

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	8716 Hidden Green Lane, Tampa, FL 33647	Order ID	6932238	Property ID	29092436
Inspection Date	11/12/2020	Date of Report	11/12/2020		
Loan Number	42354	APN	A-24-27-19-23B-000002-00004.0		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Hillsborough		

Tracking IDs					
Order Tracking ID	1110bpoS	Tracking ID 1	1110bpoS		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	GRANLEE BARBARA J TRUSTEE	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. Based on the MLS photos, there have been no interior upgrades to the home and so this report will be consistent with homes that have not been upgraded or adjusted down in the case that no other comps are available.
R. E. Taxes	\$2,442	
Assessed Value	\$156,092	
Zoning Classification	PD-A	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(All windows and doors are secure)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	HAMPTON ON THE GREEN	
Association Fees	\$849 / Year (Landscaping,Other: Gated community)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Hampton on the Green is a deed restricted community that is managed by an HOA. The community has easy access to all amenities and is within 5-10 minutes of local shopping, dining, and access to I-75. The average marketing time for all homes here is 27 days. The current absorption rate is 73% with 1.4 month's supply. These factors taken together indicate a market that favors sellers.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$97,000 High: \$610,000	
Market for this type of property	Increased 2 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	8716 Hidden Green Lane	18138 Antietam Ct	9403 Willow Cove Ct	18927 Wood Sage Dr
City, State	Tampa, FL	Tampa, FL	Tampa, FL	Tampa, FL
Zip Code	33647	33647	33647	33647
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.15 ¹	1.64 ¹	1.53 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$274,999	\$275,000	\$269,990
List Price \$	--	\$274,999	\$275,000	\$269,990
Original List Date		10/05/2020	10/22/2020	09/16/2020
DOM · Cumulative DOM	-- · --	36 · 38	19 · 21	55 · 57
Age (# of years)	27	22	27	20
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 Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,953	1,626	1,646	1,827
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	6	6	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	--	--	--	--
Lot Size	.21 acres	.18 acres	.11 acres	.13 acres
Other	--	--	--	--

* 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.

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

Listing 1 This comp offers less GLA, and less land, but otherwise has the same overall functionality as the subject.

Listing 2 This comp offers less GLA, and less land, but otherwise has the same overall functionality as the subject.

Listing 3 This comp offers less GLA, and less land but it does have one more bedroom. It is deemed most like subject based on GLA.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	8716 Hidden Green Lane	9413 Oak Meadow Ct	17620 Esprit Dr	9203 Jubilee Ct
City, State	Tampa, FL	Tampa, FL	Tampa, FL	Tampa, FL
Zip Code	33647	33647	33647	33647
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.69 ¹	1.24 ¹	1.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$259,900	\$250,000	\$268,000
List Price \$	--	\$259,900	\$250,000	\$268,000
Sale Price \$	--	\$259,900	\$257,000	\$268,000
Type of Financing	--	Va	Fha	Conventional
Date of Sale	--	11/20/2019	06/23/2020	06/11/2020
DOM · Cumulative DOM	-- · --	49 · 49	59 · 59	49 · 49
Age (# of years)	27	27	28	28
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 Contemporary	1 Story Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,953	1,880	1,954	2,094
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	6	6	6	6
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	.21 acres	.10 acres	.15 acres	.13 acres
Other	--	Concessions	Concessions	Concessions
Net Adjustment	--	-\$2,210	-\$8,430	-\$14,220
Adjusted Price	--	\$257,690	\$248,570	\$253,780

* Sold 1 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 brackets the subject's GLA on the low end. It offers less GLA (+2190), and less land (+1100). It did have one more half bathroom (-1500), and there were concessions (-4000). This comp is weighted at 40%
- Sold 2** This comp was closest to the subject's GLA. It offered similar GLA (-30), one more half bathroom (-1500), less land (+600), and there were concessions (-7500). This comp is weighted at 25%
- Sold 3** This comp brackets the subject's GLA on the high end. It offered more GLA (-4230), one more half bathroom (-1500), less land (+800), and there were concessions (-9290). This comp is weighted at 35%

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	KELLER WILLIAMS TAMPA CENTRAL	Currently listed and pending contract at a price of \$260,000. The home is a fair market sale.					
Listing Agent Name	Mary Jane Rickles						
Listing Agent Phone	813-944-7780						
# 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
09/25/2020	\$260,000	--	--	Pending/Contract	10/27/2020	\$260,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$256,607	\$256,607
Sales Price	\$254,041	\$254,041
30 Day Price	\$251,500	--
Comments Regarding Pricing Strategy		
<p>Due to an extreme shortage of comp listings, I expanded the radius up to 2 miles and selected the closest comparable homes to the subject. Due to an extreme shortage of comp sales in the immediate community I relaxed the sold date up to 1 year. I then expanded to included communities most similar to the subject within a two mile radius. A weighted comparable method was used to reconcile the subject's current market value with more weight given to the comp most like the subject. A list to sale ratio of 99% is reflected in the suggested list price. The 30-day price is based on a 1% reduction.</p>		

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



Street

Listing Photos

L1 18138 Antietam Ct
Tampa, FL 33647



Front

L2 9403 Willow Cove Ct
Tampa, FL 33647



Front

L3 18927 Wood Sage Dr
Tampa, FL 33647



Front

Sales Photos

S1 9413 OAK MEADOW CT
Tampa, FL 33647



Front

S2 17620 Esprit Dr
Tampa, FL 33647



Front

S3 9203 Jubilee Ct
Tampa, FL 33647



Front

ClearMaps Addendum

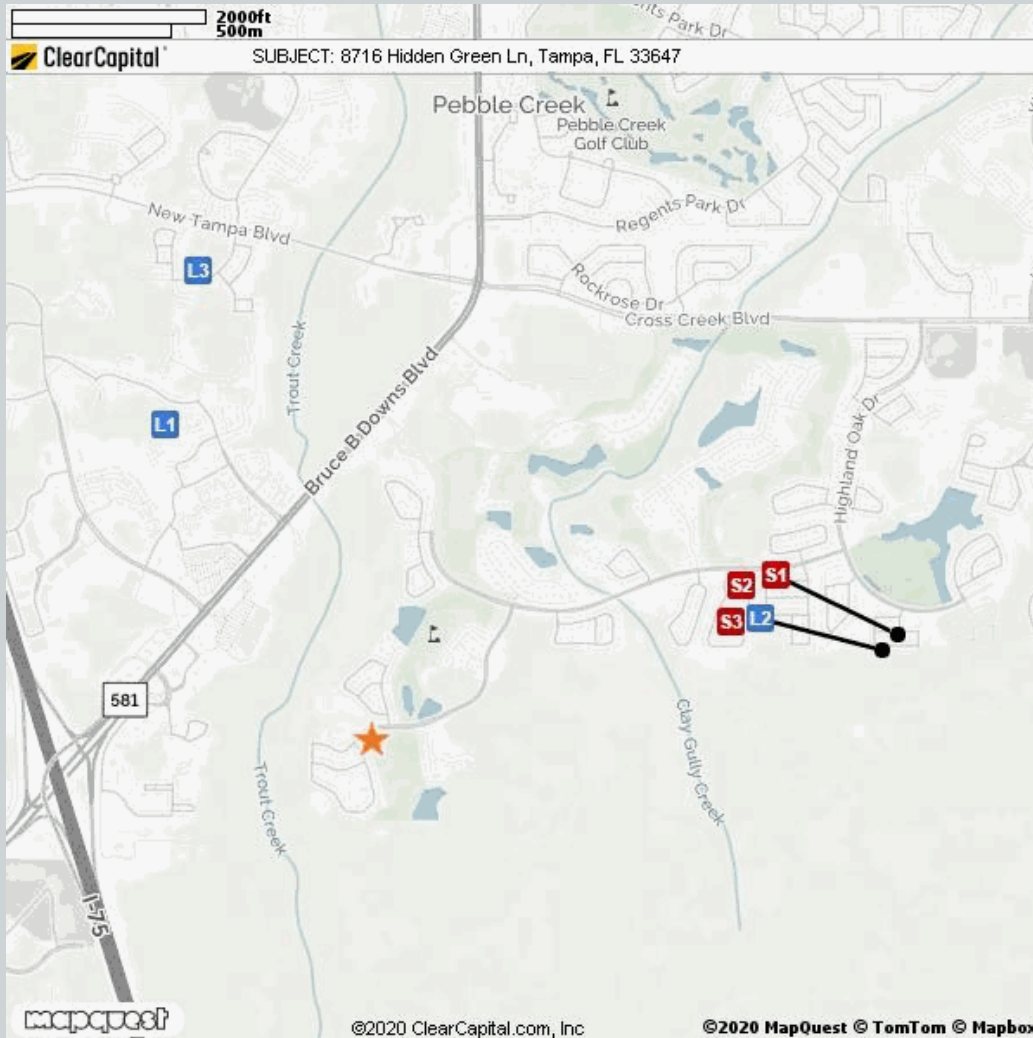
Address ★ 8716 Hidden Green Lane, Tampa, FL 33647

Loan Number 42354

Suggested List \$256,607

Suggested Repaired \$256,607

Sale \$254,041



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8716 Hidden Green Lane, Tampa, FL 33647	--	Parcel Match
L1 Listing 1	18138 Antietam Ct, Tampa, FL 33647	1.15 Miles ¹	Parcel Match
L2 Listing 2	9403 Willow Cove Ct, Tampa, FL 33647	1.64 Miles ¹	Parcel Match
L3 Listing 3	18927 Wood Sage Dr, Tampa, FL 33647	1.53 Miles ¹	Parcel Match
S1 Sold 1	9413 Oak Meadow Ct, Tampa, FL 33647	1.69 Miles ¹	Parcel Match
S2 Sold 2	17620 Esprit Dr, Tampa, FL 33647	1.24 Miles ¹	Parcel Match
S3 Sold 3	9203 Jubilee Ct, Tampa, FL 33647	1.17 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	Jeremy Rickard	Company/Brokerage	The Excellecore Group, Inc
License No	BK3217961	Address	25344 Wesley Chapel Blvd Lutz FL 33559
License Expiration	03/31/2021	License State	FL
Phone	8132989325	Email	jeremy@excellecore.com
Broker Distance to Subject	5.99 miles	Date Signed	11/12/2020

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.