fair	Average	Good	Good
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 Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,737	1,844	1,803	2,061
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	4 · 3 · 1
Total Room #	7	7	7	8
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	Pool - Yes	Pool - Yes	Pool - Yes	--
Lot Size	0.21 acres	0.17 acres	0.18 acres	0.18 acres
Other	--	--	--	--

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

¹ Comp's "Miles to Subject" was calculated by the system.

² Comp's "Miles to Subject" provided by Real Estate Professional.

³ Subject \$/ft based upon as-is sale price.

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

Listing 1 Superior Condition. Distance search was relaxed up to 1.6 miles due to the lack of comparable in the average to fair condition.

Listing 2 Superior Condition. Located in the immediate market.

Listing 3 Superior Condition and larger GLA. Inferior because it does not have Pool. Located in the immediate market.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1935 Spanish Oaks Drive N	1944 Forest View Dr	1941 Spanish Oaks Dr N	1021 Oak Cir
City, State	Palm Harbor, FL	Palm Harbor, FL	Palm Harbor, FL	Palm Harbor, FL
Zip Code	34683	34683	34683	34683
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.04 ¹	0.01 ¹	0.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$310,000	\$199,900	\$350,000
List Price \$	--	\$299,000	\$199,900	\$334,900
Sale Price \$	--	\$283,000	\$231,000	\$331,500
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	05/06/2019	03/14/2019	10/23/2019
DOM · Cumulative DOM	-- · --	73 · 73	22 · 45	103 · 141
Age (# of years)	35	40	38	43
Condition	Fair	Average	Fair	Good
Sales Type	--	Fair Market Value	REO	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 Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,737	1,780	1,481	1,707
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2 · 1
Total Room #	7	7	6	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	Pool - Yes	--	--	--
Lot Size	0.21 acres	0.22 acres	0.21 acres	0.26 acres
Other	--	--	--	--
Net Adjustment	--	-\$14,677	+\$22,984	-\$35,830
Adjusted Price	--	\$268,323	\$253,984	\$295,670

* 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** Adjustments: Condition (-\$25,000), GLA (-\$1,677), Lot size (-\$1,000), Pool (\$13,000). Sale date was relaxed due to the lack of comparable.
- Sold 2** Adjustments: GLA (\$9,984), Pool (\$13,000). This REO comp was selected because there was the only available in the same condition as subject. Sale date was relaxed due to the lack of comparable.
- Sold 3** Adjustments: Condition (-\$45,000), GLA (\$1,170), Lot size (-\$5,000), Pool (\$13,000).

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Property was listed as a Short Sale, and then Canceled.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months		1					
# of Sales in Previous 12 Months		0					
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
08/14/2019	\$210,000	10/02/2019	\$220,000	Cancelled	11/25/2019	\$210,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$262,000	\$299,000
Sales Price	\$262,000	\$299,000
30 Day Price	\$262,000	--
Comments Regarding Pricing Strategy		
It is recommended to perform an interior inspection to determine the interior condition. According to the most recently listing, this is a short sale transaction accepting Cash ONLY. Unable to verify interior condition that could affect the market value of the subject.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 1060 PERSIMMON DR
Palm Harbor, FL 34683



Front

L2 1394 Stonehenge Way
Palm Harbor, FL 34683



Front

L3 1506 Caird Way
Palm Harbor, FL 34683



Front

Sales Photos

S1 1944 Forest View Dr
Palm Harbor, FL 34683



Front

S2 1941 Spanish Oaks Dr N
Palm Harbor, FL 34683



Front

S3 1021 Oak Cir
Palm Harbor, FL 34683



Front

ClearMaps Addendum

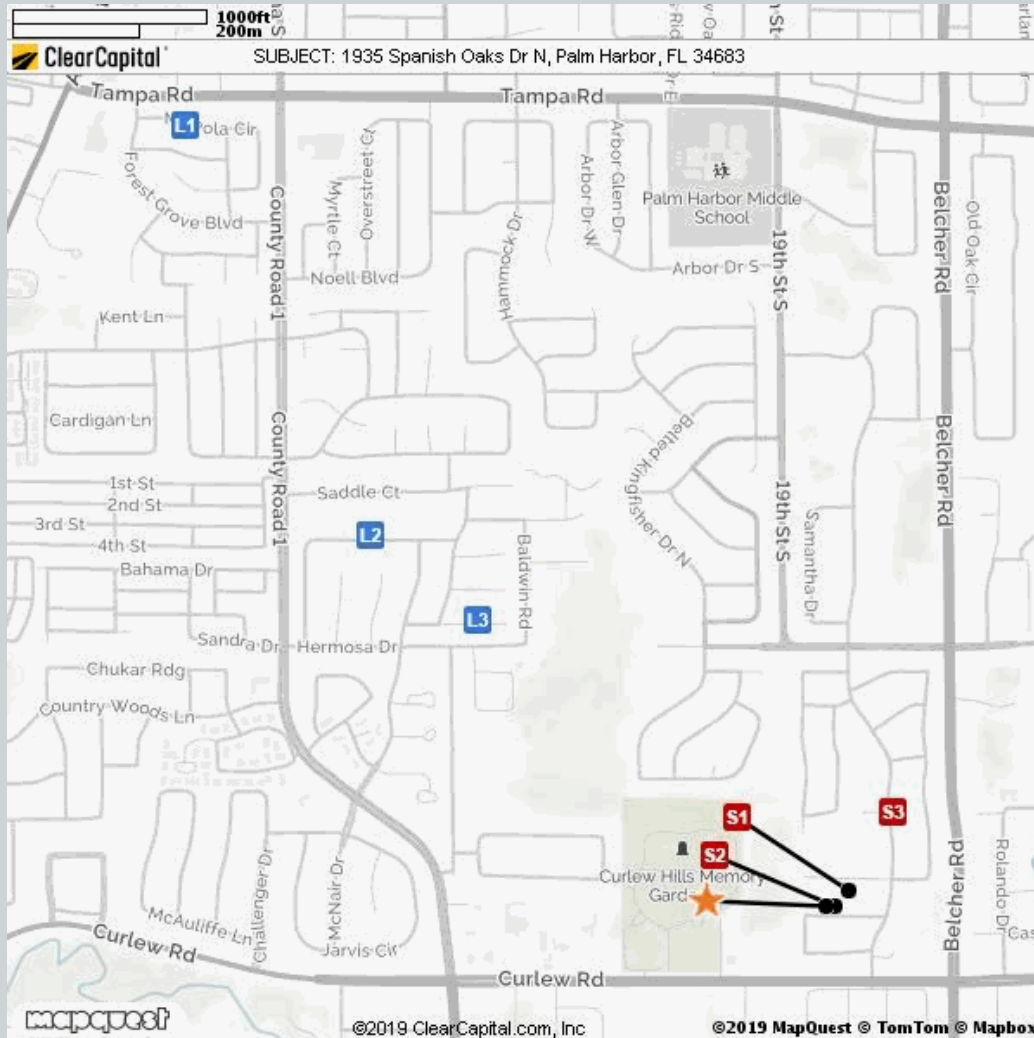
Address ★ 1935 Spanish Oaks Drive N, Palm Harbor, FL 34683

Loan Number 39495

Suggested List \$262,000

Suggested Repaired \$299,000

Sale \$262,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1935 Spanish Oaks Dr N, Palm Harbor, FL	--	Parcel Match
L1	1060 Persimmon Dr, Palm Harbor, FL	1.52 Miles ¹	Parcel Match
L2	1394 Stonehenge Way, Palm Harbor, FL	0.89 Miles ¹	Parcel Match
L3	1506 Caird Way, Palm Harbor, FL	0.68 Miles ¹	Parcel Match
S1	1944 Forest View Dr, Palm Harbor, FL	0.04 Miles ¹	Parcel Match
S2	1941 Spanish Oaks Dr N, Palm Harbor, FL	0.01 Miles ¹	Parcel Match
S3	1021 Oak Cir, Palm Harbor, FL	0.15 Miles ¹	Parcel Match

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

² The Comparable "Distance from Subject" value has been provided by the Real Estate Professional.

Addendum: Report Purpose

Market Approach and Market Time

The Market Approach of this report, as established by the customer, is: **Fair Market Price**. (See definition below.)

The Marketing Time as specified by the customer is **Typical**. (See definition below.)

Definitions:

Fair Market Price

A price at which the property would sell between a willing buyer and a willing seller neither being compelled by undue pressure and both having reasonable knowledge of relevant facts.

Distressed Price

A price at which the property would sell between a willing buyer and a seller acting under duress.

Marketing Time

The amount of time the property is exposed to a pool of prospective buyers before going into contract. The customer either specifies the number of days, requests a marketing time that is typical to the subject's market area and/or requests an abbreviated marketing time.

Typical for Local Market

The estimated time required to adequately expose the subject property to the market resulting in a contract of sale.

Addendum: Report Purpose - cont.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

Instructions last updated: 7/17/2017

Purpose:

Please determine a fair market price for this property at which it would sell in a typical marketing time for the area.

Customer Specific Requests:

If the property is commercial or mixed use, please stop and contact Clear Capital as soon as possible

Form Help:

There are blue question marks (?) throughout this form. These are designed to offer guidance for that particular section of the form. Please click on them for help.

Comparable Requirements:

1. Please use fair market comps from the same neighborhood, block or subdivision whenever possible.
2. Please only use REO comparables if the market is driven by REOs and they are comparable in characteristics and condition.
3. Please use comps that have closed in the past 3 months to show the current market conditions or comment in the report if this is not possible. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Standard Instructions:

1. Clear Capital Code Of Conduct - Please make sure that you are always abiding by the Clear Capital Code of Conduct when completing valuation reports.
2. If the subject is currently listed, please consider all available information pertaining to the subject's condition. This information should be utilized when developing the assumption of the subject's condition.
3. Use the subject characteristics provided in the report Grid (if preloaded) to evaluate the property. This information is from a full interior appraisal and is assumed to be most accurate. If your inspection reveals obvious inaccuracies, please explain in the narrative of the report.
4. Include sufficient detail to help our mutual customer gain a complete understanding of the subject's neighborhood such as neighborhood desirability, amenities, parks, schools, commercial or industrial influences, REO activity, traffic, board-up-homes, etc.
5. Do not approach occupants or owners.
6. If the subject is a Commercial property, contact Clear Capital immediately at 530-582-5011 for direction on how to proceed with the report.
7. Please do not accept if you or your office has completed a report on this property in the last month, are currently listing this property, or have any vested interest in the subject property.
8. Clear Capital does not allow any log ins from IP addresses from foreign countries. This includes, but is not limited to; data entry services, form completion services, etc. Also, it is against Clear Capital code of conduct to share your password with anyone who is not a W2 employee in your office.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot personally inspect the property, select comparables, and determine a price for the subject, please do not accept this report. Per the standards and guidelines adopted by Clear Capital and other industry leaders, the use of assistants to complete any of the aforementioned tasks is not permitted.

Report Instructions - cont.

Due to the importance of an independent opinion of price, please do not discuss your price with anyone or be influenced by list price, pending offers, accept comp packets, repair estimates or the listing agent's opinion.

1. One current, original photo of the front of the subject 2. One address verification photo 3. One street scene photo looking down the street 4. MLS listing and sold comp photos required, please comment if no MLS.

Broker Information

Broker Name	Marilyn Santalices	Company/Brokerage	Future Home Realty, Inc
License No	SL3316642	Address	14443 Mirabelle Vista Cir Tampa FL 33626
License Expiration	09/30/2020	License State	FL
Phone	3528706693	Email	marilyn@saintlizrealty.com
Broker Distance to Subject	8.03 miles	Date Signed	12/28/2019

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 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.