

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	4007 Rodby Court, Jacksonville, FL 32210	Order ID	6879685	Property ID	28922534
Inspection Date	10/10/2020	Date of Report	10/10/2020		
Loan Number	42144	APN	016719-0000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Duval		

Tracking IDs					
Order Tracking ID	1009BPOs	Tracking ID 1	1009BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	PENNINGTON MARILYN M	The subject property is in average condition and conforms to the neighborhood.
R. E. Taxes	\$556	
Assessed Value	\$67,821	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The subject neighborhood consists of homes similar in age and condition.
Local Economy	Slow	
Sales Prices in this Neighborhood	Low: \$120,000 High: \$160,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4007 Rodby Court	6660 Burpee Dr S	1666 Lane Ave S	4007 Rodby Ct
City, State	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
Zip Code	32210	32210	32210	32210
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.74 ¹	1.73 ¹	0.00 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$149,900	\$144,900	\$145,000
List Price \$	--	\$149,900	\$144,900	\$145,000
Original List Date		10/05/2020	08/03/2020	09/14/2020
DOM · Cumulative DOM	-- · --	4 · 5	67 · 68	8 · 26
Age (# of years)	63	59	60	63
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Traditional	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,572	1,510	1,602	1,572
Bdrm · Bths · ½ Bths	3 · 2	5 · 2	3 · 2	3 · 2
Total Room #	6	8	6	6
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 1 Car	Attached 2 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.34 acres	0.20 acres	0.78 acres	0.34 acres
Other	Patio, Fence, Frplc	Frplc, Fence	Porch, Fence, Frplc	Patio, Fence, Frplc

* Listing 2 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 This comp can be considered superior to the subject property due to greater total number of rooms as well as equal in total gross living area.

Listing 2 This comp can be considered equal to the subject property due to similar total number of rooms as well as total gross living area.

Listing 3 This comp can be considered equal to the subject property due to similar total number of rooms as well as total gross living area.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4007 Rodby Court	6801 Bogata Dr	6234 Harlow Blvd	4325 Harlow Blvd
City, State	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
Zip Code	32210	32210	32210	32210
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.35 ¹	0.37 ¹	0.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$149,900	\$149,900	\$168,000
List Price \$	--	\$149,900	\$149,900	\$149,999
Sale Price \$	--	\$145,000	\$148,000	\$149,999
Type of Financing	--	Fha	Conventional	Conventional
Date of Sale	--	07/29/2020	05/07/2020	05/07/2020
DOM · Cumulative DOM	-- · --	15 · 56	14 · 41	225 · 252
Age (# of years)	63	57	60	61
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Traditional	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,572	1,689	1,405	1,620
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	4 · 2
Total Room #	6	7	6	7
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 1 Car	Attached 1 Car	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.34 acres	0.36 acres	0.19 acres	0.24 acres
Other	Patio, Fence, Frplc	None	Fence	Porch, Patio, Fence, Frplc
Net Adjustment	--	-\$1,000	\$0	-\$1,000
Adjusted Price	--	\$144,000	\$148,000	\$148,999

* 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** This comp can be considered superior to the subject property due to greater total number of rooms as well as equal in total gross living area.
- Sold 2** This comp can be considered equal to the subject property due to similar total number of rooms as well as total gross living area.
- Sold 3** This comp can be considered equal to the subject property due to similar total gross living area as well as superior in total number of rooms.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Watson Realty	Only able to locate the recent listing on the MLS.					
Listing Agent Name	Kay Stalvey						
Listing Agent Phone	904-237-4275						
# 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
09/14/2020	\$145,000	--	--	Pending/Contract	09/22/2020	\$145,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$147,000	\$147,000
Sales Price	\$145,000	\$145,000
30 Day Price	\$140,000	--
Comments Regarding Pricing Strategy		
The final value is based on the most recent and proximate comps available with greater consideration given to the sold comps. Due to a lack of comps the search criteria for distance was extended.		

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 1.73 miles and the sold comps closed within the last 5 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Address Verification



Side



Side



Street

Listing Photos

L1 6660 Burpee Dr S
Jacksonville, FL 32210



Front

L2 1666 Lane Ave S
Jacksonville, FL 32210



Front

L3 4007 Rodby Ct
Jacksonville, FL 32210



Front

Sales Photos

S1 6801 Bogata Dr
Jacksonville, FL 32210



Front

S2 6234 Harlow Blvd
Jacksonville, FL 32210



Front

S3 4325 Harlow Blvd
Jacksonville, FL 32210



Front

ClearMaps Addendum

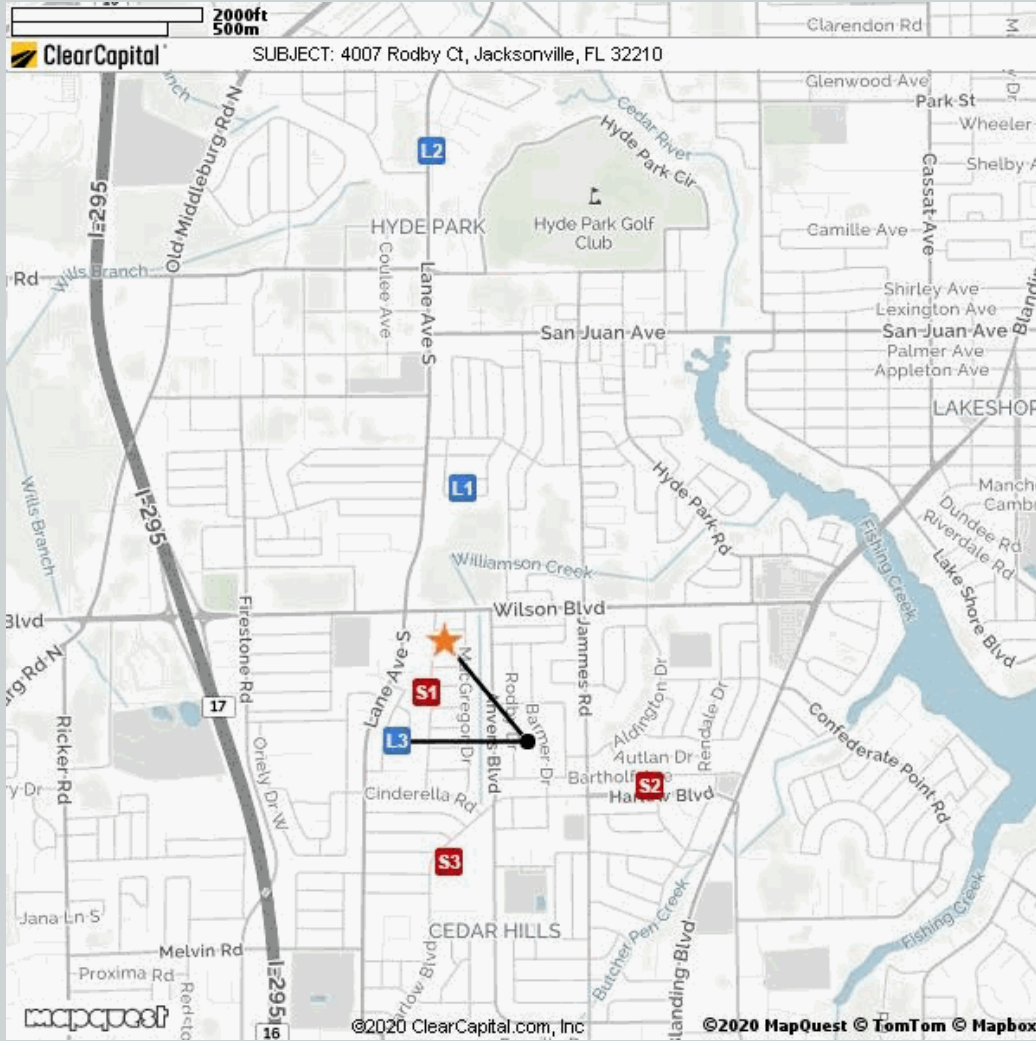
Address ★ 4007 Rodby Court, Jacksonville, FL 32210

Loan Number 42144

Suggested List \$147,000

Suggested Repaired \$147,000

Sale \$145,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4007 Rodby Court, Jacksonville, FL 32210	--	Parcel Match
L1 Listing 1	6660 Burpee Dr S, Jacksonville, FL 32210	0.74 Miles ¹	Parcel Match
L2 Listing 2	1666 Lane Ave S, Jacksonville, FL 32210	1.73 Miles ¹	Parcel Match
L3 Listing 3	4007 Rodby Ct, Jacksonville, FL 32210	0.00 Miles ¹	Parcel Match
S1 Sold 1	6801 Bogata Dr, Jacksonville, FL 32210	0.35 Miles ¹	Parcel Match
S2 Sold 2	6234 Harlow Blvd, Jacksonville, FL 32210	0.37 Miles ¹	Parcel Match
S3 Sold 3	4325 Harlow Blvd, Jacksonville, FL 32210	0.48 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 realistic market value for this property at which it would sell in a typical marketing time for the area.

Comparable Requirements:

If any of the following comparable criteria cannot be met, commentary is required as to why you expanded your search, and what the effect on value will be.

1. Use comps from the same neighborhood, block or subdivision.
2. Use REO comparables only if the market is driven by REOs and they are comparable in characteristics and condition.
3. Use comps that have closed in the past 3 months to show the current market conditions. In rapidly changing markets, active listing comps should be given equal or greater weight than sold comps in your analysis.

Property Condition Definitions:

1. Poor: Uninhabitable or severely damaged from fire, flood, vandalism or mold
2. Fair: Repairs needed, may not be eligible for all forms of financing, below the neighborhood average
3. Average: Minor cosmetic or no repairs needed; typical for the neighborhood, move-in ready but no significant updates or renovations
4. Good: Above average, move in ready, no repairs necessary and has recent and significant updates and/or renovations (or, for customers that do not provide for 'Average', any move-in ready property)
5. Excellent: Newer construction (1-5 years) or high end luxury

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.

Photo Instructions

1. One current, original photo of the front of the subject
2. Damages (upload enough photos to support your repair cost estimates)
3. Two street scene photos, one looking

Report Instructions - cont.

each direction down the street

4. One view photo looking across the street from the subject
5. One address verification photo
6. MLS photos of all (3) sold comparables, if available
7. MLS photos of all (3) listing comparables, if available

Broker Information

Broker Name	Irma Lubin	Company/Brokerage	Above and Beyond Realty
License No	BK3037664	Address	9071 Hawkeye Dr Jacksonville FL 32221
License Expiration	09/30/2022	License State	FL
Phone	9048876988	Email	aboveandbeyond07@gmail.com
Broker Distance to Subject	3.98 miles	Date Signed	10/10/2020

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.