

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	681 Porta Rosa Circle, Saint Augustine, FL 32092	Order ID	6965158	Property ID	29168084
Inspection Date	12/03/2020	Date of Report	12/03/2020		
Loan Number	42529	APN	0286854390		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	St. Johns		

Tracking IDs					
Order Tracking ID	1130BPOs	Tracking ID 1	1130BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	MR COOPER	Condition Comments	
R. E. Taxes	\$6,951	Based on the exterior observation the subject appears to be in average condition and no repairs noted.	
Assessed Value	\$295,364		
Zoning Classification	Residential Area		
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	MURABELLA Not Available		
Association Fees	\$Month (Other: Not Available)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The location is near all major amenities and commuter routes. The subject is located in a conforming, single-family neighborhood consisting of similarly styled homes. The neighborhood is near schools, parks, shopping, and transportation. The 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:	
Sales Prices in this Neighborhood	Low: \$330,000 High: \$400,000		
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	681 Porta Rosa Circle	240 Straw Pond Way 419	1105 Choakee Pl	301 N Bellagio Dr
City, State	Saint Augustine, FL	Saint Augustine, FL	Saint Augustine, FL	Saint Augustine, FL
Zip Code	32092	32092	32092	32092
Datasource	Tax Records	Public Records	Public Records	Public Records
Miles to Subj.	--	1.02 ¹	0.82 ¹	0.30 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$339,900	\$383,900	\$389,000
List Price \$	--	\$339,900	\$383,900	\$389,000
Original List Date		11/03/2020	08/11/2020	09/20/2020
DOM · Cumulative DOM	-- · --	26 · 30	93 · 114	56 · 74
Age (# of years)	15	6	12	7
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Waterfront	Beneficial ; Waterfront	Beneficial ; Waterfront	Neutral ; Residential
View	Beneficial ; Water	Beneficial ; Water	Beneficial ; Water	Neutral ; Residential
Style/Design	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	3,295	3,182	3,209	2,933
Bdrm · Bths · ½ Bths	5 · 3 · 1	4 · 4	5 · 3	4 · 3 · 1
Total Room #	10	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	Pool - Yes	--	Pool - Yes	--
Lot Size	0.31 acres	0.21 acres	0.18 acres	0.21 acres
Other	fireplace	fireplace	fireplace	fireplace

* 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 (Adj: Bed 3000, Full bath -2000, H. Bath 1500, GLA 1130, Lot 200, Age 270, Garage -2000, Total Adj: 2100, Adj Price: 342000. The property is Similar in Water View, & Pool, Superior in Full bath, & Garage, Inferior in H. Bath, Lot, Bed, Age, & GLA.

Listing 2 (Adj: H. Bath 1500, GLA 860, Lot 260, Age 90, Pool -5000, Garage -2000, Total Adj: -4290, Adj Price: 379610. The property is Similar in Bed, Water View, & Full bath, Superior in Pool, & Garage, Inferior in H. Bath, Lot, GLA, & Age.

Listing 3 (Adj: Bed 3000, GLA 3620, Lot 200, Age 240, Garage -2000, Water View 5000 Total Adj: 10060, Adj Price: 399060. The property is Similar in Full bath, Pool, & H. Bath, Superior in & Garage, Inferior in Water View, Bed, Lot, GLA, & Age.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	681 Porta Rosa Circle	517 Porta Rosa Cir	1033 Santa Cruz St	750 Porta Rosa Cir
City, State	Saint Augustine, FL	Saint Augustine, FL	Saint Augustine, FL	Saint Augustine, FL
Zip Code	32092	32092	32092	32092
Datasource	Tax Records	Public Records	Public Records	Public Records
Miles to Subj.	--	0.14 ¹	0.88 ¹	0.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$340,000	\$352,000	\$365,000
List Price \$	--	\$340,000	\$352,000	\$365,000
Sale Price \$	--	\$340,000	\$352,000	\$365,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/10/2020	12/12/2019	08/24/2020
DOM · Cumulative DOM	-- · --	102 · 70	20 · 27	147 · 166
Age (# of years)	15	6	8	12
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Waterfront	Neutral ; Residential	Beneficial ; Waterfront	Beneficial ; Waterfront
View	Beneficial ; Water	Neutral ; Residential	Beneficial ; Water	Beneficial ; Water
Style/Design	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	3,295	2,892	3,228	3,098
Bdrm · Bths · ½ Bths	5 · 3 · 1	4 · 3	6 · 4	5 · 3 · 1
Total Room #	10	8	11	10
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 Car(s)	Attached 3 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	--	--
Lot Size	0.31 acres	0.28 acres	0.16 acres	0.28 acres
Other	fireplace	fireplace	fireplace	fireplace
Net Adjustment	--	+\$6,860	-\$4,320	+\$2,120
Adjusted Price	--	\$346,860	\$347,680	\$367,120

* Sold 3 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** (Adj: Bed 3000, H. Bath 1500, GLA 4030, Lot 59, Age 270, Pool -5000, Garage -2000, Water View 5000 Total Adj: 6860, Adj Price: 346860. The property is Similar in Full bath, Superior in Pool, & Garage, Inferior in H. Bath, Water View, Bed, Lot, Age, & GLA.
- Sold 2** (Adj: Bed -3000, Full bath -2000, H. Bath 1500, GLA 670, Lot 300, Age 210, Garage -2000, Total Adj: -4320, Adj Price: 347680. The property is Similar in Water View, Pool, & Superior in Bed, Full bath, & Garage, Inferior in H. Bath, Age, GLA, & Lot.
- Sold 3** (Adj: GLA 1970, Lot 59, Age 90, Total Adj: 2120, Adj Price: 367120. The property is Similar in Full bath, Water View, Pool, H. Bath, Bed, & Garage, Inferior in Lot, GLA, & Age.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No sale/listing history available within 36 months.			
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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$375,000	\$375,000
Sales Price	\$365,000	\$365,000
30 Day Price	\$355,000	--
Comments Regarding Pricing Strategy		
<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 2-mile radius, 30% difference in gla, 25 years difference in age and a 360-day close date. 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 360 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



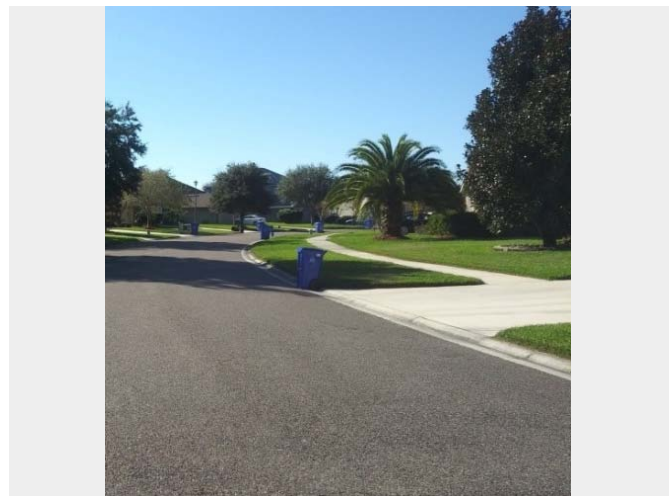
Side



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 240 Straw Pond WAY 419
Saint Augustine, FL 32092



Front

L2 1105 Chokey Pl
Saint Augustine, FL 32092



Front

L3 301 N Bellagio Dr
Saint Augustine, FL 32092



Front

Sales Photos

S1 517 Porta Rosa Cir
Saint Augustine, FL 32092



Front

S2 1033 Santa Cruz St
Saint Augustine, FL 32092



Front

S3 750 Porta Rosa Cir
Saint Augustine, FL 32092



Front

ClearMaps Addendum

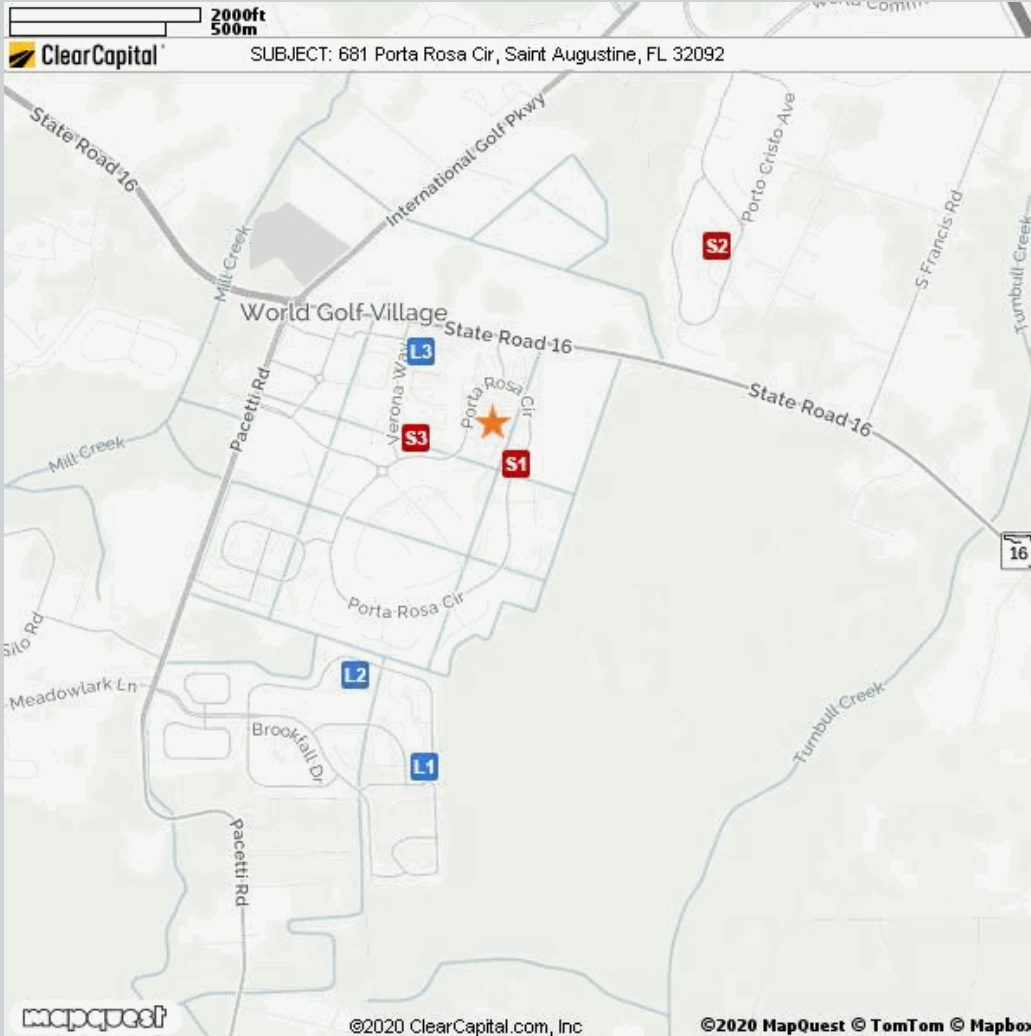
Address ★ 681 Porta Rosa Circle, Saint Augustine, FL 32092

Loan Number 42529

Suggested List \$375,000

Suggested Repaired \$375,000

Sale \$365,000



Comparable

Address

Miles to Subject

Mapping Accuracy

★	Subject	681 Porta Rosa Circle, Saint Augustine, FL 32092	--	Parcel Match
L1	Listing 1	240 Straw Pond Way 419, Saint Augustine, FL 32092	1.02 Miles ¹	Parcel Match
L2	Listing 2	1105 Chokey Pl, Saint Augustine, FL 32092	0.82 Miles ¹	Parcel Match
L3	Listing 3	301 N Bellagio Dr, Saint Augustine, FL 32092	0.30 Miles ¹	Parcel Match
S1	Sold 1	517 Porta Rosa Cir, Saint Augustine, FL 32092	0.14 Miles ¹	Parcel Match
S2	Sold 2	1033 Santa Cruz St, Saint Augustine, FL 32092	0.88 Miles ¹	Parcel Match
S3	Sold 3	750 Porta Rosa Cir, Saint Augustine, FL 32092	0.21 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	Rebecca Staples	Company/Brokerage	Xcellence Realty
License No	SL3186795	Address	1 S Castillo Dr St Augustine FL 32084
License Expiration	09/30/2022	License State	FL
Phone	9044502503	Email	buckywebb@gmail.com
Broker Distance to Subject	11.02 miles	Date Signed	12/03/2020

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.