

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	785 Oakleaf Plantation Parkway Unit 131, Orange Park, FL 32065	Order ID	7263656	Property ID	30072534
Inspection Date	04/29/2021	Date of Report	04/30/2021	APN	12042400786902509
Loan Number	44658	County	Clay		
Borrower Name	Breckenridge Property Fund 2016 LLC				

Tracking IDs					
Order Tracking ID	0428BPO	Tracking ID 1	0428BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	BRANDEN J ELLIOTT	Condition Comments	Subject is assumed in average condition for area and age of structure. No physical, functional, or external inadequacies were noted. The subject has no obsolescence observed.
R. E. Taxes	\$2,982		
Assessed Value	\$114,292		
Zoning Classification	Residential		
Property Type	Condo		
Occupancy	Vacant		
Secure?	Yes (LOCKED)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	The Preserve at Oakleaf Plantation		
Association Fees	\$275 / Month (Pool,Landscaping,Insurance,Tennis,Other: Com Area/Ext Bld Ins; Management; Com Area/Pool Mnt; Trash Collection; Clubhouse Maint; Com Area/Club Utl; Dredging; Tennis Court Maint; Tennis Court Util; Street Parking Maint)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	Subject is located in area convenient to shopping, dining, doctors, hospital and schools. Market values are stabilizing with the gradual re-absorption of REO and short sale properties.
Local Economy	Stable		
Sales Prices in this Neighborhood	Low: \$99900 High: \$164100		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	785 Oakleaf Plantation Parkway Unit 131	785 Oakleaf Plantation 1711 Pkwy	785 Oakleaf Plantation 1513 Pkwy	785 Oakleaf Plantation 731 Pkwy
City, State	Orange Park, FL	Orange Park, FL	Orange Park, FL	Orange Park, FL
Zip Code	32065	32065	32065	32065
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.13 ¹	0.09 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$134,900	\$140,000	\$169,000
List Price \$	--	\$134,900	\$140,000	\$169,000
Original List Date		04/21/2021	03/28/2021	03/10/2021
DOM · Cumulative DOM	-- · --	0 · 9	14 · 33	43 · 51
Age (# of years)	16	15	15	15
Condition	Average	Average	Average	Average
Sales Type	--	REO	Fair Market Value	Fair Market Value
Condo Floor Number	3	1	1	3
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	3 Stories Garden	3 Stories Garden	3 Stories Garden	3 Stories Garden
# Units	1	1	1	1
Living Sq. Feet	1,496	1,521	1,521	1,521
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
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	Scened Porch	None listed	Lanai , Screened	None listed

* Listing 1 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.

Current Listings - Cont.

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

- Listing 1** Similar to subject based on property type, GLA, lot, location. Contingent REO sale. "Great opportunity to buy a first floor condo unit within "The Preserve" with lots of potential. This three bed room unit features: large family room, separate dining, spacious kitchen, inside utility, split floor plan, master bath with his/her sinks, large master bed room closet, and screened patio. The Preserve community is located in the heart of Oakleaf Plantation, close to shopping, restaurants, medical centers, and schools. Enjoy Oakleaf Amenities: Large clubhouse, multiple gym/fitness rooms, multiple community swimming pools, basketball and tennis courts, baseball fields, lake with gazebo, playgrounds, picnic areas, assigned parking."
- Listing 2** Similar to subject based on property type, GLA, lot, location. Pending fair market sale. "Move- in ready! Only one owner! Low maintenance! Come and see this roomy, ground level 3 BR/2 BA condo located in The Preserve at Oakleaf. This unit maximizes its 1520 sq ft with an open concept kitchen and living room. Its split bedroom layout provides owners extra peace and privacy in the master suite. And the north-facing sliding glass door leads out onto a private screened lanai. Other perks include a HVAC system installed March 2021! It's zoned for A- rated Oakleaf schools! Minutes from the Oakleaf Town Center! Next door to an expansive amenity center with a lagoon pool, splash pads, a staffed gym facility, a playground, several scenic walk paths, and more! Come and see!" No Showings Wednesday and Thursday 5/7 and 5/8 while the sellers are moving out."
- Listing 3** Similar to subject based on property type, GLA, lot, location. Pending fair market sale. " Beautiful Condo for sale in the highly desirable area of Oakleaf Plantation. The Preserves is located directly in the heart of Oakleaf Plantation close to shopping, restaurants and medical centers. This newly renovated unit boasts new flooring, fresh paint, and a large storage conveniently located next to the unit!"

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	785 Oakleaf Plantation Parkway Unit 131	785 Oakleaf Plantation 1423 Pkwy	785 Oakleaf Plantation 421 Pkwy	785 Oakleaf Plantation 1522 Pkwy
City, State	Orange Park, FL	Orange Park, FL	Orange Park, FL	Orange Park, FL
Zip Code	32065	32065	32065	32065
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 ¹	0.04 ¹	0.13 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$144,900	\$149,999	\$172,500
List Price \$	--	\$144,900	\$149,999	\$172,500
Sale Price \$	--	\$144,000	\$148,999	\$162,000
Type of Financing	--	Conv	Va	Cash
Date of Sale	--	03/09/2021	02/03/2021	04/13/2021
DOM · Cumulative DOM	-- · --	126 · 158	91 · 123	1 · 15
Age (# of years)	16	15	15	15
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	3	2	2	2
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	3 Stories Garden	3 Stories Garden	3 Stories Garden	3 Stories Garden
# Units	1	1	1	1
Living Sq. Feet	1,496	1,521	1,521	1,690
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	7	7	7	7
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	Scened Porch	Patio , Screened	None listed	Porch , Open; Outside Lighting
Net Adjustment	--	\$0	\$0	-\$4,000
Adjusted Price	--	\$144,000	\$148,999	\$158,000

* 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** Similar to subject based on property type, GLA, lot, location. Fair market sale conventional financing no concessions. "DESIRABLE MODERN 3/2 condo open floor plan - 1 year home warranty included! BEAUTIFUL courtyard view- tons of natural sunlight- featuring high ceilings&over 1500 sq feet of living space. UPGRADES: GRANITE counters in kitchen / baths & undermount sinks / 18" ceramic tile / Center kitchen LOADS of storage, Breakfast counter and separate laundry room. All appliances convey. Spacious master easily fits King bed boasts a LARGE walk in closet. Master bath dual sinks/garden tub/shower combo. Bedrooms 2&3 carpeted with LARGE closets. Freshly painted throughout MODERN grey. Impeccable,move in ready! Located within WALKING DISTANCE to Oakleaf amenities center. POOL / SLIDE / ADULT POOL / ACTIVITY CENTER / FITNESS CENTER(s) Short drive to Cecil Field / NAS JAX downtown. SUPER BUY! WILL NOT LAST."
- Sold 2** Similar to subject based on property type, GLA, lot, location. Fair market sale VA financing no concessions. "RICE REDUCED AND \$400 HOME WARRANTY ADDED! Freshly painted and NEW STAINLESS STOVE, Move in ready 3/2 condo with open floor plan at The Preserves at Oakleaf Plantation. Elevator access and extra storage room at front entrance to the condo. Wired for alarm and lighted walking paths and security patrol the grounds. All bedrooms have tile flooring and living area has laminated bamboo flooring. Updated lighting fixtures throughout. Breakfast counter and separate laundry room. Stainless steel refrigerator and dishwasher. Washer/ Dryer included. Spacious master fits king bed and has large walk in closet. Master bath with dual sinks and tub/shower combo. Walking distance to Oakleaf amenities center. Pool/Slide, Fitness Center, Tennis/Soccer Fields"
- Sold 3** Similar to subject based on property type, lot, location. GLA, (-\$4000) bedrooms superior. Fair market cash sale no concessions. "NEW A/C, NEW CARPET AND NEW PAINT, 4 bedroom and 2 baths!!! Nothing left to do except find a new owner to move in. This one won't last! Located in highly desirable Oakleaf you'll have "A" rated schools and resort style amenities within walking distance. This unit has brand new carpet throughout with vinyl flooring in the entry, kitchen and both bathrooms. 1 year old refrigerator, dishwasher, stove and microwave complete your kitchen. Amenities include Clubhouse, gym, tennis courts, basketball courts, pool, water slides, kids water park, and playground."

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No listing history found. subject last sold 10/21/2005 for \$154,900 per tax record.				
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	\$155,000	\$155,000
Sales Price	\$149,000	\$149,000
30 Day Price	\$137,100	--
Comments Regarding Pricing Strategy		
Price was determined by using the most comparable sales at the current time. Normal adjustments have been made to acquire estimated value of subject. All comps share similar characteristics to the subject and are located in reasonable proximity. They will share marketability and buyer profile. All comps appear to be good substitutes for buyers and are viable indicators of value.		

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.

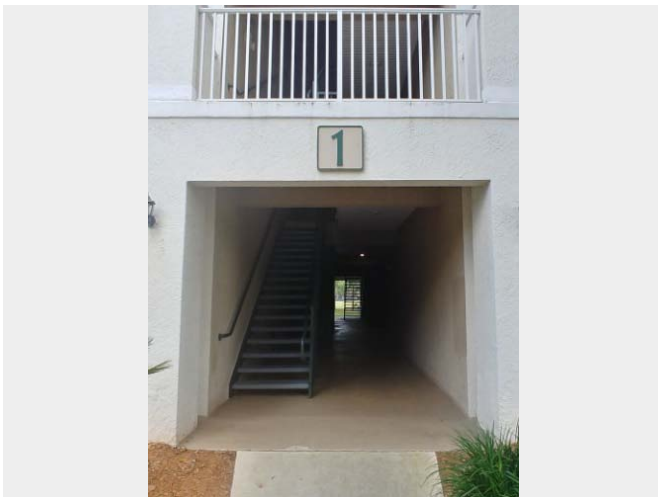
Subject Photos



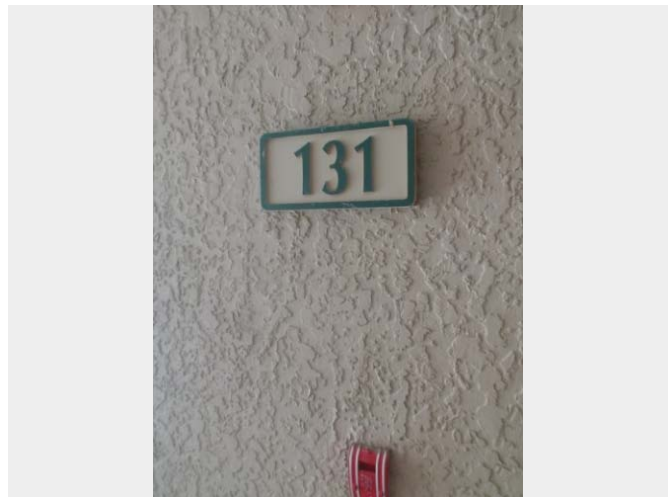
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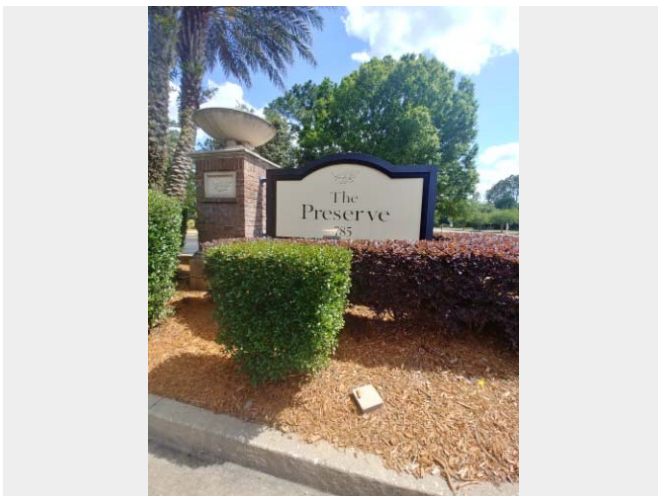
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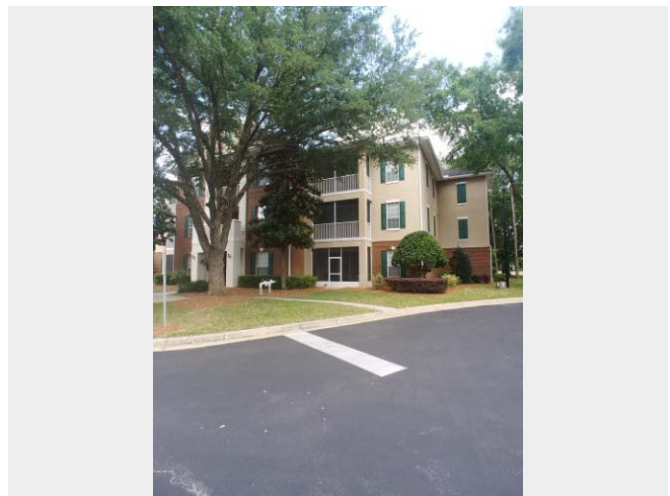
Front



Address Verification



Address Verification

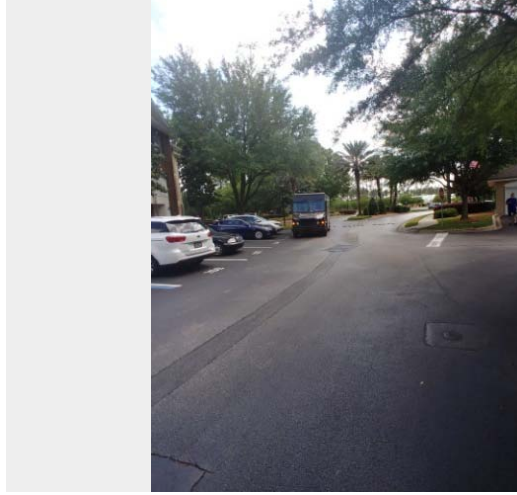


Side

Subject Photos



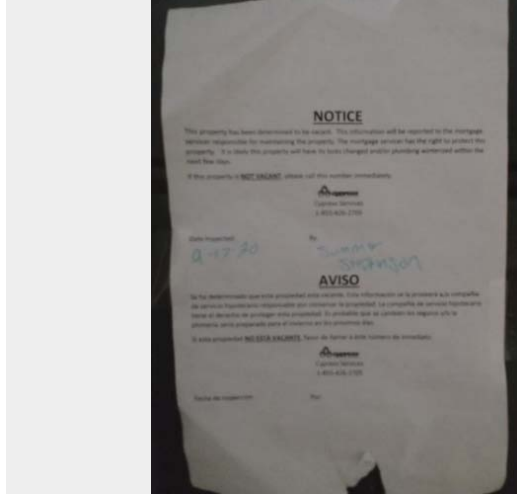
Side



Street



Street



Other

Listing Photos

L1 785 OAKLEAF PLANTATION 1711 PKWY
Orange Park, FL 32065



Front

L2 785 OAKLEAF PLANTATION 1513 PKWY
Orange Park, FL 32065



Front

L3 785 OAKLEAF PLANTATION 731 PKWY
Orange Park, FL 32065



Front

Sales Photos

S1 785 OAKLEAF PLANTATION 1423 PKWY
Orange Park, FL 32065



Front

S2 785 OAKLEAF PLANTATION 421 PKWY
Orange Park, FL 32065



Front

S3 785 OAKLEAF PLANTATION 1522 PKWY
Orange Park, FL 32065



Front

ClearMaps Addendum

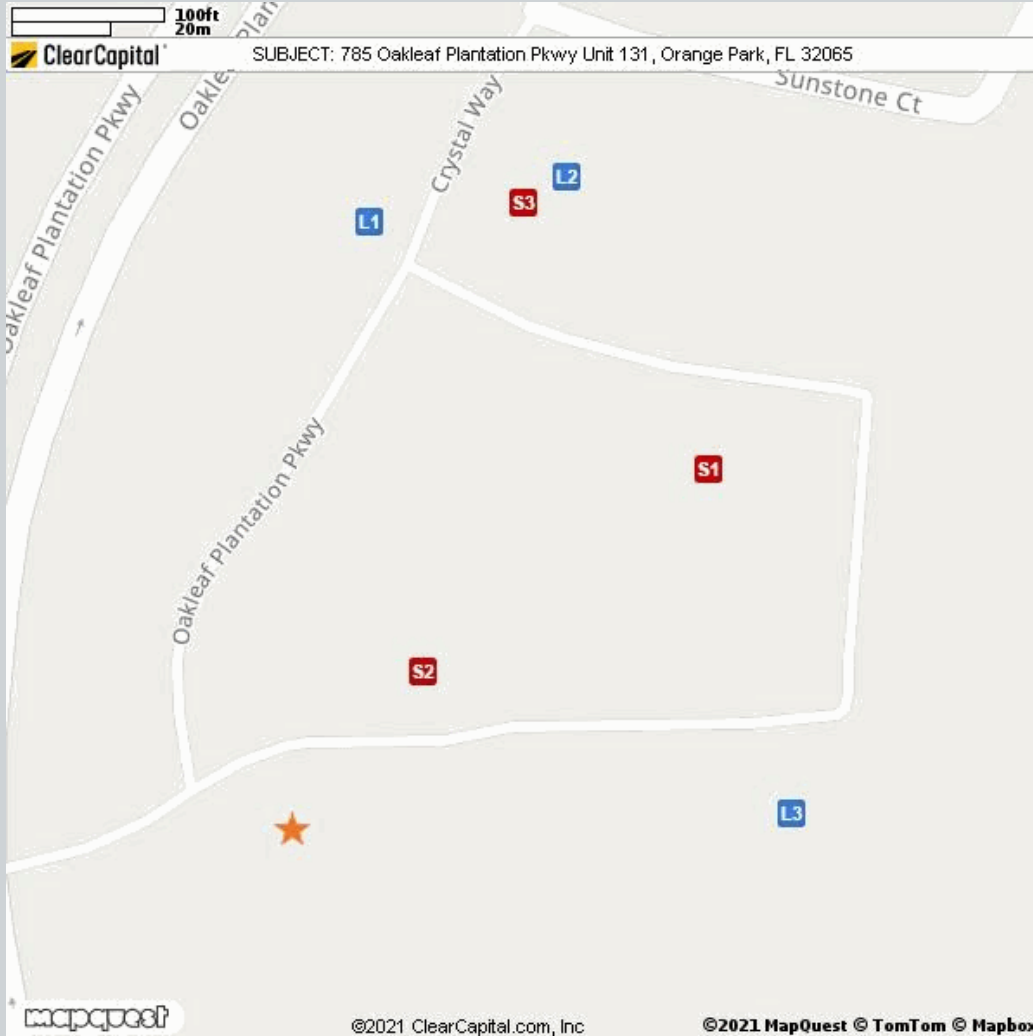
Address ★ 785 Oakleaf Plantation Parkway Unit 131, Orange Park, FL 32065

Loan Number 44658

Suggested List \$155,000

Suggested Repaired \$155,000

Sale \$149,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	785 Oakleaf Plantation Parkway Unit 131, Orange Park, FL 32065	--	Parcel Match
L1 Listing 1	785 Oakleaf Plantation 1711 Pkwy, Orange Park, FL 32065	0.11 Miles ¹	Parcel Match
L2 Listing 2	785 Oakleaf Plantation 1513 Pkwy, Orange Park, FL 32065	0.13 Miles ¹	Parcel Match
L3 Listing 3	785 Oakleaf Plantation 731 Pkwy, Orange Park, FL 32065	0.09 Miles ¹	Parcel Match
S1 Sold 1	785 Oakleaf Plantation 1423 Pkwy, Orange Park, FL 32065	0.10 Miles ¹	Parcel Match
S2 Sold 2	785 Oakleaf Plantation 421 Pkwy, Orange Park, FL 32065	0.04 Miles ¹	Parcel Match
S3 Sold 3	785 Oakleaf Plantation 1522 Pkwy, Orange Park, FL 32065	0.13 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	David Nasemann	Company/Brokerage	FUTURE REALTY GROUP LLC
License No	SL3119564	Address	1404 Sapling Drive Orange Park FL 32073
License Expiration	03/31/2023	License State	FL
Phone	9043343116	Email	dnrealtor@gmail.com
Broker Distance to Subject	7.60 miles	Date Signed	04/29/2021

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.