

Please Note: This report was completed with the following assumptions: Market Approach: **Fair Market Price** , Marketing Time: **Typical** . Important additional information relating to this report, including use and restrictions, is contained in an attached addendum which is an integral part of this report.

<b>Address</b>	244 Sweet Mango Trail, Saint Augustine, FL 32086	<b>Order ID</b>	6506528	<b>Property ID</b>	27867644
<b>Inspection Date</b>	01/28/2020	<b>Date of Report</b>	01/28/2020		
<b>Loan Number</b>	39983	<b>APN</b>	1845080650		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	St. Johns		

**Tracking IDs**

<b>Order Tracking ID</b>	BotW New Fac-DriveBy BPO 01.28.20.xlsx	<b>Tracking ID 1</b>	BotW New Fac-DriveBy BPO 01.28.20.xlsx
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

## General Conditions

<b>Owner</b>	LILLIS MARTIN J	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,198	Based on the exterior observation the subject property appears to be in good condition and no repairs noted.	
<b>Assessed Value</b>	\$180,079		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Good		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	CRESCENT KEY Not Available		
<b>Association Fees</b>	\$Month (Other: Not Available)		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	The location is near all major amenities and commuter routes. The subject is located in a conforming, single-family neighborhood consisting of similar styled homes. The neighborhood is near schools, parks, shopping, and transportation. Subject conforms well to the neighborhood. There are no adverse site conditions or external factors such as easements, encroachments, environmental conditions or land uses. Proximity and convenience to employment, schools, parks, shopping, and transportation are good. Demand & Supply: Stable. Concession: Stable, Market Trend: Stable.	
<b>Sales Prices in this Neighborhood</b>	Low: \$220,000 High: \$270,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<180		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	244 Sweet Mango Trail	184 King Arthur Ct	93 Green Palm Ct	433 Crescent Key Dr
<b>City, State</b>	Saint Augustine, FL	Saint Augustine, FL	Saint Augustine, FL	Saint Augustine, FL
<b>Zip Code</b>	32086	32086	32086	32086
<b>Datasource</b>	Tax Records	Public Records	Public Records	Public Records
<b>Miles to Subj.</b>	--	1.51 <sup>1</sup>	0.07 <sup>1</sup>	0.33 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$225,000	\$239,900	\$269,900
<b>List Price \$</b>	--	\$225,000	\$239,900	\$269,900
<b>Original List Date</b>		11/22/2019	12/25/2019	12/01/2019
<b>DOM · Cumulative DOM</b>	-- · --	55 · 67	29 · 34	21 · 58
<b>Age (# of years)</b>	3	14	4	3
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,554	1,487	1,698	1,701
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	4 · 2	3 · 2
<b>Total Room #</b>	6	6	7	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	0.17 acres	0.18 acres	0.16 acres	0.25 acres
<b>Other</b>	None	None	None	None

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

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

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

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

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

**Listing 1** (Adj: GLA 670, Lot -20, Age -330, Total Adj: 320, Adj Price: 225320. The property is Similar in H. Bath, Full bath, Garage, & Bed, Superior in Lot, & Age, Inferior in & GLA.

**Listing 2** (Adj: Bed -3000, GLA -1440, Lot 20, Age -30, Total Adj: -4450, Adj Price: 235450. The property is Similar in H. Bath, Full bath, & Garage, Superior in Bed, GLA, & Age, Inferior in & Lot.

**Listing 3** (Adj: GLA -1470, Lot -160, Total Adj: -1630, Adj Price: 268270. The property is Similar in Full bath, H. Bath, Garage, Bed, & Age, Superior in Lot, & GLA.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	244 Sweet Mango Trail	204 Galicia Ave	139 Blue Creek Way	118 Green Palm Ct
City, State	Saint Augustine, FL	Saint Augustine, FL	Saint Augustine, FL	Saint Augustine, FL
Zip Code	32086	32086	32086	32086
Datasource	Tax Records	Public Records	Public Records	Public Records
Miles to Subj.	--	0.94 <sup>1</sup>	0.13 <sup>1</sup>	0.10 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$221,175	\$254,500	\$263,000
List Price \$	--	\$221,175	\$254,500	\$263,000
Sale Price \$	--	\$221,175	\$254,500	\$263,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	10/04/2019	09/10/2019	09/16/2019
DOM · Cumulative DOM	-- · --	105 · 101	34 · 40	29 · 36
Age (# of years)	3	19	3	4
Condition	Good	Good	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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,554	1,579	1,698	1,860
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	4 · 2
Total Room #	6	6	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.18 acres	0.19 acres	0.21 acres
Other	None	None	None	None
Net Adjustment	--	-\$750	-\$4,480	-\$6,170
Adjusted Price	--	\$220,425	\$250,020	\$256,830

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

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

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

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

### Recent Sales - Cont.

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

- Sold 1** (Adj: GLA -250, Lot -20, Age -480, Total Adj: -750, Adj Price: 220425. The property is Similar in H. Bath, Full bath, Bed, & Garage, Superior in Lot, Age, & GLA.
- Sold 2** (Adj: Bed -3000, GLA -1440, Lot -40, Total Adj: -4480, Adj Price: 250020. The property is Similar in H. Bath, Age, Full bath, & Garage, Superior in Bed, GLA, & Lot.
- Sold 3** (Adj: Bed -3000, GLA -3060, Lot -80, Age -30, Total Adj: -6170, Adj Price: 256830. The property is Similar in Full bath, H. Bath, & Garage, Superior in Lot, Bed, GLA, & Age.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No sale/listing history available within 36 months.			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$260,000	\$260,000
<b>Sales Price</b>	\$250,000	\$250,000
<b>30 Day Price</b>	\$240,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject recommended pricing is based on the best of the comparable properties in the immediate market area. Pricing is based on those comparables used in this report which are closer to the subject in proximity and most similar in terms of GLA, age, lot size, other features, and amenities. Search for comps was done using a 1-mile radius, 30% difference in gla, 25 years difference in age and a 180-day close date. Most of the comparables used in this report are inferior to the subject in terms of Lot size. Necessary adjustments are made to the final value in order to compensate for the variance. Comparables used in this report are the best available at the time of inspection and represent the immediate market scenario. Due to a lack of listing comparable properties in the area, it was necessary to use comps with variance in +/- 20 years, expanded back 180 days from the current date, +/- 30% of the subjects gla. Similar styles, also location and condition were considered due to limited comps in the immediate area.</p>		

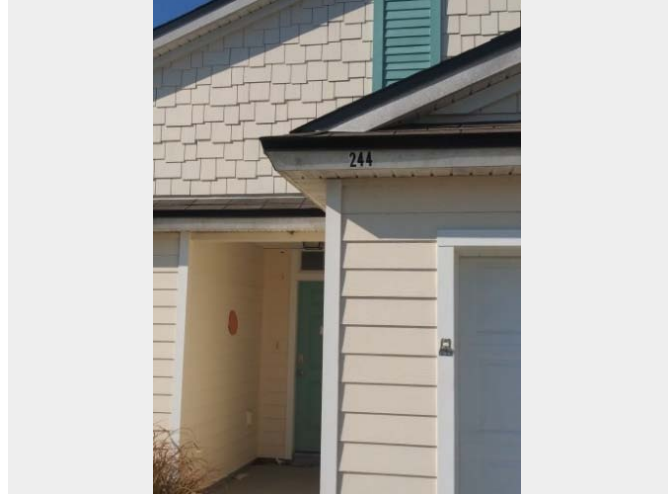
### Clear Capital Quality Assurance Comments Addendum

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

### Subject Photos



Front



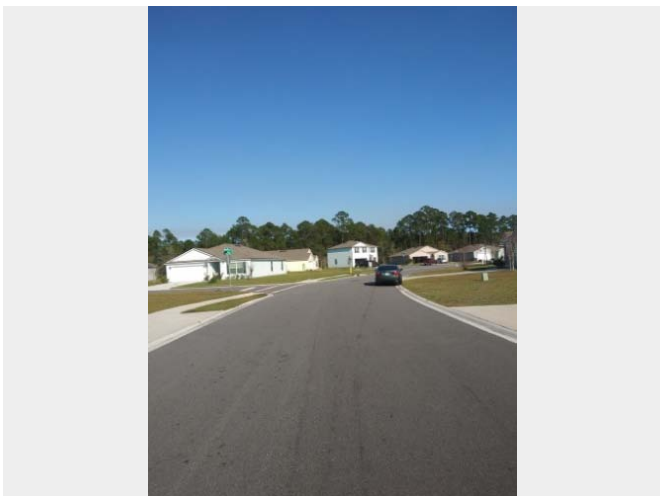
Address Verification



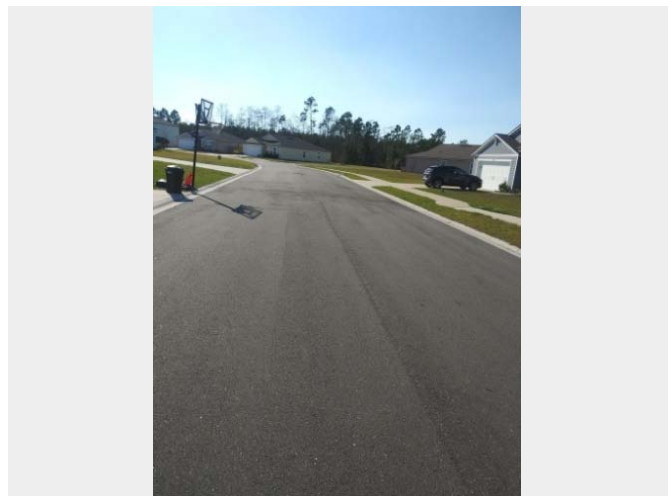
Side



Side



Street



Street

## Subject Photos



Other



## Listing Photos

**L1** 184 King Arthur Ct  
Saint Augustine, FL 32086



Front

**L2** 93 Green Palm Ct  
Saint Augustine, FL 32086



Front

**L3** 433 Crescent Key Dr  
Saint Augustine, FL 32086



Front

## Sales Photos

**S1** 204 Gallicia Ave  
Saint Augustine, FL 32086



Front

**S2** 139 Blue Creek Way  
Saint Augustine, FL 32086



Front

**S3** 118 Green Palm Ct  
Saint Augustine, FL 32086



Front

### ClearMaps Addendum

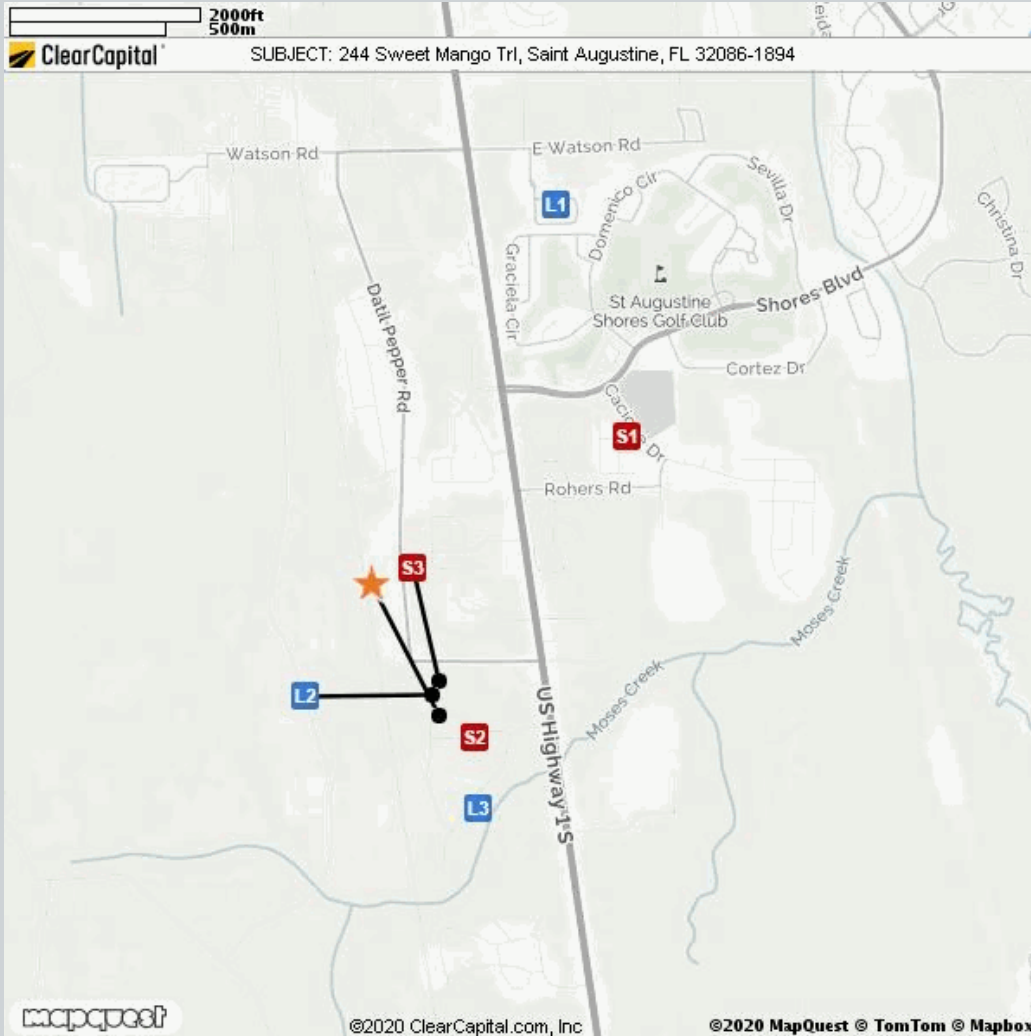
**Address** ★ 244 Sweet Mango Trail, Saint Augustine, FL 32086

**Loan Number** 39983

**Suggested List** \$260,000

**Suggested Repaired** \$260,000

**Sale** \$250,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	244 Sweet Mango Trl, Saint Augustine, FL	--	Parcel Match
L1 Listing 1	184 King Arthur Ct, Saint Augustine, FL	1.51 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	93 Green Palm Ct, Saint Augustine, FL	0.07 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	433 Crescent Key Dr, Saint Augustine, FL	0.33 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	204 Gallicia Ave, Saint Augustine, FL	0.94 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	139 Blue Creek Way, Saint Augustine, FL	0.13 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	118 Green Palm Ct, Saint Augustine, FL	0.10 Miles <sup>1</sup>	Parcel Match

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

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

## Addendum: Report Purpose

### Market Approach and Market Time

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

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

Definitions:

Fair Market Price

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

Distressed Price

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

Marketing Time

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

Typical for Local Market

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

## Addendum: Report Purpose - cont.

**Report Instructions**

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

\*\*\* 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

<b>Broker Name</b>	Rebecca Staples	<b>Company/Brokerage</b>	Xcellence Realty
<b>License No</b>	SL3186795	<b>Address</b>	1 S Castillo Dr St Augustine FL 32084
<b>License Expiration</b>	09/30/2020	<b>License State</b>	FL
<b>Phone</b>	9044502503	<b>Email</b>	buckywebb@gmail.com
<b>Broker Distance to Subject</b>	8.44 miles	<b>Date Signed</b>	01/28/2020

*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.**