

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>	1940 Briarwood Street, Dunedin, FLORIDA 34698	<b>Order ID</b>	7366394	<b>Property ID</b>	30488648
<b>Inspection Date</b>	06/16/2021	<b>Date of Report</b>	06/16/2021		
<b>Loan Number</b>	44985	<b>APN</b>	24-28-15-73609-015-0690		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Pinellas		

### Tracking IDs

<b>Order Tracking ID</b>	0615BPO_BOTW	<b>Tracking ID 1</b>	0615BPO_BOTW
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Lillian Tresemer	<b>Condition Comments</b> Subject appears to be in average condition, adequately maintained, and structurally sound. Subject does not appear to need repairs.
<b>R. E. Taxes</b>	\$998	
<b>Assessed Value</b>	\$95,123	
<b>Zoning Classification</b>	Residential	
<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>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Subject is located in a suburban area with mostly residential properties. There are some local businesses located within the neighborhood as well. The neighborhood appears to be adequately maintained and well landscaped. Subject has average access to services with Route 19 located in the neighborhood and leading to highways and employment areas. There is a low presence of distressed properties in the area and the average days on market is 38 days
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$209,000 High: \$941,550	
<b>Market for this type of property</b>	Increased 7 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	1940 Briarwood Street	2286 Colonial Dr	2302 Hawthorne Dr	609 Linda Ct
City, State	Dunedin, FLORIDA	Dunedin, FL	Clearwater, FL	Palm Harbor, FL
Zip Code	34698	34698	33763	34684
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.42 <sup>1</sup>	1.94 <sup>1</sup>	1.76 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$354,900	\$347,000	\$354,900
List Price \$	--	\$370,000	\$356,000	\$354,900
Original List Date		06/03/2021	05/13/2021	06/11/2021
DOM · Cumulative DOM	-- · --	4 · 13	4 · 34	4 · 5
Age (# of years)	47	45	44	46
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 Contemporary	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,394	1,438	1,481	1,361
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	Pool - Yes
Lot Size	0.16 acres	0.17 acres	0.24 acres	0.17 acres
Other	porch, patio, fence	porch, deck, patio, shed	porch	porch, patio, fence

\* Listing 2 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** Listed property is similar to subject in location, style, size, and condition. Listed property has slightly more gross living area than subject, with similar room counts. Listed property has a larger lot than subject and is similar in age to subject.

**Listing 2** Listed property is similar to subject in location, style, size, and condition. Listed property has slightly more gross living area than subject, with similar room counts. Listed property has a larger lot than subject and is newer than subject.

**Listing 3** Listed property is similar to subject in location, style, size, and condition. Listed property has slightly less gross living area than subject, with similar room counts. Listed property has a larger lot than subject and is similar in age to subject. Listed property adds a pool.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	1940 Briarwood Street	1973 Sourwood Blvd	1813 Sourwood Blvd	1997 Laurelwood Ln
<b>City, State</b>	Dunedin, FLORIDA	Dunedin, FL	Dunedin, FL	Dunedin, FL
<b>Zip Code</b>	34698	34698	34698	34698
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.06 <sup>1</sup>	0.22 <sup>1</sup>	0.11 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$364,900	\$350,000	\$299,995
<b>List Price \$</b>	--	\$344,900	\$350,000	\$299,995
<b>Sale Price \$</b>	--	\$338,000	\$330,000	\$304,000
<b>Type of Financing</b>	--	Fha	Conventional	Fha
<b>Date of Sale</b>	--	02/01/2021	12/21/2020	11/20/2020
<b>DOM · Cumulative DOM</b>	-- · --	51 · 51	38 · 38	37 · 37
<b>Age (# of years)</b>	47	47	43	47
<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>	1,394	1,553	1,541	1,350
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	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>	0.16 acres	0.16 acres	0.16 acres	0.17 acres
<b>Other</b>	porch, patio, fence	porch, patio, fence	porch, patio, fence	porch
<b>Net Adjustment</b>	--	-\$5,154	-\$1,870	+\$343
<b>Adjusted Price</b>	--	\$332,846	\$328,130	\$304,343

\* 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.

### Recent Sales - Cont.

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

- Sold 1** Sale property is similar to subject in location, style, and condition. Sale property has more gross living area than subject, with similar room counts. Sale property has a similar lot size to subject and is the same age as subject. Adjustments were made for: GLA: -1590, Seller Concessions: -3564.
- Sold 2** Sale property is similar to subject in location, style, and condition. Sale property has more gross living area than subject, with similar room counts. Sale property has a similar lot size to subject and is newer than subject. Adjustments were made for: Age: -400, GLA: -1470.
- Sold 3** Sale property is similar to subject in location, style, size, and condition. Sale property has slightly less gross living area than subject, with similar room counts. Sale property has a slightly larger lot than subject and is the same age as subject. Adjustments were made for: GLA: 440, Lot Size: -97.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	FUTURE HOME REALTY INC	Subject is currently listed as a fair market sale and is pending.					
<b>Listing Agent Name</b>	Darla Wright						
<b>Listing Agent Phone</b>	813-855-4982						
<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>
05/12/2021	\$350,000	--	--	Pending/Contract	05/13/2021	\$350,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$350,000	\$350,000
<b>Sales Price</b>	\$330,000	\$330,000
<b>30 Day Price</b>	\$320,000	--
<b>Comments Regarding Pricing Strategy</b>		
Price opinion is based on comparable properties and local market knowledge. Notwithstanding any preprinted verbiage to the contrary, this is a broker price opinion of the subject property specified on this report. This is not an appraisal of the market value of the property. If an appraisal is desired, the services of a licensed or certified appraiser must be obtained. The final value of this property is an opinion obtained from the similar comparable properties and market knowledge.		

### 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



Front



Address Verification



Street



Street



Other

## Listing Photos

**L1** 2286 Colonial Dr  
Dunedin, FL 34698



Front

**L2** 2302 Hawthorne Dr  
Clearwater, FL 33763



Front

**L3** 609 Linda Ct  
Palm Harbor, FL 34684



Front



## Sales Photos

**S1** 1973 Sourwood Blvd  
Dunedin, FL 34698



Front

**S2** 1813 Sourwood Blvd  
Dunedin, FL 34698



Front

**S3** 1997 Laurelwood Ln  
Dunedin, FL 34698



Front

### ClearMaps Addendum

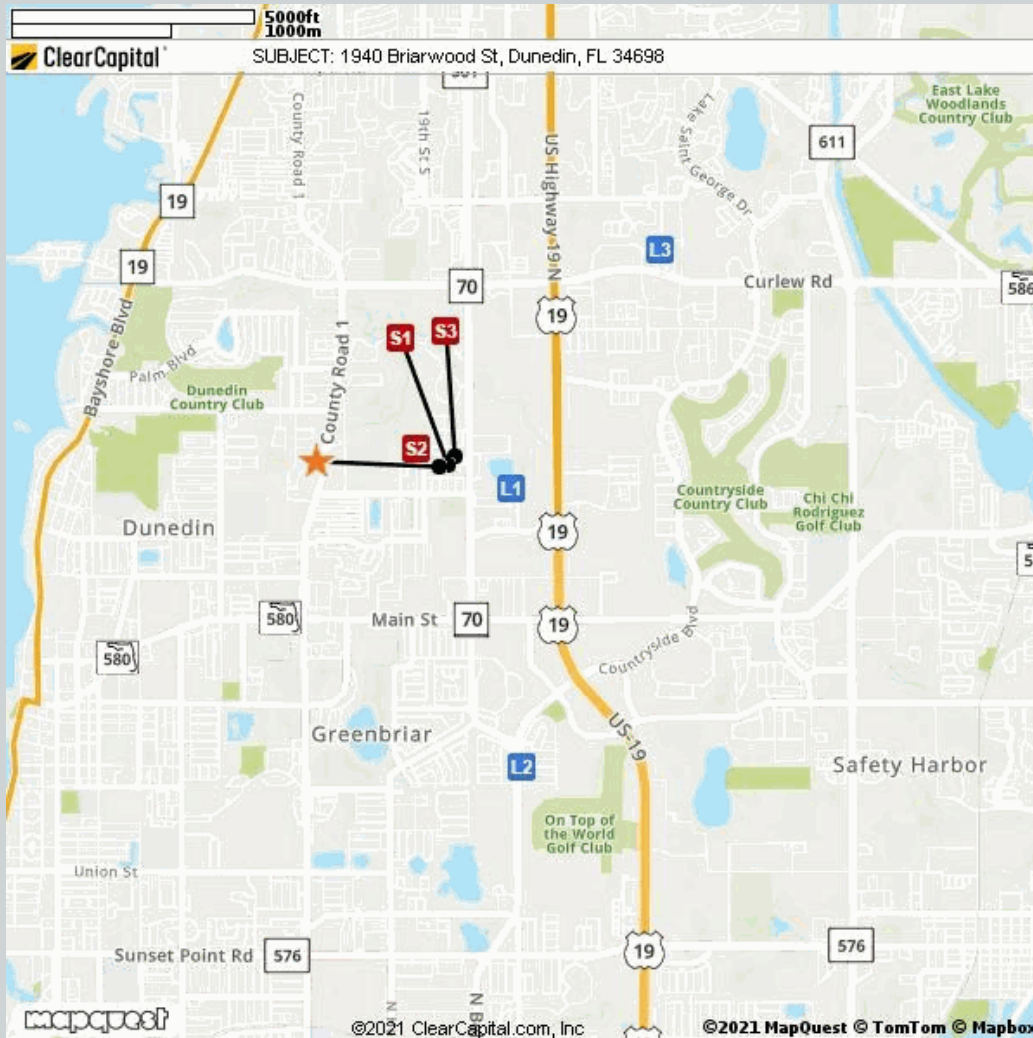
**Address** ★ 1940 Briarwood Street, Dunedin, FLORIDA 34698

**Loan Number** 44985

**Suggested List** \$350,000

**Suggested Repaired** \$350,000

**Sale** \$330,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1940 Briarwood Street, Dunedin, Florida 34698	--	Parcel Match
L1 Listing 1	2286 Colonial Dr, Dunedin, FL 34698	0.42 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2302 Hawthorne Dr, Clearwater, FL 33763	1.94 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	609 Linda Ct, Palm Harbor, FL 34684	1.76 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	1973 Sourwood Blvd, Dunedin, FL 34698	0.06 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	1813 Sourwood Blvd, Dunedin, FL 34698	0.22 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	1997 Laurelwood Ln, Dunedin, FL 34698	0.11 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.

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

<b>Broker Name</b>	BRIAN COOMEY	<b>Company/Brokerage</b>	Charles Rutenberg Realty
<b>License No</b>	SL3381008	<b>Address</b>	1725 Lake Cypress Drive Safety Harbor FL 34695
<b>License Expiration</b>	09/30/2022	<b>License State</b>	FL
<b>Phone</b>	7272509535	<b>Email</b>	massbpospecialist@gmail.com
<b>Broker Distance to Subject</b>	3.50 miles	<b>Date Signed</b>	06/16/2021

*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:**

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