

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	1306 Coppertree Drive, Tarpon Springs, FL 34689	Order ID	7695368	Property ID	31479795
Inspection Date	10/26/2021	Date of Report	10/27/2021		
Loan Number	46606	APN	23-27-15-92009-000-0270		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Pinellas		

Tracking IDs					
Order Tracking ID	1026BPO	Tracking ID 1	1026BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Michael Maloney Jr and Erika K Maloney	Subject appears vacant and in average maintained condition and marketable. Subject is currently listed and is pending in MLS. Exterior drive-by inspection and interior photos from MLS did not reveal any recent updates to the home. Per MLS there is a new HVAC and electric panel and washer/dryer. The roof was last replaced in 2012. The home conforms to the neighborhood of mixed styles and mixed maintenance levels.
R. E. Taxes	\$3,070	
Assessed Value	\$153,468	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(Unable to verify security on drive-by inspection. MLS says combination lockbox.)	
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		Neighborhood Comments
Location Type	Suburban	Subject is in Trentwood Manor subdivision in the City of Tarpon Springs FL and serviced by the Tarpon Springs Fire Department and Tarpon Springs Police Department. Assigned schools are Sunset Hills Elementary School (B rating), Tarpon Springs Middle School (C rating) and Tarpon Springs High School (B rating). The community is in Flood Zone X and is near sunset Beach and Fred Howard State Park. Historic downtown Tarpon Springs and the Sponge Docks are a short distance away. Shopping and medical facilities are within 2 miles. The number of comparable sales in zip code 34689 has d...
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$235000 High: \$547000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Neighborhood Comments

Subject is in Trentwood Manor subdivision in the City of Tarpon Springs FL and serviced by the Tarpon Springs Fire Department and Tarpon Springs Police Department. Assigned schools are Sunset Hills Elementary School (B rating), Tarpon Springs Middle School (C rating) and Tarpon Springs High School (B rating). The community is in Flood Zone X and is near sunset Beach and Fred Howard State Park. Historic downtown Tarpon Springs and the Sponge Docks are a short distance away. Shopping and medical facilities are within 2 miles. The number of comparable sales in zip code 34689 has declined and the number of comparable listings has declined in the current 3-month period. The median comparable DOM is 6 days in the current 3-month period and the median sale price as a % of list price is stable at 100%. The median comparable list price is \$359,950 and the median sale price is \$362,000.

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1306 Coppertree Drive	912 Toddsmill Trce	730 Arthurs Ct	1708 Fox Run Dr
City, State	Tarpon Springs, FL	Tarpon Springs, FL	Tarpon Springs, FL	Tarpon Springs, FL
Zip Code	34689	34689	34689	34689
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.60 ¹	0.90 ¹	0.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$342,000	\$349,900	\$300,900
List Price \$	--	\$342,000	\$349,900	\$284,900
Original List Date		10/07/2021	09/08/2021	08/03/2021
DOM · Cumulative DOM	-- · --	20 · 20	49 · 49	85 · 85
Age (# of years)	49	43	36	37
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 Traditional	1 Story Contemporary	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,614	1,470	1,168	1,248
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	Pool - Yes	--
Lot Size	0.16 acres	0.16 acres	0.2 acres	0.13 acres
Other	None	None	None	None

* 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** Comp is in Gulfview Ridge subdivision, northwest of subject, and is selected due to lack of comparable listings in subject community. Comp appears to be in maintained condition and updates approximately 5 years old include quartz counter, range, refrigerator, dishwasher, and hot water heater. A/C is 2 years old.
- Listing 2** Comp is in Hamlets at Whitcomb Place subdivision, northwest of subject, and is selected due to lack of comparable listings in subject community. Comp has a swimming pool and appears to be in average maintained condition with ceramic tile flooring in most areas and impact windows. Roof was replaced in 2016.
- Listing 3** Comp is in same subdivision as subject and appears in average move-in condition with no significant updates. Comp sold 7/9/2021 to current owner for \$276,300. Was re-listed on 8/3/2021 for \$300,000; price reduced to \$294,900 on 8/19/2021; and again on 9/3/2021 for \$284,900 before going pending on 9/8/2021.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1306 Coppertree Drive	1607 Stonehaven Way	1611 Stonehaven Way	1002 Windsor Hill Way
City, State	Tarpon Springs, FL	Tarpon Springs, FL	Tarpon Springs, FL	Tarpon Springs, FL
Zip Code	34689	34689	34689	34689
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.23 ¹	0.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$279,900	\$279,000	\$349,000
List Price \$	--	\$279,900	\$279,000	\$349,000
Sale Price \$	--	\$266,450	\$279,000	\$364,000
Type of Financing	--	Conventional	Cash	Cash
Date of Sale	--	07/13/2021	09/20/2021	09/24/2021
DOM · Cumulative DOM	-- · --	46 · 46	40 · 40	37 · 37
Age (# of years)	49	47	47	48
Condition	Average	Average	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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,614	1,299	1,299	1,578
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	3 · 2	4 · 2
Total Room #	7	6	6	7
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	Pool - Yes
Lot Size	0.16 acres	0.14 acres	0.14 acres	0.25 acres
Other	None	None	None	None
Net Adjustment	--	+\$33,900	+\$18,900	-\$16,910
Adjusted Price	--	\$300,350	\$297,900	\$347,090

* 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** Comp is in same subdivision as subject and does not have a pool. Comp has new stainless appliances and appears in maintained, move-in ready condition without significant updates.
- Sold 2** Comp is in subdivision as subject and does not have a pool. Comp is updated with new kitchen, vinyl plank flooring, bathroom vanities, new screening on porch and new carpet on porch.
- Sold 3** Comp is in same subdivision as subject and has a pool and same bed/bath count as subject. Comp is in good condition with new roof, new a/c, newer appliances, windows, flooring, kitchen and bathrooms.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Coldwell Banker	Internet and MLS search produced no listing history since purchase by current owner 2/25/1988.					
Listing Agent Name	Cortney Bain						
Listing Agent Phone	727-207-2860						
# 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
09/30/2021	\$345,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$347,000	\$347,000
Sales Price	\$330,000	\$330,000
30 Day Price	\$330,000	--
Comments Regarding Pricing Strategy		
<p>I went back 3 months and out 1 mile and selected 3 sale and 3 listing comps after relaxing GLA (List Comp 2 and 3) and Lot Size (List comp 2 and Sale Comp 3). Due to lack of listing and sale comps, it was not possible to bracket the upper end of the GLA. Comps with the most GLA were selected. Sale comps 2 and 3 received condition adjustments as they are perceived to be in an updated condition superior to subject. Sale comp 3 as adjusted and List comp 3 as adjusted provide the most support for the final price conclusion as they are both in subject subdivision and Sale Comp 3 has a pool. The comps used are the best currently available comps within 1 mile for subject and the adjustments are sufficient for the area to account for the differences in the subject and comparables.</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



Other



Other



Other

Listing Photos

L1 912 Toddsmill Trce
Tarpon Springs, FL 34689



Front

L2 730 Arthurs Ct
Tarpon Springs, FL 34689



Front

L3 1708 Fox Run Dr
Tarpon Springs, FL 34689



Front

Sales Photos

S1 1607 Stonehaven Way
Tarpon Springs, FL 34689



Front

S2 1611 Stonehaven Way
Tarpon Springs, FL 34689



Front

S3 1002 Windsor Hill Way
Tarpon Springs, FL 34689



Front

ClearMaps Addendum

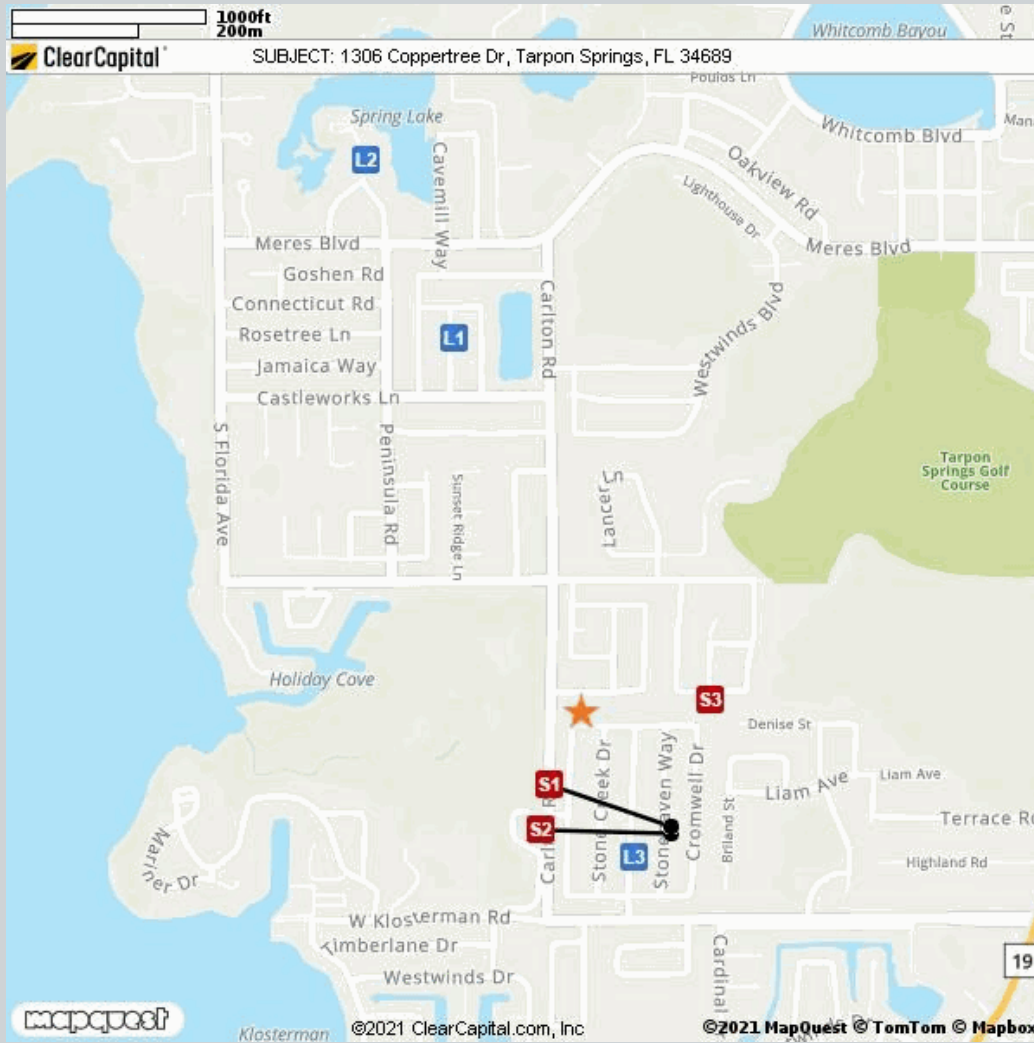
Address ★ 1306 Coppertree Drive, Tarpon Springs, FL 34689

Loan Number 46606

Suggested List \$347,000

Suggested Repaired \$347,000

Sale \$330,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1306 Coppertree Drive, Tarpon Springs, FL 34689	--	Parcel Match
L1 Listing 1	912 Toddsmill Trce, Tarpon Springs, FL 34689	0.60 Miles ¹	Parcel Match
L2 Listing 2	730 Arthurs Ct, Tarpon Springs, FL 34689	0.90 Miles ¹	Parcel Match
L3 Listing 3	1708 Fox Run Dr, Tarpon Springs, FL 34689	0.23 Miles ¹	Parcel Match
S1 Sold 1	1607 Stonehaven Way, Tarpon Springs, FL 34689	0.22 Miles ¹	Parcel Match
S2 Sold 2	1611 Stonehaven Way, Tarpon Springs, FL 34689	0.23 Miles ¹	Parcel Match
S3 Sold 3	1002 Windsor Hill Way, Tarpon Springs, FL 34689	0.21 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	Jewel Vincent	Company/Brokerage	CHARLES RUTENBERG REALTY
License No	BK673304	Address	1545 S. BELCHER RD CLEARWATER FL 33764
License Expiration	03/31/2023	License State	FL
Phone	7276924145	Email	jewel.vincent44@gmail.com
Broker Distance to Subject	12.97 miles	Date Signed	10/27/2021

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.