

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	3537 Tidal Marsh Drive, Jacksonville Beach, FL 32250	Order ID	7624948	Property ID	31304082
Inspection Date	09/30/2021	Date of Report	09/30/2021		
Loan Number	46091	APN	180348-0754		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Duval		

Tracking IDs

Order Tracking ID	0929BPO	Tracking ID 1	0929BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Breckenridge Property Fund 2016 LLC	Condition Comments Based on exterior observation, subject property is in Average condition. No immediate repair or modernization required.
R. E. Taxes	\$4,008	
Assessed Value	\$215,651	
Zoning Classification	Residential	
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 The subject is located in a suburban neighborhood with stable property values and a balanced supply Vs demand of homes. The economy and employment conditions are stable.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$276,000 High: \$492,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	3537 Tidal Marsh Drive	14308 Lackman Ln	14063 N Claridge Rd	1211 N 5th Ave
City, State	Jacksonville Beach, FL	Jacksonville Beach, FL	Jacksonville Beach, FL	Jacksonville Beach, FL
Zip Code	32250	32250	32250	32250
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.63 ¹	0.87 ¹	1.95 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$382,000	\$325,000	\$415,000
List Price \$	--	\$340,000	\$325,000	\$415,000
Original List Date		05/17/2021	08/16/2021	09/14/2021
DOM · Cumulative DOM	-- · --	132 · 136	42 · 45	15 · 16
Age (# of years)	40	37	62	58
Condition	Average	Average	Good	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	1,384	1,480	1,300	1,579
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)	None	Carport 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.150 acres	0.27 acres	0.17 acres	0.14 acres
Other	None	None	None	None

* Listing 3 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 The property is superior in GLA and lot size to the subject Adjustments:GLA:\$-1920,Lot:\$-240,Total Adjustment:\$-2160,Net Adjustment Value:\$337840

Listing 2 The property is superior in condition and inferior in age to the subject Adjustments:Condition:\$-3750,GLA:\$1680,Age:\$550,Garage:\$4000,Total Adjustment:\$2480,Net Adjustment Value:\$327480

Listing 3 The property is superior in GLA and inferior in age to the subject Adjustments:GLA:\$-3900,Age:\$450,Garage:\$4000,Carport:\$-1000,Total Adjustment:\$-450,Net Adjustment Value:\$414550

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3537 Tidal Marsh Drive	4032 Coquina Dr	14386 N Aqua Vista Rd	3904 E Demery Dr
City, State	Jacksonville Beach, FL	Jacksonville Beach, FL	Jacksonville, FL	Jacksonville Beach, FL
Zip Code	32250	32250	32224	32250
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.54 ¹	0.93 ¹	0.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$325,000	\$378,000	\$399,000
List Price \$	--	\$325,000	\$378,000	\$399,000
Sale Price \$	--	\$345,000	\$390,000	\$410,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	01/05/2021	08/25/2021	09/09/2021
DOM · Cumulative DOM	-- · --	46 · 47	54 · 55	36 · 37
Age (# of years)	40	45	59	36
Condition	Average	Average	Good	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	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	1,384	1,372	1,554	1,618
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	4 · 2 · 1
Total Room #	6	6	7	7
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	--	Pool - Yes	--	--
Lot Size	0.150 acres	0.20 acres	0.23 acres	0.31 acres
Other	None	None	None	None
Net Adjustment	--	-\$7,000	-\$10,835	-\$10,000
Adjusted Price	--	\$338,000	\$379,165	\$400,000

* 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** The property is similar in bed count and condition to the subject Sold1 => Pool= \$-7000, Total= \$-7000, Net Adjusted Value= \$338000
- Sold 2** The property is superior in condition and GLA to the subject Sold2 => Condition= \$-3750, Bed= \$-4000, GLA= \$-3400, Age= \$475, Lot= \$-160, Total= \$-10835, Net Adjusted Value= \$379165
- Sold 3** The property is superior in bed count and GLA to the subject Sold3 => Bed= \$-4000, Half Bath= \$-1000, GLA= \$-4680, Lot= \$-320, Total= \$-10000, Net Adjusted Value= \$400000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None Noted			
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	\$355,000	\$355,000
Sales Price	\$345,000	\$345,000
30 Day Price	\$335,000	--
Comments Regarding Pricing Strategy		
<p>I went back 12 months; out in distance 1 mile I was unable to find any comps which fit the subject's requirements. The ones used are the best possible currently available comps within 2 mile and the adjustments are sufficient for this area to account for the differences in the subject and comps. Limited comparables in the subject area make it necessary to use comparables with variance in sub style, age, 15% gla, bed/bath count and 30% lot size. It was necessary to use comparables with superior in condition due to limited market activity in the subject's area. Due to limited comps in the area, it was necessary to use comparable with sold price greater than list price. Since there were limited sold comparables available it was necessary to exceed sold date greater than six months and use sold comparables that exceed 120 days of pending date. The subject is located within a reasonable proximity to water body, park, school, commercial buildings and highway. This however, will have no impact on value. In delivering final valuation, most weight has been placed on CS1 and LC3 as they are most similar to subject condition. Subject's details taken from tax record.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The price is based on the subject being in average condition. Comps are similar in characteristics, located within 1.95 miles and the sold comps
Notes closed within the last 9 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 14308 LACKMAN LN
Jacksonville Beach, FL 32250



Front

L2 14063 N CLARIDGE RD
Jacksonville Beach, FL 32250



Front

L3 1211 N 5TH AVE
Jacksonville Beach, FL 32250



Front

Sales Photos

S1 4032 COQUINA DR
Jacksonville Beach, FL 32250



Front

S2 14386 N AQUA VISTA RD
Jacksonville, FL 32224



Front

S3 3904 E DEMERY DR
Jacksonville Beach, FL 32250



Front

ClearMaps Addendum

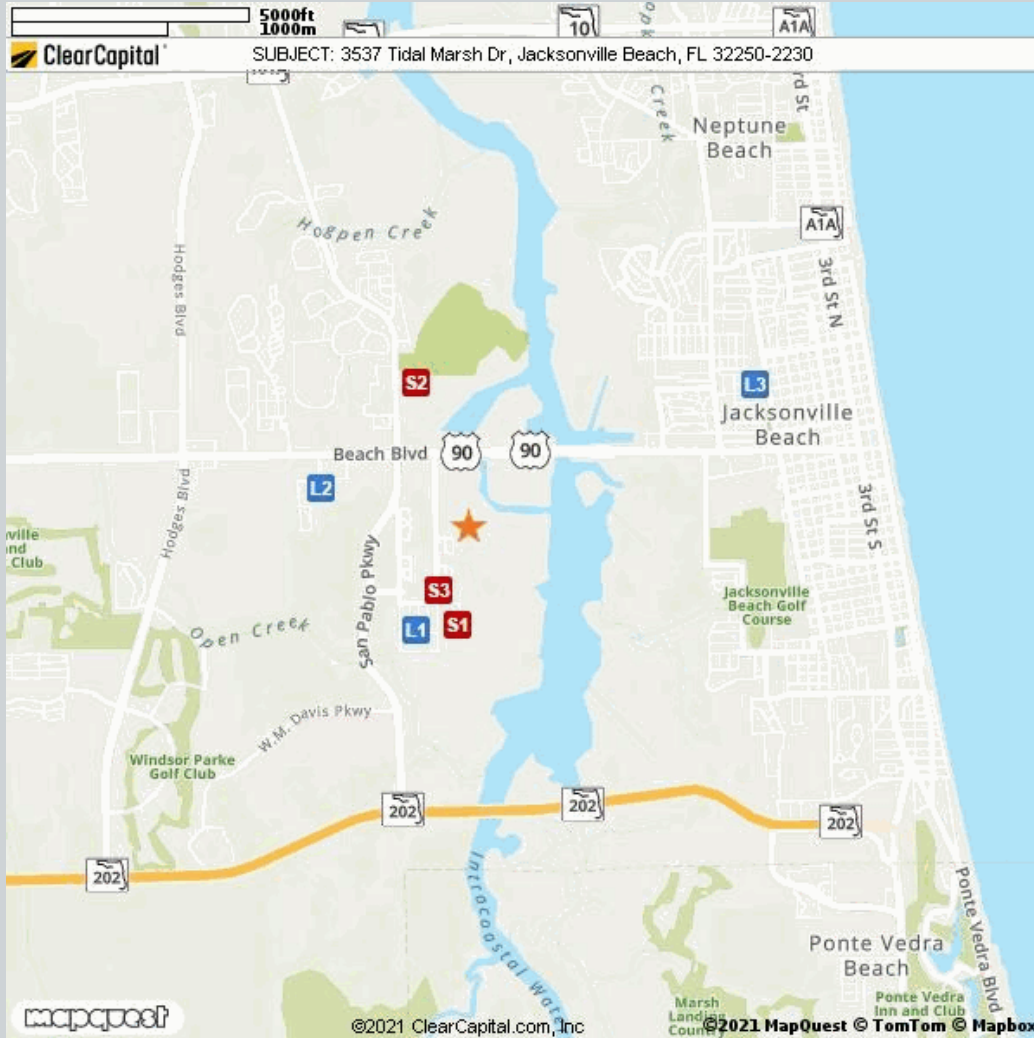
Address ★ 3537 Tidal Marsh Drive, Jacksonville Beach, FL 32250

Loan Number 46091

Suggested List \$355,000

Suggested Repaired \$355,000

Sale \$345,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3537 Tidal Marsh Drive, Jacksonville Beach, FL 32250	--	Parcel Match
L1	14308 Lackman Ln, Jacksonville Beach, FL 32250	0.63 Miles ¹	Parcel Match
L2	14063 N Claridge Rd, Jacksonville Beach, FL 32250	0.87 Miles ¹	Parcel Match
L3	1211 N 5th Ave, Jacksonville Beach, FL 32250	1.95 Miles ¹	Parcel Match
S1	4032 Coquina Dr, Jacksonville Beach, FL 32250	0.54 Miles ¹	Parcel Match
S2	14386 N Aqua Vista Rd, Jacksonville, FL 32224	0.93 Miles ¹	Parcel Match
S3	3904 E Demery Dr, Jacksonville Beach, FL 32250	0.36 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.

*** 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 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

Report Instructions - cont.

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.

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	Jeff Bois	Company/Brokerage	Premium Properties Real Estate Services LLC
License No	SL3325311	Address	6722 Arlington Expressway #2004 Jacksonville FL 32211
License Expiration	03/31/2023	License State	FL
Phone	9043850720	Email	jeffpbois@gmail.com
Broker Distance to Subject	9.85 miles	Date Signed	09/30/2021

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.