

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>	7006 Monarch Park Drive - Holdback, Apollo Beach, FL 33572	<b>Order ID</b>	7302323	<b>Property ID</b>	30169309
<b>Inspection Date</b>	05/18/2021	<b>Date of Report</b>	05/18/2021		
<b>Loan Number</b>	44520	<b>APN</b>	051524-0504		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Hillsborough		

Tracking IDs					
<b>Order Tracking ID</b>	0517BPOs	<b>Tracking ID 1</b>	0517BPOs		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	DALE INGRAM	<b>Condition Comments</b> SUBJECT APPEARS MAINTAINED. NO HAZARDS OBSERVED.
<b>R. E. Taxes</b>	\$3,209	
<b>Assessed Value</b>	\$95,426	
<b>Zoning Classification</b>	PD	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	COVINGTON PARK 999-999-9999	
<b>Association Fees</b>	\$9 / Month (Pool)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> SUBJECT IN SUBURBAN SUBDIVISION WITH SIMILAR AGES; CLOSE TO ALL AMENITIES.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$225,000 High: \$265,000	
<b>Market for this type of property</b>	Increased 1 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	7006 Monarch Park Drive - Holdback	10331 Celtic Ash Dr	10728 Shady Preserve Dr	6922 Crown Lake Dr
<b>City, State</b>	Apollo Beach, FL	Ruskin, FL	Riverview, FL	Gibsonton, FL
<b>Zip Code</b>	33572	33573	33579	33534
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.55 <sup>1</sup>	2.02 <sup>1</sup>	1.62 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$250,000	\$271,000	\$279,500
<b>List Price \$</b>	--	\$250,000	\$271,000	\$279,500
<b>Original List Date</b>		05/17/2021	04/04/2021	05/17/2021
<b>DOM · Cumulative DOM</b>	-- · --	1 · 1	32 · 44	1 · 1
<b>Age (# of years)</b>	18	13	13	17
<b>Condition</b>	Average	Average	Average	Average
<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 RANCH	1 Story RANCH	1 Story RANCH	1 Story RANCH
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,868	1,401	1,564	1,614
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2	4 · 2	3 · 2
<b>Total Room #</b>	7	5	6	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>	.13 acres	.14 acres	.17 acres	.11 acres
<b>Other</b>	--	--	--	--

\* 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** INFERIOR. NO MLS COMMENTS ON UPDATES. APPEARS MAINTAINED.

**Listing 2** SUPERIOR. APPEARS MAINTAINED. NO MLS COMMENTS ON UPDATES.

**Listing 3** SUPERIOR. NEW ROOF AND FRESH PAINT PER MLS COMMENTS. APPEARS MAINTAINED.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	7006 Monarch Park Drive - Holdback	6809 Monarch Park Dr	6814 Monarch Park Dr	7651 Nottinghill Sky Dr
<b>City, State</b>	Apollo Beach, FL	Apollo Beach, FL	Apollo Beach, FL	Apollo Beach, FL
<b>Zip Code</b>	33572	33572	33572	33572
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.13 <sup>1</sup>	0.15 <sup>1</sup>	0.54 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$229,900	\$239,900	\$257,000
<b>List Price \$</b>	--	\$229,900	\$239,900	\$257,000
<b>Sale Price \$</b>	--	\$236,000	\$239,900	\$253,000
<b>Type of Financing</b>	--	Cash	Conv	Cash
<b>Date of Sale</b>	--	05/14/2021	02/12/2021	02/24/2021
<b>DOM · Cumulative DOM</b>	-- · --	2 · 21	1 · 41	320 · 361
<b>Age (# of years)</b>	18	18	18	18
<b>Condition</b>	Average	Average	Average	Average
<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	Beneficial ; Water	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story RANCH	1 Story RANCH	1 Story RANCH	1 Story RANCH
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,868	1,540	1,810	2,185
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2	3 · 2	4 · 2
<b>Total Room #</b>	7	6	6	8
<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>	.13 acres	.13 acres	.13 acres	.15 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$4,060	+\$1,160	-\$6,340
<b>Adjusted Price</b>	--	\$240,060	\$241,060	\$246,660

\* Sold 2 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.

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

**Sold 1** INFERIOR. NO MLS COMMENTS ON UPDATES. APPEARS MAINTAINED. +\$6,560.00 FOR GLA; -\$2,500.00 FOR VIEW.

**Sold 2** INFERIOR. NEW FLOORING AND FRESH PAINT PER MLS COMMENTS. APPEARS MAINTAINED. +\$1,160.00 FOR GLA.

**Sold 3** SUPERIOR. APPEARS MAINTAINED. NO MLS COMMENTS ON UPDATES. +\$6,340.00 FOR GLA.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			SUBJECT HAS NO 12 MONTH MLS HISTORY.				
<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>	\$252,500	\$252,500
<b>Sales Price</b>	\$242,500	\$242,500
<b>30 Day Price</b>	\$232,500	--
<b>Comments Regarding Pricing Strategy</b>		
USED \$20.00 PER SQ FT FOR GLA ADJUSTMENTS. DUE TO SHORTAGE OF ACTIVE COMPS HAD TO EXPAND MILEAGE, GLA AND VALUE RANGE TO FIND THE CLOSEST AND BEST AVAILABLE COMPS.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	The price is based on the subject being in average condition. Comps are similar in characteristics, located within 2.02 miles and the sold comps closed within the last 3 months. The market is reported as having increased 1% in the last 6 months. The price conclusion is deemed supported.
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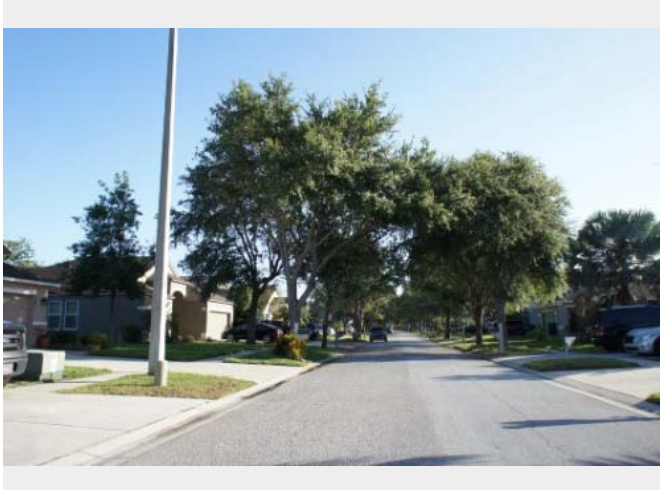
## Subject Photos



Front



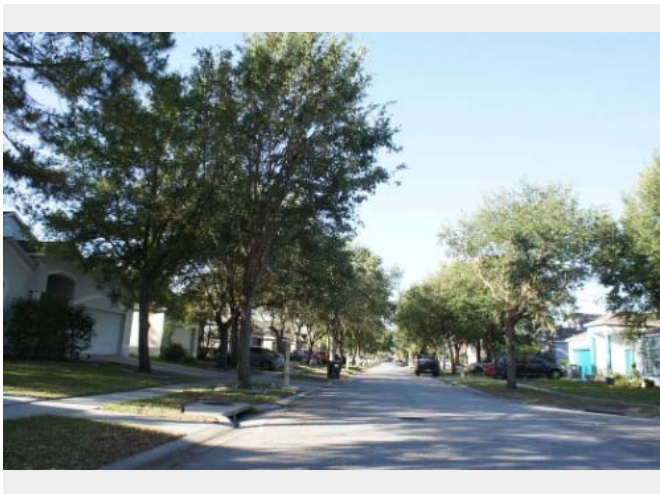
Address Verification



Street



Street



Street



## Listing Photos

**L1** 10331 CELTIC ASH DR  
Ruskin, FL 33573



Front

**L2** 10728 SHADY PRESERVE DR  
Riverview, FL 33579



Front

**L3** 6922 CROWN LAKE DR  
Gibson, FL 33534



Front

## Sales Photos

**S1** 6809 MONARCH PARK DR  
Apollo Beach, FL 33572



Front

**S2** 6814 MONARCH PARK DR  
Apollo Beach, FL 33572



Front

**S3** 7651 NOTTINGHILL SKY DR  
Apollo Beach, FL 33572



Front

## ClearMaps Addendum

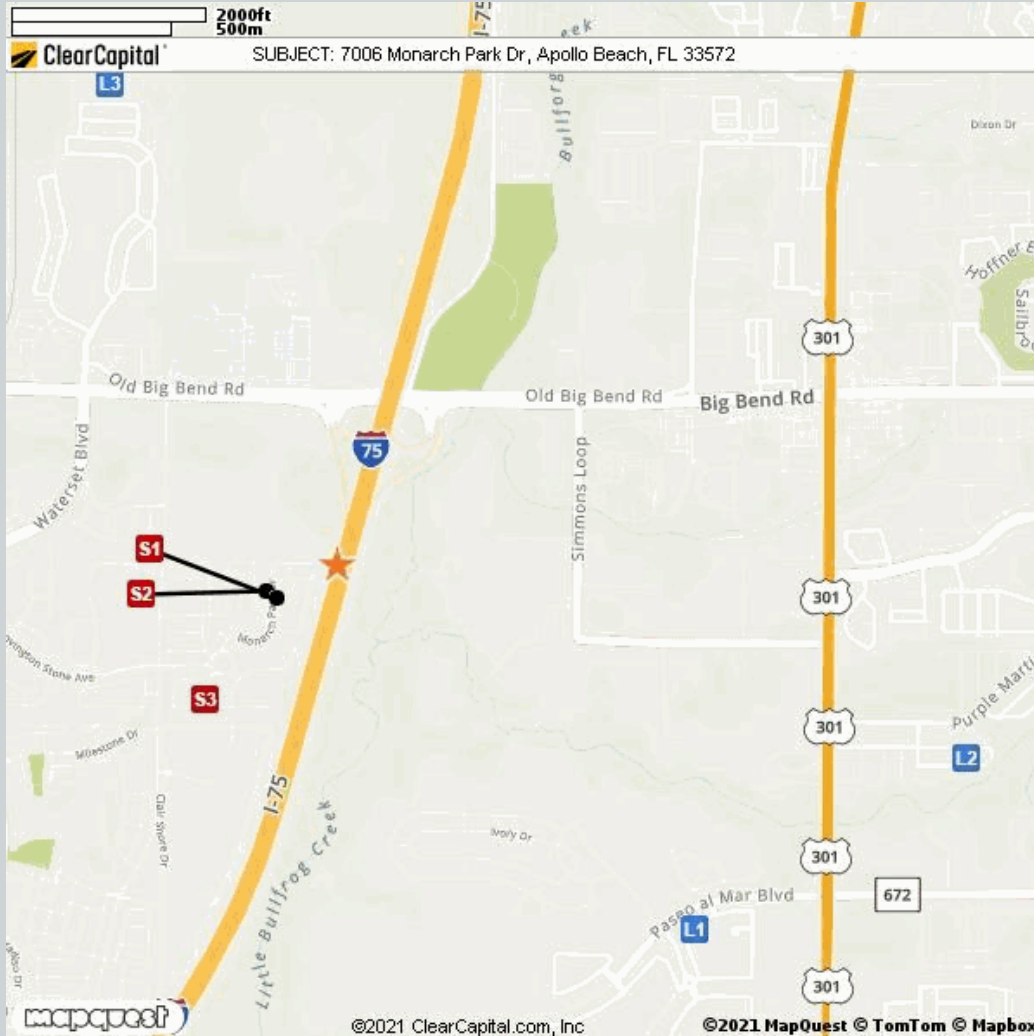
**Address** ★ 7006 Monarch Park Drive - Holdback, Apollo Beach, FL 33572

**Loan Number** 44520

**Suggested List** \$252,500

**Suggested Repaired** \$252,500

**Sale** \$242,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7006 Monarch Park Drive - Holdback, Apollo Beach, FL 33572	--	Parcel Match
L1 Listing 1	10331 Celtic Ash Dr, Sun City Center, FL 33573	1.55 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	10728 Shady Preserve Dr, Riverview, FL 33579	2.02 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	6922 Crown Lake Dr, Gibsonton, FL 33534	1.62 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	6809 Monarch Park Dr, Apollo Beach, FL 33572	0.13 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	6814 Monarch Park Dr, Apollo Beach, FL 33572	0.15 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	7651 Nottinghill Sky Dr, Apollo Beach, FL 33572	0.54 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 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

## Report Instructions - cont.

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 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

<b>Broker Name</b>	Joseph Prost	<b>Company/Brokerage</b>	Joe Pro Realty
<b>License No</b>	BK3290685	<b>Address</b>	1906 BAYOU DR N RUSKIN FL 33570
<b>License Expiration</b>	09/30/2021	<b>License State</b>	FL
<b>Phone</b>	8139000961	<b>Email</b>	proreservices@gmail.com
<b>Broker Distance to Subject</b>	8.70 miles	<b>Date Signed</b>	05/18/2021

*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.**