

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	1083 Autumn Tree Lane, Orange Park, FL 32065	Order ID	7621051	Property ID	31295311
Inspection Date	09/28/2021	Date of Report	09/29/2021		
Loan Number	46491	APN	08042500786801110		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Clay		

Tracking IDs					
Order Tracking ID	0928BPO	Tracking ID 1	0928BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	KATRINA M WILLIAMS	The subject property is in average condition and conforms to the neighborhood.
R. E. Taxes	\$4,084	
Assessed Value	\$187,259	
Zoning Classification	Residential PUD	
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	Oak Leaf Plantation 904-406-2206	
Association Fees	\$61 / Month (Landscaping)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The subject neighborhood is in close proximity to schools and shopping.
Local Economy	Slow	
Sales Prices in this Neighborhood	Low: \$208640 High: \$365540	
Market for this type of property	Increased 7 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1083 Autumn Tree Lane	1667 Canopy Oaks Dr	3359 Highland Mill Ln	1631 Canopy Oaks Dr
City, State	Orange Park, FL	Orange Park, FL	Orange Park, FL	Orange Park, FL
Zip Code	32065	32065	32065	32065
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.55 ¹	0.68 ¹	0.46 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$362,100	\$357,000	\$339,000
List Price \$	--	\$362,100	\$357,000	\$339,000
Original List Date		09/21/2021	09/02/2021	09/18/2021
DOM · Cumulative DOM	-- · --	7 · 8	26 · 27	5 · 11
Age (# of years)	16	17	17	17
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	2 Stories Traditional	2 Stories Traditional	2 Stories Ranch
# Units	1	1	1	1
Living Sq. Feet	2,360	2,490	2,414	2,160
Bdrm · Bths · ½ Bths	5 · 3	4 · 2 · 1	3 · 3	4 · 2 · 1
Total Room #	10	9	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	0.20 acres	0.15 acres	0.13 acres	0.17 acres
Other	Porch	Patio, Fence	None	Porch, Patio, Fence

* 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** Are you ready to call this 4 bedroom, 2.5 bathroom home in the Oakleaf Plantation area of Orange Park yours? Head through the double doors to view the tall foyer. A recessed nook makes for a great spot to put an entertainment center or accent piece. Head from there into the kitchen where the household chef will adore cooking thanks to the sleek built-in appliances and abundance of counter space. Don't miss the primary bedroom with its tall ceiling and roomy walk-in closet. The en-suite bathroom will delight thanks to the dual sink vanity and large soaking tub. The large paver patio in the back is perfect for summer barbecues or watching the sunset. This home is in a prime location near local shops, restaurants, and entertainment facilities. Home is being sold in as is condition. All information pertaining to the property is deemed reliable, but not guaranteed. Information to be verified by the Buyer.
- Listing 2** This Orange Park two-story cul-de-sac home offers a two-car garage.
- Listing 3** Bring you buyers!! Enjoy Oakleaf Plantation living in this beautiful 4-bedroom 2.5 bathroom home. Upon entering the home, you are greeted by high ceilings and tile floors throughout the main living areas. There is a formal dining area and extra sitting room, located in the front of the home. The eat-in-kitchen has staggered cabinets, stainless steel appliances, and a prep island. The area opens to the living room, new carpet and updated baths. The master bedroom is large and open with tall ceilings, and the master bath has dual vanities, garden tub, stand-in shower, and walk-in closet. Enjoy the privacy of your backyard while sitting in the screened lanai. Oakleaf amenities includes playgrounds, waterparks, and fitness centers.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1083 Autumn Tree Lane	1321 Woodlawn Dr	3285 Highland Mill Ln	3155 Wandering Oaks Dr
City, State	Orange Park, FL	Orange Park, FL	Orange Park, FL	Orange Park, FL
Zip Code	32065	32065	32065	32065
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.29 ¹	0.52 ¹	0.20 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$295,000	\$347,600	\$319,000
List Price \$	--	\$295,000	\$347,600	\$319,000
Sale Price \$	--	\$300,000	\$347,600	\$330,000
Type of Financing	--	Conventional	Other	Cash
Date of Sale	--	08/13/2021	08/19/2021	07/13/2021
DOM · Cumulative DOM	-- · --	1 · 36	14 · 30	17 · 49
Age (# of years)	16	15	16	16
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	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,360	2,118	2,410	2,507
Bdrm · Bths · ½ Bths	5 · 3	4 · 2	4 · 3	5 · 3
Total Room #	10	8	9	10
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	0.20 acres	0.20 acres	0.23 acres	0.16 acres
Other	Porch	Fence, Frplc	None	Fence
Net Adjustment	--	+\$2,000	+\$1,000	-\$1,000
Adjusted Price	--	\$302,000	\$348,600	\$329,000

* Sold 3 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** Oakleaf Plantation's hottest beauty on the block is here! See it before she's gone, immaculate homes like this don't last. From the moment you arrive, you'll fall in love with this quaint, cul de sac street, gorgeous landscaping, well maintained exterior and entryway, and massive backyard. Stepping through your front door, you'll immediately notice your soaring high ceilings with tons of natural light and everyone's favorite open concept floor plan. Fully tiled throughout, with carpet only in the bedrooms. Front flex space is perfect for a formal dining and living room, or office/library. Continue on to your spacious kitchen with cherry wood cabinets, modern black hardware, corian counters, undermount sink, breakfast bar, recessed lighting, and the perfect sized nook for your coffee table. Spacious family room is to die for! Perfectly placed lighted built-ins with gorgeous accent wallpaper, creating the perfect HGTV style and a beautiful tiled, gas fireplace. Master bedroom is tucked away in the back for privacy and boasts double step tray ceilings, private views of the backyard, and ensuite with double sink vanities, garden tub, walk-in tiled shower, and massive walk-in closet with built-in shelving. Guest bedroom hallway offers three large bedrooms, a guest bathroom with double vanities and shower/tub, and a spacious laundry room with additional shelving for storage. Two car garage offers plenty of storage with a handy dandy tool bench, as well as an exterior door. Step out back through your sliders onto your covered, screened lanai with an extended cage and paved patio for plenty of entertaining options and an oversized, fully fenced backyard. This home HAS IT ALL! Oakleaf Plantation offers incredible amenities, from pools, playgrounds, clubhouse, sports fields, etc and is minutes from all the shopping and restaurants you'll ever need. Don't miss out on calling this turnkey beauty yours!
- Sold 2** This comp can be considered inferior in the total number of rooms.
- Sold 3** Enjoy all the amenities of Oakleaf Plantation in this spacious 5 bedroom/3 bath home. This home has a 3 way split bedroom layout with 3 bedrooms and 1 bath on one side of home, Owners Suite on the other side of home which boast garden tub, separate walk-in shower, double vanities, walk-in closet. The 5th bedroom/bonus is secluded upstairs above garage with its own private full bath. This large home has an open floor plan with kitchen overlooking family room, and eat in area. Also has a formal dining and another living space great for a home office or flex space. The opportunities are endless with so much space in this home and in a neighborhood full of activities (pools, fitness center, clubhouse, golf, sports fields, and more. Call for a private showing today!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Unable to locate any recent listings.				
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	\$338,000	\$338,000
Sales Price	\$336,000	\$336,000
30 Day Price	\$332,000	--
Comments Regarding Pricing Strategy		
The final value is based on the most recent and proximate comps available with greater consideration given to the sold comps.		

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



Side



Side



Street



Street

Listing Photos

L1 1667 Canopy Oaks Dr
Orange Park, FL 32065



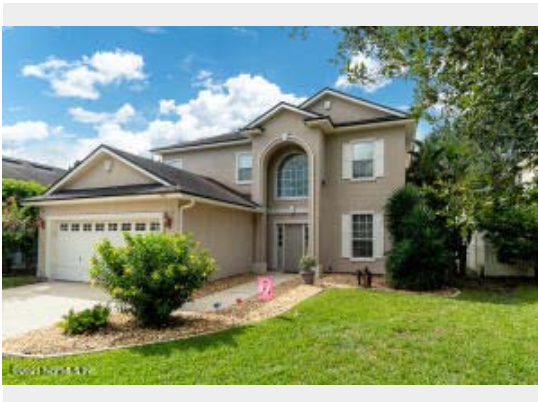
Front

L2 3359 Highland Mill Ln
Orange Park, FL 32065



Front

L3 1631 Canopy Oaks Dr
Orange Park, FL 32065



Front

Sales Photos

S1 1321 Woodlawn Dr
Orange Park, FL 32065



Front

S2 3285 Highland Mill Ln
Orange Park, FL 32065



Front

S3 3155 Wandering Oaks Dr
Orange Park, FL 32065



Front

ClearMaps Addendum

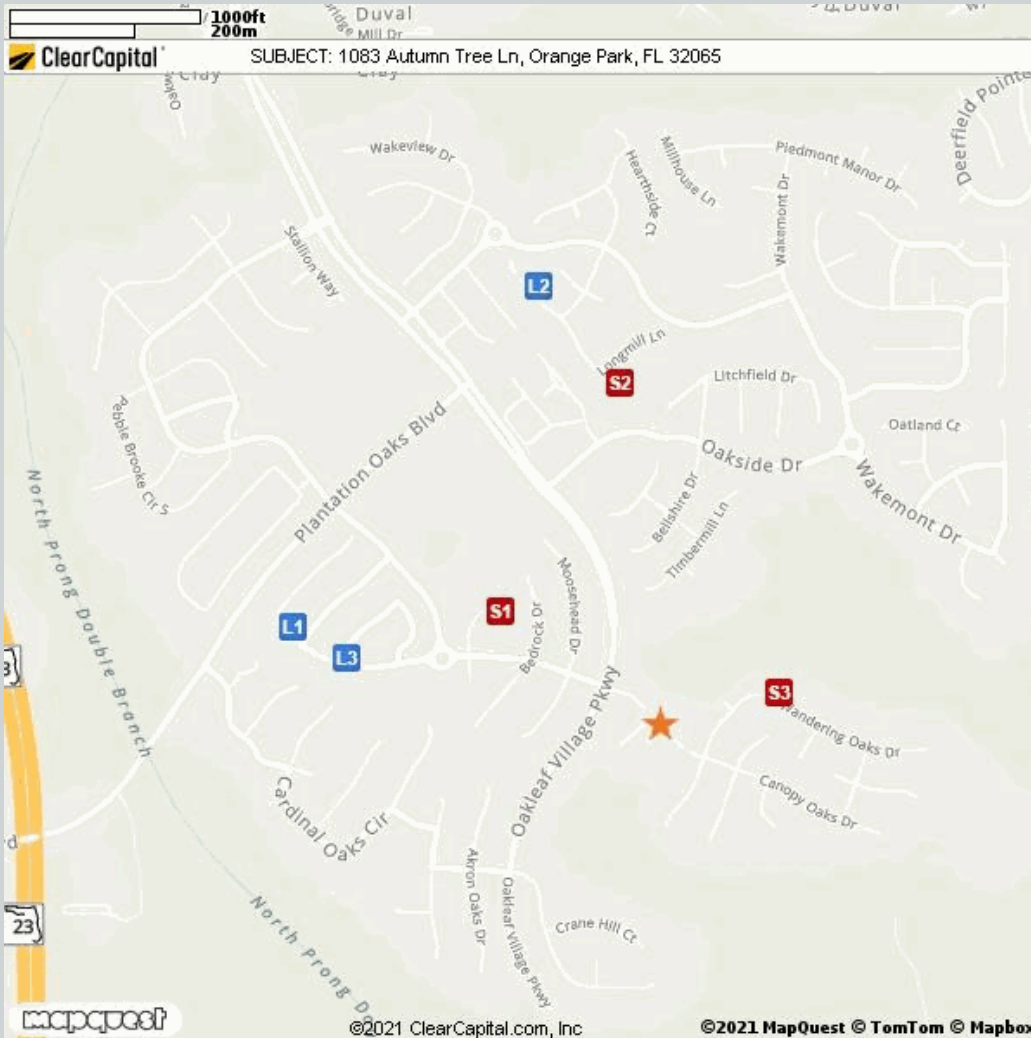
Address ★ 1083 Autumn Tree Lane, Orange Park, FL 32065

Loan Number 46491

Suggested List \$338,000

Suggested Repaired \$338,000

Sale \$336,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1083 Autumn Tree Lane, Orange Park, FL 32065	--	Parcel Match
L1 Listing 1	1667 Canopy Oaks Dr, Orange Park, FL 32065	0.55 Miles ¹	Parcel Match
L2 Listing 2	3359 Highland Mill Ln, Orange Park, FL 32065	0.68 Miles ¹	Parcel Match
L3 Listing 3	1631 Canopy Oaks Dr, Orange Park, FL 32065	0.46 Miles ¹	Parcel Match
S1 Sold 1	1321 Woodlawn Dr, Orange Park, FL 32065	0.29 Miles ¹	Parcel Match
S2 Sold 2	3285 Highland Mill Ln, Orange Park, FL 32065	0.52 Miles ¹	Parcel Match
S3 Sold 3	3155 Wandering Oaks Dr, Orange Park, FL 32065	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.

*** 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	Irma Lubin	Company/Brokerage	Above and Beyond Realty
License No	BK3037664	Address	9071 Hawkeye Dr Jacksonville FL 32221
License Expiration	09/30/2022	License State	FL
Phone	9048876988	Email	aboveandbeyond07@gmail.com
Broker Distance to Subject	8.39 miles	Date Signed	09/28/2021

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.