

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	12568 Itani Way, Jacksonville, FL 32226	Order ID	7274811	Property ID	30095046
Inspection Date	05/05/2021	Date of Report	05/05/2021		
Loan Number	44681	APN	1066020750		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Duval		

Tracking IDs					
Order Tracking ID	0504BPO	Tracking ID 1	0504BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	ANDREA L WASHINGTON	Condition Comments	
R. E. Taxes	\$3,810	Subject is a stucco exterior home in good condition. Subject conforms to neighboring homes. Subject is located on a low traffic side street mostly used by neighboring homes.	
Assessed Value	\$204,300		
Zoning Classification	Residential PUD		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	CEDARBROOK		
Association Fees	\$385 / Year (Other: Playground)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	Subject current market is on an incline due to lack of similar comps in subject's immediate neighborhood. Comps were chosen because of value opinion and condition. There are 1 REO's and 1 Short Sales for Active comps. There are 2 REO's and 0 Short Sales for Sold comps. I conducted 1.0 mile (radius) search for both Active/Sold comps. All comps should be considered similar to subject in condition. Within 1 mile of shopping, schools, restaurants and major roadways. Typically, \$3000 is being offered for seller concessions.	
Sales Prices in this Neighborhood	Low: \$176350 High: \$503500		
Market for this type of property	Increased 5 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	12568 Itani Way	12328 Itani Way	12574 Itani Way	12418 Jovana Rd
City, State	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
Zip Code	32226	32226	32226	32226
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.23 ¹	0.01 ¹	0.16 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$334,900	\$265,000	\$299,900
List Price \$	--	\$334,900	\$265,000	\$299,900
Original List Date		04/12/2021	04/16/2021	03/18/2021
DOM · Cumulative DOM	-- · --	20 · 23	2 · 19	1 · 48
Age (# of years)	4	3	4	3
Condition	Good	Good	Good	Good
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	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	1,926	1,838	1,701	2,086
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	3 · 2	4 · 2
Total Room #	8	8	7	8
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	0.13 acres	0.13 acres	0.13 acres	0.13 acres
Other	Porch, Patio	Porch, Patio	Porch, Patio	Porch, Patio

* 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.

Current Listings - Cont.

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

- Listing 1** Cedarbrook is located in desirable northeast Jacksonville, convenient to I-295 and I-95, the River City Marketplace, downtown and the Jacksonville International Airport. This professionally planned new home neighborhood has NO CDD FEE, playground, and preservation areas. D.R. Horton's thoughtfully designed homes. A rated school, New Berlin Elementary School, William F. Sheffield Park and Pumpkin Hill Creek Preserve are all nearby the Cedarbrook community. This nearly new property backs up to a nature preserve! It will be gone fast, come see it NOW!
- Listing 2** This Beautiful home features stucco and stone front, spacious open floor plan, granite counters, tray ceiling in master bedroom, 3 large bedrooms, tile floors, pendant lights, All stainless steel appliances and washer and dryer included. This home is located in the desirable part of the north side close to River City Marketplace, downtown and the Jacksonville International Airport.
- Listing 3** WOW! Welcome home! This gorgeous home has 4 bedrooms and 2 baths and is truly impressive. Beautiful tile flooring in all of the common spaces and carpet in all bedrooms. Open concept features a beautiful kitchen featuring quartz countertops, shaker cabinets, and stainless appliances. Super spacious family room. Master suite has walk in closet with separate shower with rain shower head, garden tub, double vanities and more. Covered and screened patio and fully fenced backyard make this home perfect for pets and great for entertaining. Home is close to NS Mayport, NS Jacksonville, and NS Kings Bay.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	12568 Itani Way	3947 Emilio Ct	3804 Ringneck Dr	12365 Itani Way
City, State	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
Zip Code	32226	32226	32226	32226
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.08 ¹	0.45 ¹	0.20 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$264,900	\$295,000	\$320,000
List Price \$	--	\$264,900	\$295,000	\$320,000
Sale Price \$	--	\$266,000	\$288,000	\$320,000
Type of Financing	--	Conv	Cash	Conv
Date of Sale	--	03/26/2021	03/29/2021	04/12/2021
DOM · Cumulative DOM	-- · --	13 · 41	17 · 24	3 · 39
Age (# of years)	4	4	14	2
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Beneficial ; Water	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	1,926	1,838	2,252	2,268
Bdrm · Bths · ½ Bths	4 · 2	4 · 2	3 · 2 · 1	4 · 2 · 1
Total Room #	8	8	8	9
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	0.13 acres	0.14 acres	0.14 acres	0.17 acres
Other	Porch, Patio	Porch, Patio	Porch, Patio	Porch, Patio
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$266,000	\$288,000	\$320,000

* 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** Almost new, in immaculate condition and loaded with upgrades. Located on a quiet cul-de-sac and features fully fenced yard this home offers privacy and floorplan that caters to entertaining. Large kitchen with SS appliances, eat-in area and island open to family room. Owner's Suite with dual vanity sinks and walk-in shower. All bathrooms and kitchen feature solid surface counters, Backyard fence features divider to allow pets to roam while the family entertains.
- Sold 2** Freshly Painted Exterior | New Carpet Downstairs | Refreshed Kitchen Space | 2 Newer ACs | Fully Fenced | Water Softener | Drive up to this cheerful two story home zoned for New Berlin Elementary. Open the door to a light & bright space with bonus room to your right. In the main living space you will find an open concept design with views of breakfast nook and living room from the kitchen. The kitchen features PLENTY of cabinets, recently painted w/ new hardware. Plus you'll find an island, breakfast bar AND butlers pantry leading to the formal dining room. Upstairs you will find all bedrooms including the master with its tray ceilings, walk in closets and spacious bath. The master bathroom features double vanities, a garden tub, walk in shower and private water closet.
- Sold 3** Open House 11-3 this Sat & Sun. All showings to be done during those hours. Recently built 2 story home in Cedarbrook subdivision. This modern home has upgraded tile plank flooring downstairs, Large open kitchen/family area with center island, shaker cabinets, granite tops and SS appliances. Downstairs suite with walk in closet, separate shower and garden tub, double vanities and more. Upstairs has 3 large bedrooms with oversized closets, family room, and large bathroom. Covered front porch and rear patio...great for relaxing or entertaining. Backyard is fully fenced.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no listing history available for subject for the past 12 months. Information was researched in MLS.			
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	\$285,000	\$285,000
Sales Price	\$275,000	\$275,000
30 Day Price	\$253,000	--
Comments Regarding Pricing Strategy		
Subject is located close to several ponds but this has no positive effect towards marketability. It was necessary to expand beyond Age and Wide Comp Value Range guidelines due to limited comps in the area. I gave most weight to CL2 and CS1 which is similar to subject in overall appeal and condition. The Anticipated Value (ASV) given should allow subject to get under contract within 90 days. Final value conclusion given is based on Fair market 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



Front



Address Verification



Street



Street

Listing Photos

L1 12328 ITANI WAY
Jacksonville, FL 32226



Front

L2 12574 ITANI WAY
Jacksonville, FL 32226



Front

L3 12418 JOVANA RD
Jacksonville, FL 32226



Front

Sales Photos

S1 3947 EMILIO CT
Jacksonville, FL 32226



Front

S2 3804 RINGNECK DR
Jacksonville, FL 32226



Front

S3 12365 ITANI WAY
Jacksonville, FL 32226



Front

ClearMaps Addendum

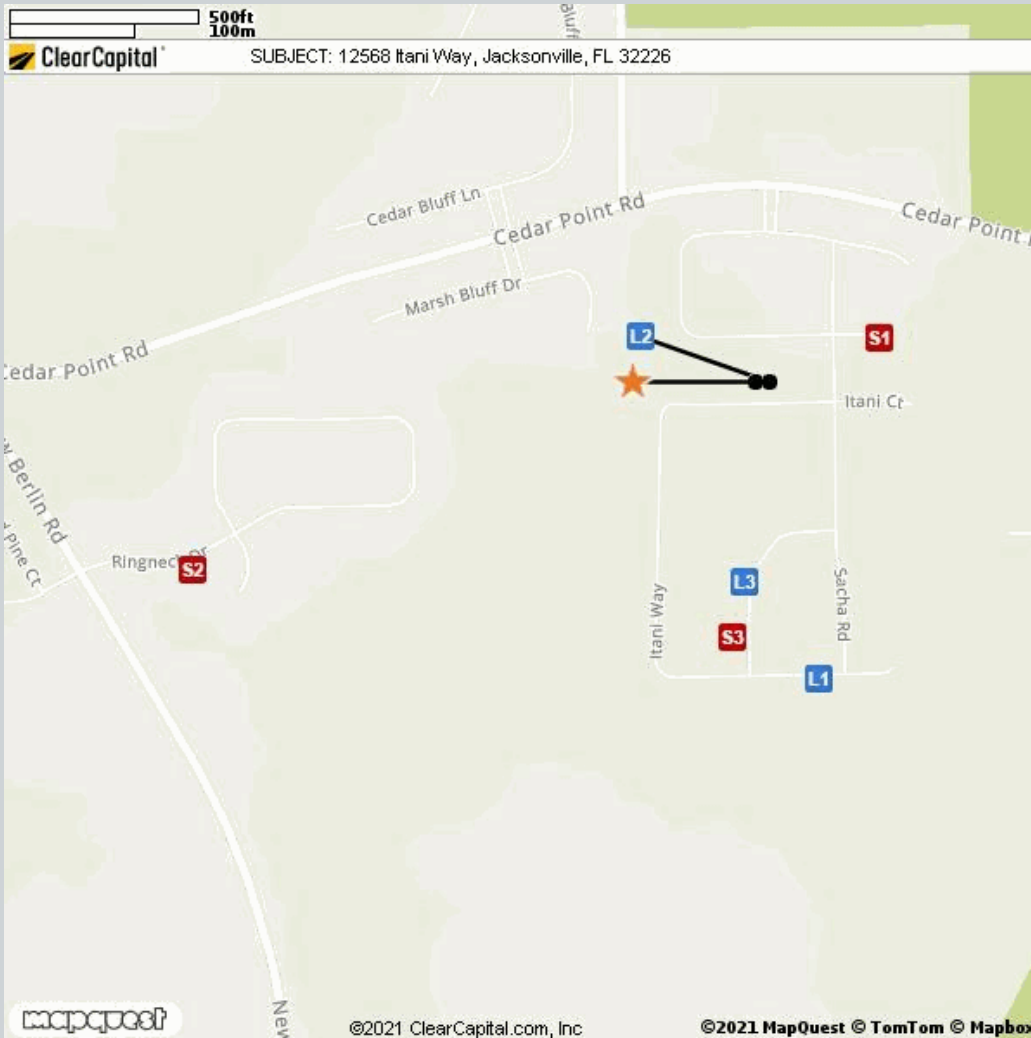
Address ★ 12568 Itani Way, Jacksonville, FL 32226

Loan Number 44681

Suggested List \$285,000

Suggested Repaired \$285,000

Sale \$275,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	12568 Itani Way, Jacksonville, FL 32226	--	Parcel Match
L1 Listing 1	12328 Itani Way, Jacksonville, FL 32226	0.23 Miles ¹	Parcel Match
L2 Listing 2	12574 Itani Way, Jacksonville, FL 32226	0.01 Miles ¹	Parcel Match
L3 Listing 3	12418 Jovana Rd, Jacksonville, FL 32226	0.16 Miles ¹	Parcel Match
S1 Sold 1	3947 Emilio Ct, Jacksonville, FL 32226	0.08 Miles ¹	Parcel Match
S2 Sold 2	3804 Ringneck Dr, Jacksonville, FL 32226	0.45 Miles ¹	Parcel Match
S3 Sold 3	12365 Itani Way, Jacksonville, FL 32226	0.20 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	James Morgan	Company/Brokerage	James Morgan
License No	SL3153800	Address	1450 Holly Oaks Lake Rd W Jacksonville FL 32225
License Expiration	09/30/2021	License State	FL
Phone	9045367867	Email	jmdaryl50@gmail.com
Broker Distance to Subject	8.24 miles	Date Signed	05/05/2021

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.