

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>	2445 Summerlin Drive, Clearwater, FL 33764	<b>Order ID</b>	7699290	<b>Property ID</b>	31489948
<b>Inspection Date</b>	10/28/2021	<b>Date of Report</b>	10/28/2021		
<b>Loan Number</b>	46719	<b>APN</b>	19-29-16-59115-000-4780		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Pinellas		

**Tracking IDs**

<b>Order Tracking ID</b>	1027BPO	<b>Tracking ID 1</b>	1027BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

**General Conditions**

<b>Owner</b>	CARL A ROSATI LIVING TRUST	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$2,436	Subject appears to be in average condition, adequately maintained, and structurally sound. Subject does not appear to need repairs.	
<b>Assessed Value</b>	\$163,282		
<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>	
<b>Local Economy</b>	Stable	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 41 days	
<b>Sales Prices in this Neighborhood</b>	Low: \$150,000 High: \$1,000,000		
<b>Market for this type of property</b>	Increased 12 % in the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	2445 Summerlin Drive	1738 Doncaster Rd	2019 Magnolia Dr	2039 Diplomat Dr
<b>City, State</b>	Clearwater, FL	Clearwater, FL	Clearwater, FL	Clearwater, FL
<b>Zip Code</b>	33764	33764	33764	33764
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.82 <sup>1</sup>	1.31 <sup>1</sup>	1.03 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$430,000	\$399,000	\$399,900
<b>List Price \$</b>	--	\$430,000	\$389,000	\$399,900
<b>Original List Date</b>		10/22/2021	08/11/2021	10/01/2021
<b>DOM · Cumulative DOM</b>	-- · --	5 · 6	31 · 78	9 · 27
<b>Age (# of years)</b>	53	101	63	53
<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>	1,734	1,936	1,658	1,695
<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 1 Car	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>	Pool - Yes	Pool - Yes	Pool - Yes Spa - Yes	Pool - Yes
<b>Lot Size</b>	0.19 acres	0.19 acres	0.18 acres	0.21 acres
<b>Other</b>	porch, fence	porch, fence	porch, fence	porch, patio

\* 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.

## Current Listings - Cont.

**Listing Comments** Why the comparable listing is superior or inferior to the subject.

**Listing 1** Listed property is similar to subject in location, style, and condition. Listed property has more gross living area than subject, with similar room counts. Listed property has a similar lot size to subject and is older than subject. Listed property has one less garage bay than subject.

**Listing 2** 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 smaller lot than subject and is older than subject. Listed property adds a spa.

**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 older the same age as subject.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	2445 Summerlin Drive	2334 Saint Charles Dr	2186 Oak Grove Dr	1363 Whispering Pines Dr
<b>City, State</b>	Clearwater, FL	Clearwater, FL	Clearwater, FL	Clearwater, FL
<b>Zip Code</b>	33764	33764	33764	33764
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.57 <sup>1</sup>	0.75 <sup>1</sup>	0.35 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$383,000	\$385,000	\$389,000
<b>List Price \$</b>	--	\$383,000	\$385,000	\$389,000
<b>Sale Price \$</b>	--	\$375,000	\$385,000	\$405,000
<b>Type of Financing</b>	--	Conventional	Cash	Conventional
<b>Date of Sale</b>	--	07/09/2021	08/17/2021	07/16/2021
<b>DOM · Cumulative DOM</b>	-- · --	33 · 33	18 · 18	34 · 34
<b>Age (# of years)</b>	53	56	55	55
<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>	1,734	1,742	1,536	1,740
<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>	Pool - Yes	--	Pool - Yes	Pool - Yes Spa - Yes
<b>Lot Size</b>	0.19 acres	0.24 acres	0.17 acres	0.17 acres
<b>Other</b>	porch, fence	porch, fence, shed	porch	porch
<b>Net Adjustment</b>	--	+\$7,669	+\$2,367	-\$4,673
<b>Adjusted Price</b>	--	\$382,669	\$387,367	\$400,327

\* Sold 3 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, size, and condition. Sale property has slightly more gross living area than subject, with similar room counts. Sale property has a larger lot than subject and is older than subject. Sale property does not have a pool. Adjustments were made for: Age: 300, GLA: -80, Lot Size: -551.
- Sold 2** Sale property is similar to subject in location, style, and condition. Sale property has less gross living area than subject, with similar room counts. Sale property has a smaller lot than subject and is similar in age to subject. Adjustments were made for: Age: 200, GLA: , Lot Size: , Seller Concessions: , Garage: .
- Sold 3** Sale property is similar to subject in location, style, size, and condition. Sale property has slightly more gross living area than subject, with similar room counts. Sale property has a smaller lot than subject and is similar in age to subject. Sale property adds a spa. Adjustments were made for: Age: 200, GLA: -60, Lot Size: 187.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Subject sold on 10/26/2021.				
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	1						
<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>
10/09/2021	\$375,000	--	--	Sold	10/26/2021	\$370,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$395,000	\$395,000
<b>Sales Price</b>	\$385,000	\$385,000
<b>30 Day Price</b>	\$375,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Due to limited available comps some search parameters had to be expanded. Distance and 6 month expansion has minimal to no impact on value. Adjustments were made for any value changes that may have occurred with lot size and gla expansion. 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.</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 1.31 miles and the sold comps  
**Notes** closed within the last 4 months. The market is reported as having increased 12% in the last 6 months. The price conclusion is deemed supported.

### Subject Photos



Front



Address Verification



Side



Side



Street



Street



## Subject Photos



Other

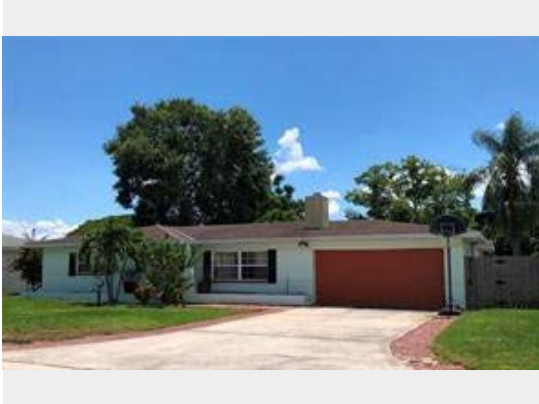
## Listing Photos

**L1** 1738 Doncaster Rd  
Clearwater, FL 33764



Front

**L2** 2019 Magnolia Dr  
Clearwater, FL 33764



Front

**L3** 2039 Diplomat Dr  
Clearwater, FL 33764



Front

## Sales Photos

**S1** 2334 Saint Charles Dr  
Clearwater, FL 33764



Front

**S2** 2186 Oak Grove Dr  
Clearwater, FL 33764



Front

**S3** 1363 Whispering Pines Dr  
Clearwater, FL 33764



Front

### ClearMaps Addendum

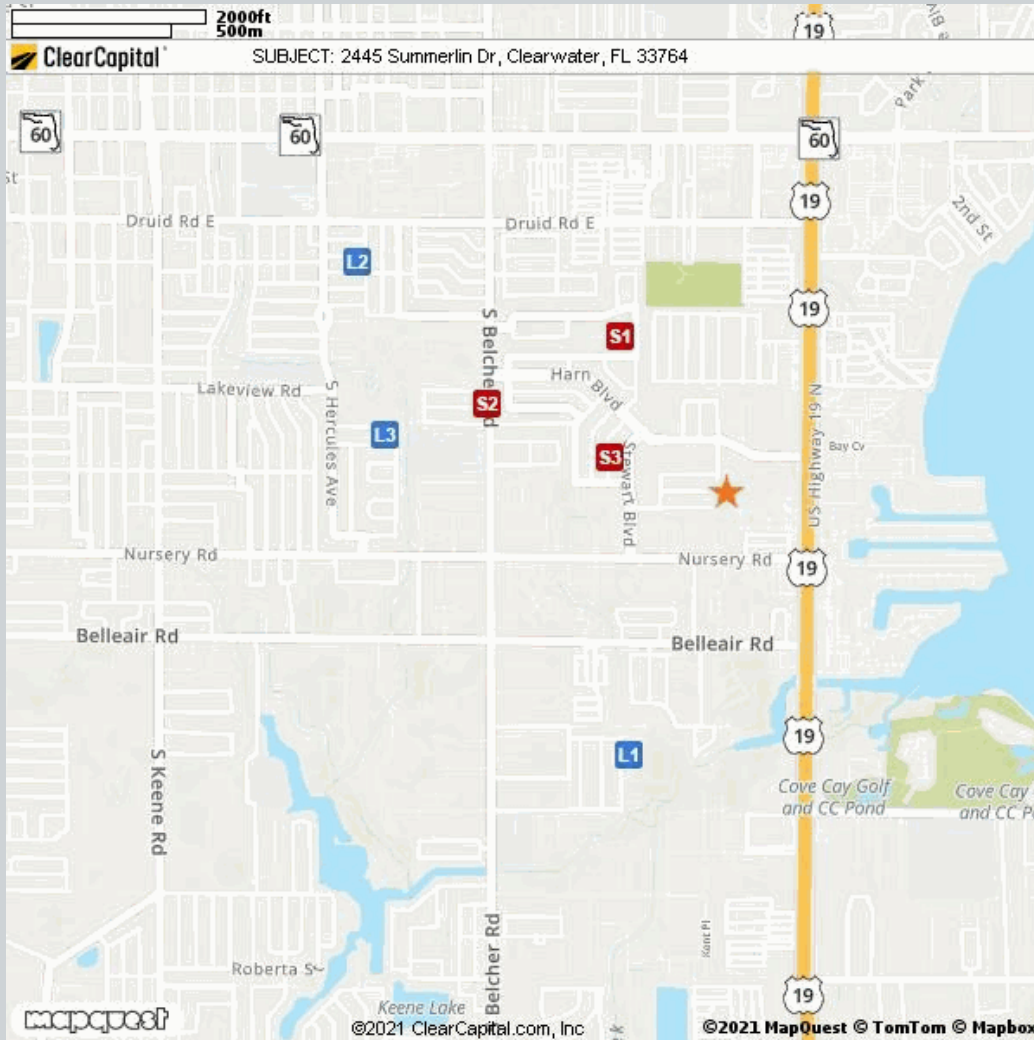
**Address** ★ 2445 Summerlin Drive, Clearwater, FL 33764

**Loan Number** 46719

**Suggested List** \$395,000

**Suggested Repaired** \$395,000

**Sale** \$385,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

★	Subject	2445 Summerlin Drive, Clearwater, FL 33764	--	Parcel Match
L1	Listing 1	1738 Doncaster Rd, Clearwater, FL 33764	0.82 Miles <sup>1</sup>	Parcel Match
L2	Listing 2	2019 Magnolia Dr, Clearwater, FL 33764	1.31 Miles <sup>1</sup>	Parcel Match
L3	Listing 3	2039 Diplomat Dr, Clearwater, FL 33764	1.03 Miles <sup>1</sup>	Parcel Match
S1	Sold 1	2334 Saint Charles Dr, Clearwater, FL 33764	0.57 Miles <sup>1</sup>	Parcel Match
S2	Sold 2	2186 Oak Grove Dr, Clearwater, FL 33764	0.75 Miles <sup>1</sup>	Parcel Match
S3	Sold 3	1363 Whispering Pines Dr, Clearwater, FL 33764	0.35 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.

\*\*\* 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

<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>	4.26 miles	<b>Date Signed</b>	10/28/2021

*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.**