

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>	5015 42nd Street S, Saint Petersburg, FL 33711	<b>Order ID</b>	7680449	<b>Property ID</b>	31450499
<b>Inspection Date</b>	10/21/2021	<b>Date of Report</b>	10/22/2021		
<b>Loan Number</b>	46747	<b>APN</b>	033216561960130160		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Pinellas		

### Tracking IDs

<b>Order Tracking ID</b>	1020BPO	<b>Tracking ID 1</b>	1020BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	DAVID C BRANT	<b>Condition Comments</b> Subject property appears to be in average condition with no visible sign of needed repairs. Block construction built in 1959. There are no external influences affecting the marketing of this property. Conforms to neighborhood.
<b>R. E. Taxes</b>	\$2,914	
<b>Assessed Value</b>	\$178,771	
<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> Neighborhood within 2 miles of local schools, parks, shopping, restaurants, and other amenities. REO and pre foreclosure activity in area, there are no boarded up properties in this immediate area. There are no external influences affecting the marketing in this neighborhood. Limited inventory, demand high, with DOM below normal marketing period
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$308400 High: \$1264000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	5015 42nd Street S	6230 Canton St S	5201 37th St S	5393 37th St S
<b>City, State</b>	Saint Petersburg, FL	Saint Petersburg, FL	Saint Petersburg, FL	Saint Petersburg, FL
<b>Zip Code</b>	33711	33712	33711	33711
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.24 <sup>1</sup>	0.45 <sup>1</sup>	0.48 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$339,000	\$509,999	\$539,999
<b>List Price \$</b>	--	\$339,000	\$509,999	\$539,999
<b>Original List Date</b>		06/23/2021	08/17/2021	10/08/2021
<b>DOM · Cumulative DOM</b>	-- · --	71 · 121	6 · 66	13 · 14
<b>Age (# of years)</b>	62	49	58	58
<b>Condition</b>	Average	Average	Good	Good
<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>	1,964	1,589	1,834	2,214
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	2 · 2	3 · 2	4 · 3
<b>Total Room #</b>	8	6	7	9
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 2 Car(s)	Attached 1 Car	Carport 4 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>	0.19 acres	0.16 acres	0.21 acres	0.23 acres
<b>Other</b>	None	None	None	None

\* Listing 1 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** Listing #1 is located further in proximity, similar neighborhood, with one less bed and same number of baths. Less square footage than subject property. Average condition with no updates. Fair Market Property. Most comparable to subject in condition. Inferior due to one less bed and square footage.
- Listing 2** Listing #2 is located close in proximity to subject with same number of beds and 1/2 less bath. One car garage. Completely renovated through out at top end of the market. Quartz counter tops, new cabinets, fixtures, hardware, and S/S appliances. Fair Market Property. Superior due to condition.
- Listing 3** Listing #3 is located close in proximity to subject with one additional bed and similar baths. Superior square footage. 4 car carport. Completely updated through out at top end of the market. Granite counter tops, new cabinets, fixtures, hardware and flooring. Fair Market Property. Superior due to square footage, additional bed and condition.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	5015 42nd Street S	5235 40th St S	4126 49th Ave S	4178 53rd Ave S
<b>City, State</b>	Saint Petersburg, FL	Saint Petersburg, FL	Saint Petersburg, FL	Saint Petersburg, FL
<b>Zip Code</b>	33711	33711	33711	33711
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.24 <sup>1</sup>	0.07 <sup>1</sup>	0.22 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$435,000	\$419,999	\$439,900
<b>List Price \$</b>	--	\$399,900	\$419,999	\$439,900
<b>Sale Price \$</b>	--	\$372,500	\$403,000	\$410,000
<b>Type of Financing</b>	--	Cash	Cash	Cash
<b>Date of Sale</b>	--	09/30/2021	09/01/2021	05/10/2021
<b>DOM · Cumulative DOM</b>	-- · --	14 · 44	1 · 68	25 · 57
<b>Age (# of years)</b>	62	62	59	57
<b>Condition</b>	Average	Good	Average	Good
<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>	1,964	1,625	2,059	2,240
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	2 · 2	3 · 2 · 1	3 · 2
<b>Total Room #</b>	8	6	8	7
<b>Garage (Style/Stalls)</b>	Attached 1 Car	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>	--	--	--	--
<b>Lot Size</b>	0.19 acres	0.19 acres	0.18 acres	0.18 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$14,950	-\$5,750	-\$6,800
<b>Adjusted Price</b>	--	\$387,450	\$397,250	\$403,200

\* 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** Sold #1 is located close in proximity to subject with one less bed and 1/2 less bath. Good condition with updates in kitchen and baths. New cabinets, counter tops, fixtures, and hardware. One car garage. Fair Market Property. Adjusted for square footage (+\$16,590), one less bed (+\$10,000), 1/2 less bath (-\$3000) and condition differences (-\$15000). Inferior due to one less bed and 1/2 less bath.
- Sold 2** Sold #3 is located close in proximity to subject with same number of beds and baths. Similar square footage. Two car garage. Average condition, maintained, no updates. Fair Market Property. Adjusted for square footage (-\$4750) and garage difference (-\$1000).
- Sold 3** Sold #3 is located close in proximity to subject with same number of beds and 1/2 less bath. Two car garage. Standard grade updates with newer cabinets and counter tops in kitchen. Fair Market Property. Adjusted for square footage (-\$13,800), 1/2 less bath (+\$3000), garage difference (-\$1000) and adjusted for back DOM (+\$5000)

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No MLS History. Per tax records sold on 07/14/2006 for \$262,700, on 10/17/2003 for \$181,500 , on 05/06/2002 for \$130,000, on 12/09/1997 for \$12,100 (Quit Claim) and on 12/12/1987 for \$69,900			
<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>	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>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$405,000	\$405,000
<b>Sales Price</b>	\$400,000	\$400,000
<b>30 Day Price</b>	\$390,000	--
<b>Comments Regarding Pricing Strategy</b>		
Searched subdivision and zip code for properties similar to subject in age, condition, beds, baths, and square footage. Keeping proximity heavily weighted criteria. Based value on subject in average condition as a fair market property to sell in a normal marketing period. As Is with no seller concessions. Based value on active and solds and adjusted for differences. Took active and solds into consideration for final value conclusion. Majority of properties have been updated and superior in condition. Wide range in value due to the limited inventory currently available. Expanded age and distance 1.5 mile for AC1. These are currently the best comps available for subject property. The adjustments are sufficient to account for differences between subject and 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



Front



Front



Address Verification



Street



Street



## Listing Photos

**L1** 6230 Canton St S  
Saint Petersburg, FL 33712



Front

**L2** 5201 37th St S  
Saint Petersburg, FL 33711



Front

**L3** 5393 37th St S  
Saint Petersburg, FL 33711



Front

## Sales Photos

**S1** 5235 40th St S  
Saint Petersburg, FL 33711



Front

**S2** 4126 49th Ave S  
Saint Petersburg, FL 33711



Front

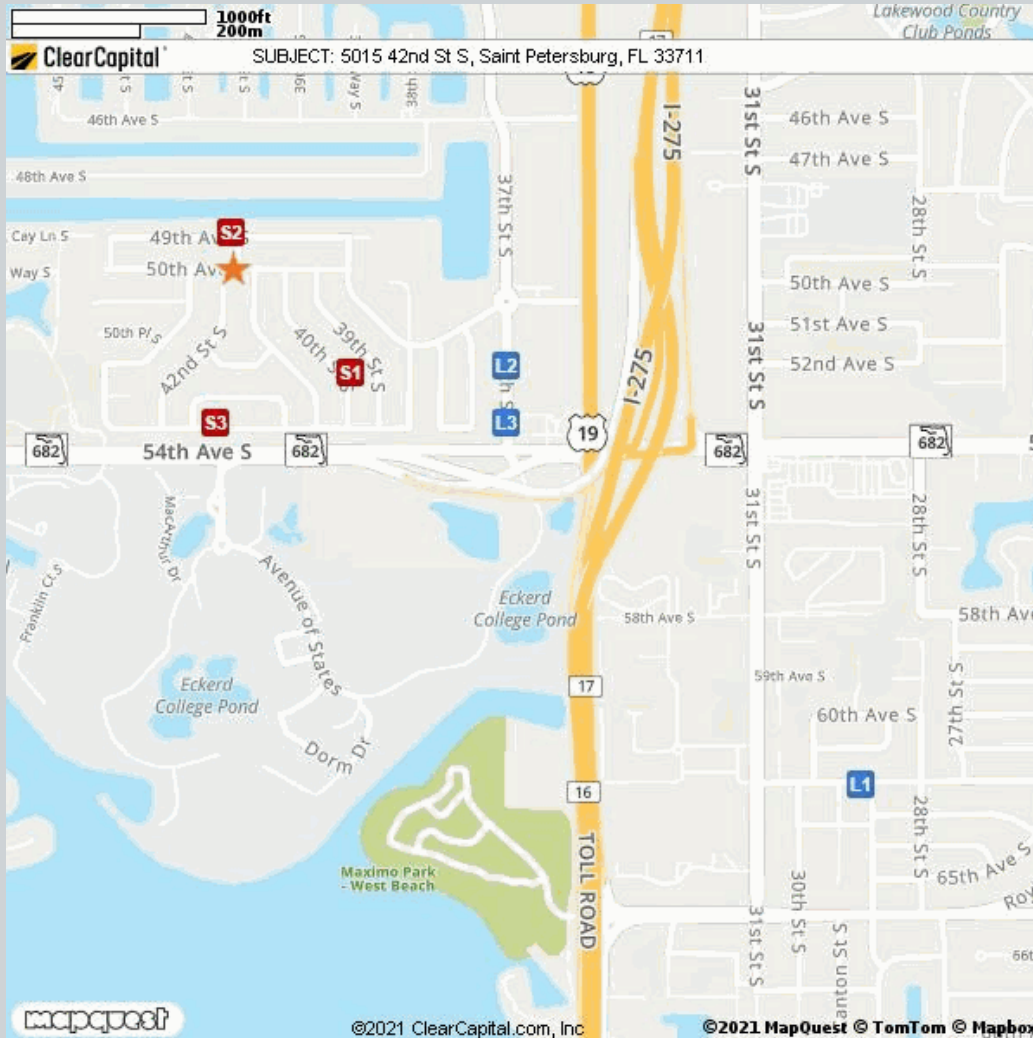
**S3** 4178 53rd Ave S  
Saint Petersburg, FL 33711



Front

## ClearMaps Addendum

**Address** ★ 5015 42nd Street S, Saint Petersburg, FL 33711  
**Loan Number** 46747      **Suggested List** \$405,000      **Suggested Repaired** \$405,000      **Sale** \$400,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5015 42nd Street S, Saint Petersburg, FL 33711	--	Parcel Match
L1 Listing 1	6230 Canton St S, Saint Petersburg, FL 33712	1.24 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5201 37th St S, Saint Petersburg, FL 33711	0.45 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5393 37th St S, Saint Petersburg, FL 33711	0.48 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	5235 40th St S, Saint Petersburg, FL 33711	0.24 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	4126 49th Ave S, Saint Petersburg, FL 33711	0.07 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	4178 53rd Ave S, Saint Petersburg, FL 33711	0.22 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>	Carin Bowman	<b>Company/Brokerage</b>	Century 21 Real Estate Champions
<b>License No</b>	SL646550	<b>Address</b>	11140 8th St. E Treasure Island FL 33706
<b>License Expiration</b>	09/30/2022	<b>License State</b>	FL
<b>Phone</b>	8133634642	<b>Email</b>	carinbowman@aol.com
<b>Broker Distance to Subject</b>	5.78 miles	<b>Date Signed</b>	10/22/2021

*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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