

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	3217 Dwarf Pine Avenue, Winter Park, FL 32792	Order ID	7320779	Property ID	30385403
Inspection Date	05/26/2021	Date of Report	05/27/2021		
Loan Number	44695	APN	30-22-10-0584-01-650		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Orange		

Tracking IDs

Order Tracking ID	0525BPO_BOTW	Tracking ID 1	0525BPO_BOTW
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Skiles Wanda A	Condition Comments Subject is in an average condition conforming to neighborhood with no adverse easements, economic/functional obsolescence, or repairs visible. Paint, roof, and landscaping also appear in average condition.
R. E. Taxes	\$1,343	
Assessed Value	\$104,283	
Zoning Classification	R-2	
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	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Subject conforms to neighborhood and is located nearby shopping, schools, restaurants, parks, public transportation, and freeway access. No negative external influences, environmental concerns, or zoning issues noted. In addition no atypical positive external influences, environmental concerns, or zoning attributes noted. This includes no boarded up homes or major construction noted nearby.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$170,000 High: \$350,000	
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	3217 Dwarf Pine Avenue	8301 Dominguin St	3449 Arbutus Ln Unit#No	782 Carnation Dr
City, State	Winter Park, FL	Orlando, FL	Winter Park, FL	Winter Park, FL
Zip Code	32792	32817	32792	32792
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.21 ¹	1.11 ¹	1.12 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$225,000	\$199,000	\$300,000
List Price \$	--	\$225,000	\$269,900	\$300,000
Original List Date		03/12/2021	10/13/2020	05/18/2021
DOM · Cumulative DOM	-- · --	48 · 76	98 · 226	3 · 9
Age (# of years)	39	61	63	62
Condition	Average	Average	Average	Average
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,402	1,182	1,170	1,264
Bdrm · Bths · ½ Bths	3 · 2	3 · 1	3 · 1	3 · 2
Total Room #	6	5	5	6
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.21 acres	0.14 acres	0.19 acres	0.39 acres
Other	None	None	None	None

* 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 This comp is inferior to the subject property since it has less square footage. Average condition home in the area of similar property, competing location and overall similar in style and condition and it has less GLA.

Listing 2 This comp is inferior to the subject property since it has less square footage. Average condition home in the area of similar property, competing location and overall similar in style and condition and it has less GLA.

Listing 3 This comp is most comparable to the subject property since it has closest square footage. Similar condition and location home, No damages noted, comparable to subject property, and has similar amenities, Similar in style, condition and size.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3217 Dwarf Pine Avenue	7165 Green Needle Dr	7805 Wicklow Cir	3138 Heartwood Ave
City, State	Winter Park, FL	Winter Park, FL	Orlando, FL	Winter Park, FL
Zip Code	32792	32792	32817	32792
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.68 ¹	0.09 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$225,000	\$295,000	\$299,500
List Price \$	--	\$225,000	\$290,000	\$298,000
Sale Price \$	--	\$225,000	\$266,000	\$300,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	01/04/2021	02/04/2021	12/17/2020
DOM · Cumulative DOM	-- · --	5 · 37	80 · 101	35 · 94
Age (# of years)	39	40	29	41
Condition	Average	Average	Average	Average
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,402	1,210	1,531	1,623
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	6	6	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.21 acres	0.18 acres	0.17 acres	0.17 acres
Other	None	None	None	None
Net Adjustment	--	+\$8,640	-\$7,805	-\$3,945
Adjusted Price	--	\$233,640	\$258,195	\$296,055

* 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** GLA adj: \$8640. Similar condition and location home, No damages noted, comparable to subject property, and has similar amenities, Similar in style, condition and size.
- Sold 2** GLA adj: -\$5805 and Built adj: -\$2000. Similar condition and location home, No damages noted, comparable to subject property, and has similar amenities, Similar in style, condition and size.
- Sold 3** GLA adj: -\$9945, Garage adj: \$6000. Similar condition and location home, No damages noted, comparable to subject property, and has similar amenities, Similar in style, condition and size.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject sale on 05/24/2021 for \$254,000.			
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	\$266,700	\$266,700
Sales Price	\$254,000	\$254,000
30 Day Price	\$233,680	--
Comments Regarding Pricing Strategy		
<p>Subject value is based on current market Conditions and recent sales in area. Due to a lack of more similar recent comps in this market, it was necessary to exceed guidelines. Comps selected for this report are all settled properties within the subject market area. They are considered to be the best available at the time of inspection and good indicator of market value. Note that overall market conditions have been taken into account in arriving at final opinion of value. Current sales, under contract sales and active listings have been considered.</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



Street

Listing Photos

L1 8301 DOMINGUIN ST
Orlando, FL 32817



Front

L2 3449 ARBUTUS LN Unit#NO
Winter Park, FL 32792



Front

L3 782 CARNATION DR
Winter Park, FL 32792



Front

Sales Photos

S1 7165 GREEN NEEDLE DR
Winter Park, FL 32792



Front

S2 7805 WICKLOW CIR
Orlando, FL 32817



Front

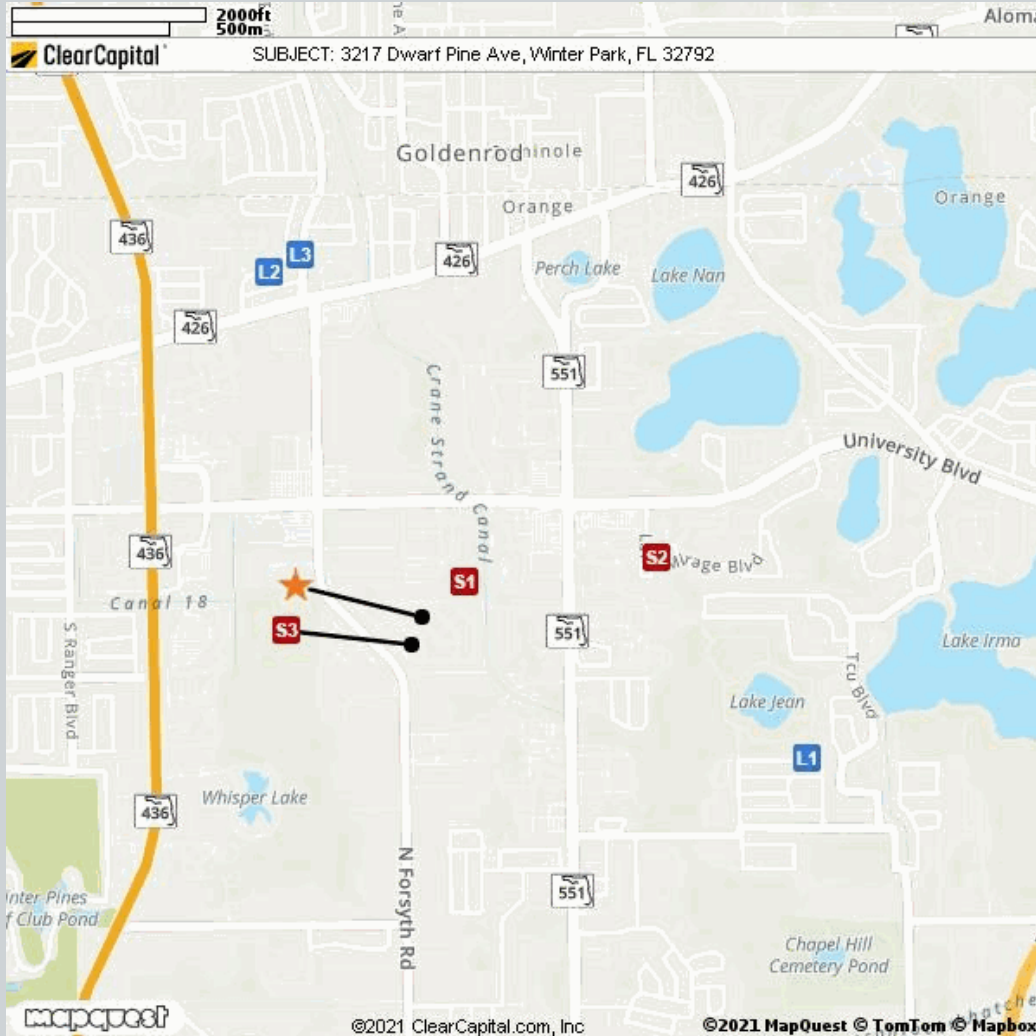
S3 3138 HEARTWOOD AVE
Winter Park, FL 32792



Front

ClearMaps Addendum

Address ★ 3217 Dwarf Pine Avenue, Winter Park, FL 32792
Loan Number 44695 **Suggested List** \$266,700 **Suggested Repaired** \$266,700 **Sale** \$254,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3217 Dwarf Pine Avenue, Winter Park, FL 32792	--	Parcel Match
L1 Listing 1	8301 Dominguin St, Orlando, FL 32817	1.21 Miles ¹	Parcel Match
L2 Listing 2	3449 Arbutus Ln Unit#No, Winter Park, FL 32792	1.11 Miles ¹	Parcel Match
L3 Listing 3	782 Carnation Dr, Winter Park, FL 32792	1.12 Miles ¹	Parcel Match
S1 Sold 1	7165 Green Needle Dr, Winter Park, FL 32792	0.11 Miles ¹	Parcel Match
S2 Sold 2	7805 Wicklow Cir, Orlando, FL 32817	0.68 Miles ¹	Parcel Match
S3 Sold 3	3138 Heartwood Ave, Winter Park, FL 32792	0.09 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	Andrei Sagdeev	Company/Brokerage	Volke Real Estate, LLC
License No	BK3365282	Address	20 N Orange Ave Orlando FL 32801
License Expiration	09/30/2022	License State	FL
Phone	3054315071	Email	volkerealestate@gmail.com
Broker Distance to Subject	6.25 miles	Date Signed	05/26/2021

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.