

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	602 Marsh Cove Lane, Ponte Vedra Beach, FL 32082	Order ID	6997838	Property ID	29247186
Inspection Date	12/19/2020	Date of Report	12/22/2020		
Loan Number	42749	APN	0510900032		
Borrower Name	Breckenridge Property Fund 2015 LLC	County	St. Johns		

Tracking IDs

Order Tracking ID	1216BPOA	Tracking ID 1	1216BPOA
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	GORDON PATRICIA A	Condition Comments The subject property appears to be in overall average condition from the exterior point of view.
R. E. Taxes	\$1,784	
Assessed Value	\$134,000	
Zoning Classification	Residential	
Property Type	Condo	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	Marsh Cove 904-273-9148	
Association Fees	\$310 / Month (Pool,Landscaping,Insurance,Tennis)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The subject's neighborhood offers a community pool, tennis, and clubhouse.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$170,000 High: \$193,750	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	602 Marsh Cove Lane	405 Marsh Cove Ln	111 Cranes Lake Dr	2044 Seahawk Cir
City, State	Ponte Vedra Beach, FL	Ponte Vedra Beach, FL	Ponte Vedra Beach, FL	Ponte Vedra Beach, FL
Zip Code	32082	32082	32082	32082
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.27 ¹	0.12 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$205,000	\$199,950	\$185,000
List Price \$	--	\$205,000	\$192,900	\$179,900
Original List Date		12/15/2020	10/23/2020	10/23/2020
DOM · Cumulative DOM	-- · --	1 · 7	56 · 60	57 · 60
Age (# of years)	36	36	37	37
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Water	Neutral ; Water	Neutral ; Residential
Style/Design	2 Stories Condo	2 Stories Condo	1 Story Flat	1 Story Flat
# Units	1	1	1	1
Living Sq. Feet	1,220	1,084	1,208	970
Bdrm · Bths · ½ Bths	2 · 2	2 · 2 · 1	2 · 2	2 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	Fireplace, Porch	Fireplace, Porch	Fireplace, Porch	Fireplace, Porch

* 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 List comp 1 is in overall average condition. Less square footage. One more half bathroom. Same complex as subject. Pond view. Listed as FMV.

Listing 2 List comp 2 is in overall average condition. Similar square footage. Pond view. Listed as FMV.

Listing 3 List comp 3 is in overall average condition. Less square footage as the subject. Listed as FMV.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	602 Marsh Cove Lane	1402 Marsh Cove Ct	502 Marsh Cove Ln	1202 Marsh Cove Ct
City, State	Ponte Vedra Beach, FL	Ponte Vedra Beach, FL	Ponte Vedra Beach, FL	Ponte Vedra Beach, FL
Zip Code	32082	32082	32082	32082
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.39 ¹	0.12 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$189,900	\$175,000	\$195,000
List Price \$	--	\$189,900	\$175,000	\$195,000
Sale Price \$	--	\$185,000	\$175,000	\$193,750
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	07/24/2020	06/29/2020	12/04/2020
DOM · Cumulative DOM	-- · --	42 · 42	38 · 38	60 · 60
Age (# of years)	36	35	35	36
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Water	Neutral ; Residential
Style/Design	2 Stories Condo	2 Stories Condo	1 Story Flat	2 Stories Condo
# Units	1	1	1	1
Living Sq. Feet	1,220	1,050	1,100	1,050
Bdrm · Bths · ½ Bths	2 · 2	2 · 2 · 1	2 · 2	2 · 2 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	Fireplace, Porch	Fireplace, Porch	Fireplace, Porch	Fireplace, Porch
Net Adjustment	--	+\$1,750	-\$2,000	+\$1,750
Adjusted Price	--	\$186,750	\$173,000	\$195,500

* 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.

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

Sold 1 Sold comp 1 is in overall average condition. Less square footage. Similar style. Listed as FMV.

Sold 2 Sold comp 2 is in overall average condition. Pond view. Less square footage than the subject. Listed as FMV.

Sold 3 Sold comp 3 is in overall average condition. Less square footage than the subject. Listed as FMV.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				N/A			
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	\$190,000	\$190,000
Sales Price	\$185,000	\$185,000
30 Day Price	\$180,000	--
Comments Regarding Pricing Strategy		
The value conclusion was determined by the comps provided in this report. The sold comps were weighed more heavily. The active inventory is low in this area.		

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



Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 405 Marsh Cove Ln
Ponte Vedra Beach, FL 32082



Front

L2 111 CRANES LAKE DR
Ponte Vedra Beach, FL 32082



Front

L3 2044 SEAHAWK CIR
Ponte Vedra Beach, FL 32082



Front

Sales Photos

S1 1402 Marsh Cove Ct
Ponte Vedra Beach, FL 32082



Front

S2 502 Marsh Cove Ln
Ponte Vedra Beach, FL 32082



Front

S3 1202 Marsh Cove Ct
Ponte Vedra Beach, FL 32082



Front

ClearMaps Addendum

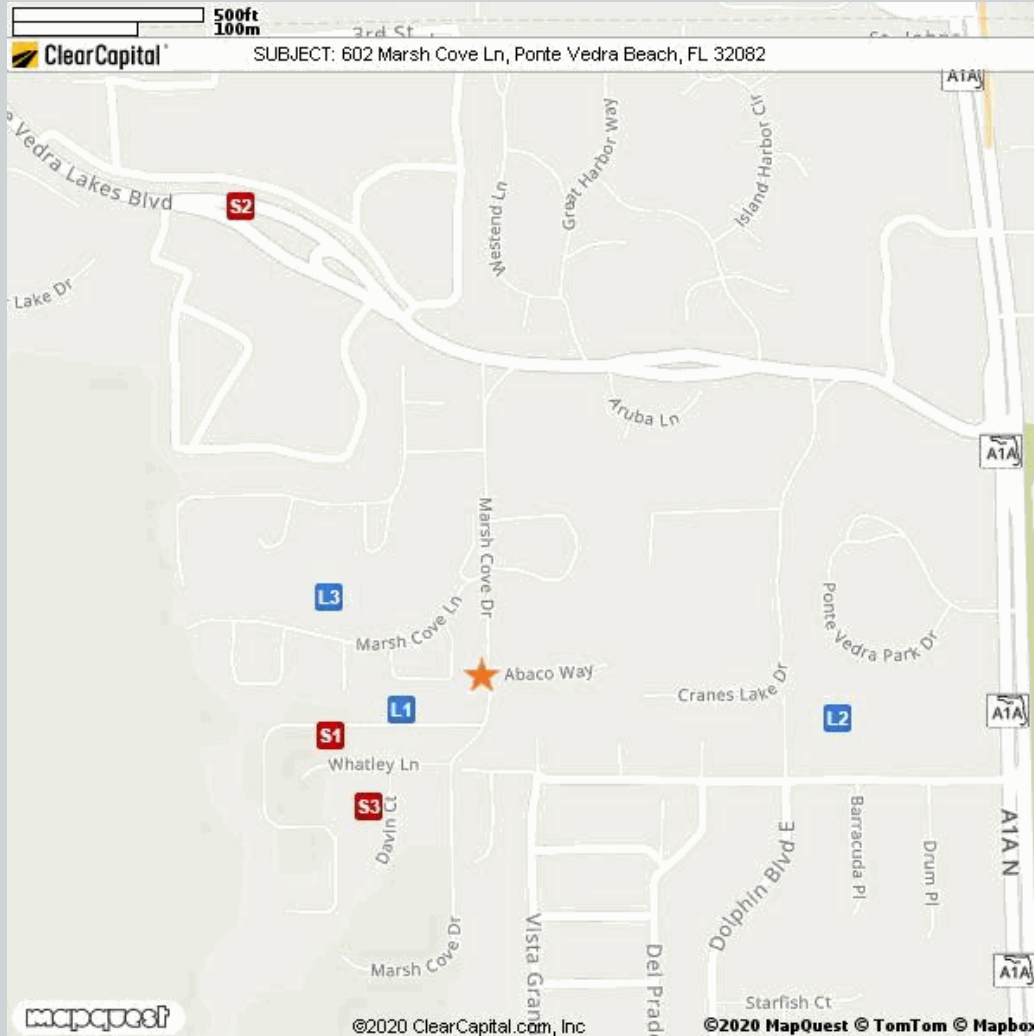
Address ★ 602 Marsh Cove Lane, Ponte Vedra Beach, FL 32082

Loan Number 42749

Suggested List \$190,000

Suggested Repaired \$190,000

Sale \$185,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	602 Marsh Cove Lane, Ponte Vedra Beach, FL 32082	--	Street Centerline Match
L1	405 Marsh Cove Ln, Ponte Vedra Beach, FL 32082	0.06 Miles ¹	Street Centerline Match
L2	111 Cranes Lake Dr, Ponte Vedra Beach, FL 32082	0.27 Miles ¹	Street Centerline Match
L3	2044 Seahawk Cir, Ponte Vedra Beach, FL 32082	0.12 Miles ¹	Street Centerline Match
S1	1402 Marsh Cove Ct, Ponte Vedra Beach, FL 32082	0.11 Miles ¹	Street Centerline Match
S2	502 Marsh Cove Ln, Ponte Vedra Beach, FL 32082	0.39 Miles ¹	Parcel Match
S3	1202 Marsh Cove Ct, Ponte Vedra Beach, FL 32082	0.12 Miles ¹	Street Centerline 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	Diane Pelletier	Company/Brokerage	Full House Realty Company
License No	SL310720	Address	135 5th Ave N Jacksonville Beach FL 32250
License Expiration	03/31/2021	License State	FL
Phone	8669709295	Email	jvc@pelletierreo.com
Broker Distance to Subject	3.35 miles	Date Signed	12/22/2020

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.