

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	4304 Elton Place, Valrico, FL 33596	Order ID	7750030	Property ID	31641268
Inspection Date	11/17/2021	Date of Report	11/18/2021		
Loan Number	46862	APN	074762-3272		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Hillsborough		

Tracking IDs

Order Tracking ID	1116BPO	Tracking ID 1	1116BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Espinet Neil D	Condition Comments Subject is in good condition conforming to the neighborhood with no adverse easements, economic/functional obsolescence, or repairs visible. Paint, roof, and landscaping also appears to be well maintained.
R. E. Taxes	\$2,761	
Assessed Value	\$252,834	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments The subject is situated in a neighborhood that consists mainly of conventional style SFR homes of various ages, displaying general similarity in design, and location views. The subject appears to be well maintained.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$340,000 High: \$485,000	
Market for this type of property	Increased 10 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4304 Elton Place	2002 Alafia Oaks Dr	3912 Bell Grande Dr	4814 Portobello Cir
City, State	Valrico, FL	Valrico, FL	Valrico, FL	Valrico, FL
Zip Code	33596	33596	33596	33596
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.20 ¹	0.74 ¹	0.98 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$429,000	\$395,000	\$455,000
List Price \$	--	\$389,900	\$395,000	\$455,000
Original List Date		07/08/2021	11/02/2021	11/04/2021
DOM · Cumulative DOM	-- · --	69 · 133	4 · 16	13 · 14
Age (# of years)	35	31	37	21
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	2 Stories Ranch	1 Story Ranch	2 Stories Ranch	2 Stories Ranch
# Units	1	1	1	1
Living Sq. Feet	2,638	2,385	2,556	2,314
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2	4 · 2 · 1	4 · 3
Total Room #	7	7	7	8
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	Pool - Yes
Lot Size	0.21 acres	0.22 acres	0.29 acres	0.15 acres
Other	None	None	None	None

* Listing 2 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 A fair market property, inferior in GLA, similar in style and condition, similar in age, it has 4/2-floor plan, similar in view, it has 2 garage spaces. Estimated adjustment(s): Age \$1,200, GLA \$12,650, Half Bath \$4000

Listing 2 It has 4/2.5-floor plan, it has 2 garage spaces, similar in age, similar in GLA, a fair market property, similar in style and condition, similar in view. Estimated adjustment(s): Age \$600, GLA \$4,100, Pool -\$25000

Listing 3 Superior in age, similar in view, similar in style and condition, it has 4/3-floor plan, inferior in GLA, it has 2 garage spaces, a fair market property. Estimated adjustment(s): Age -\$4,200, GLA \$16,200, Full Bath \$5000, Pool -\$25000

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4304 Elton Place	2122 Golf Manor Blvd	1521 Dumont Dr	4412 Winding River Dr
City, State	Valrico, FL	Valrico, FL	Valrico, FL	Valrico, FL
Zip Code	33596	33596	33596	33596
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.33 ¹	0.10 ¹	0.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$425,000	\$359,900	\$415,000
List Price \$	--	\$425,000	\$359,900	\$380,000
Sale Price \$	--	\$425,000	\$390,000	\$370,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	06/23/2021	10/06/2021	05/25/2021
DOM · Cumulative DOM	-- · --	0 · 32	0 · 33	42 · 110
Age (# of years)	35	19	35	24
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	2 Stories Ranch	1 Story Ranch	1 Story Ranch	2 Stories Ranch
# Units	1	1	1	1
Living Sq. Feet	2,638	2,754	2,309	2,450
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 3	4 · 2 · 1	5 · 2
Total Room #	7	8	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 3 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	0.21 acres	0.21 acres	0.18 acres	0.20 acres
Other	None	None	None	None
Net Adjustment	--	-\$15,600	-\$8,550	+\$16,100
Adjusted Price	--	\$409,400	\$381,450	\$386,100

* Sold 2 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** A fair market property, it has 4/3-floor plan, superior in age, superior in GLA, similar in view, similar in style and condition, it has 3 garage spaces. Estimated adjustment(s): Age -\$4,800, GLA -\$5,800, Full Bath -\$5000, Half Bath \$4000, Garage -\$4000
- Sold 2** It has 4/2.5-floor plan, a fair market property, similar in style and condition, similar in view, similar in age, it has 2 garage spaces, inferior in GLA. Estimated adjustment(s): GLA \$16,450, Pool -\$25000
- Sold 3** Similar in style and condition, similar in view, it has 5/2-floor plan, inferior in GLA, it has 2 garage spaces, a fair market property, superior in age. Estimated adjustment(s): Age -\$3,300, GLA \$9,400, Bed \$6000, Half Bath \$4000

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	SIGNATURE REALTY ASSOCIATES	The subject was listed on Zillow last 10/13/2021 for \$390,000					
Listing Agent Name	Nancy Dawsey						
Listing Agent Phone	813-689-3115						
# 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
10/13/2021	\$390,000	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$400,000	\$400,000
Sales Price	\$390,000	\$390,000
30 Day Price	\$385,000	--
Comments Regarding Pricing Strategy		
<p>Comparison analysis was done by collecting market data, selecting the most appropriate comparable properties, verifying market data, applying appropriate adjustments, and reconciling the various adjusted indicators of value into a value estimate. Market prices are increasing. Low interest rates, low inventory, and increased demand are driving prices upward. Average marketing time is 60 days. All comps were the closest possible to subject in lot size, sq ft. and age, no better sale and active comps were found; therefore I include comps over 1 mile far from the subject property with inferior and superior features. I went back 11 months, out in distance 2-miles, GLA 20%-30% variance, age 30 years variance, lot size within 0.10- 0.50 acre. The comps used are the best possible currently available comps within 1- mile and the adjustments are sufficient for this area to account for the differences in the subject and comparables. The estimated adjustments for the comparables noted are as follows; GLA \$50 per square feet variance , age \$300 every year variance, bed \$6000 per bed count, full bath \$5000, half bath \$4000, pool variance \$25000, and garage \$4000 per garage space.</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 0.98 miles and the sold comps
Notes closed within the last 6 months. The market is reported as having increased 10% 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 2002 ALAFIA OAKS DR
Valrico, FL 33596



Front

L2 3912 BELL GRANDE DR
Valrico, FL 33596



Front

L3 4814 PORTOBELLO CIR
Valrico, FL 33596



Front

Sales Photos

S1 2122 GOLF MANOR BLVD
Valrico, FL 33596



Front

S2 1521 DUMONT DR
Valrico, FL 33596



Front

S3 4412 WINDING RIVER DR
Valrico, FL 33596



Front

ClearMaps Addendum

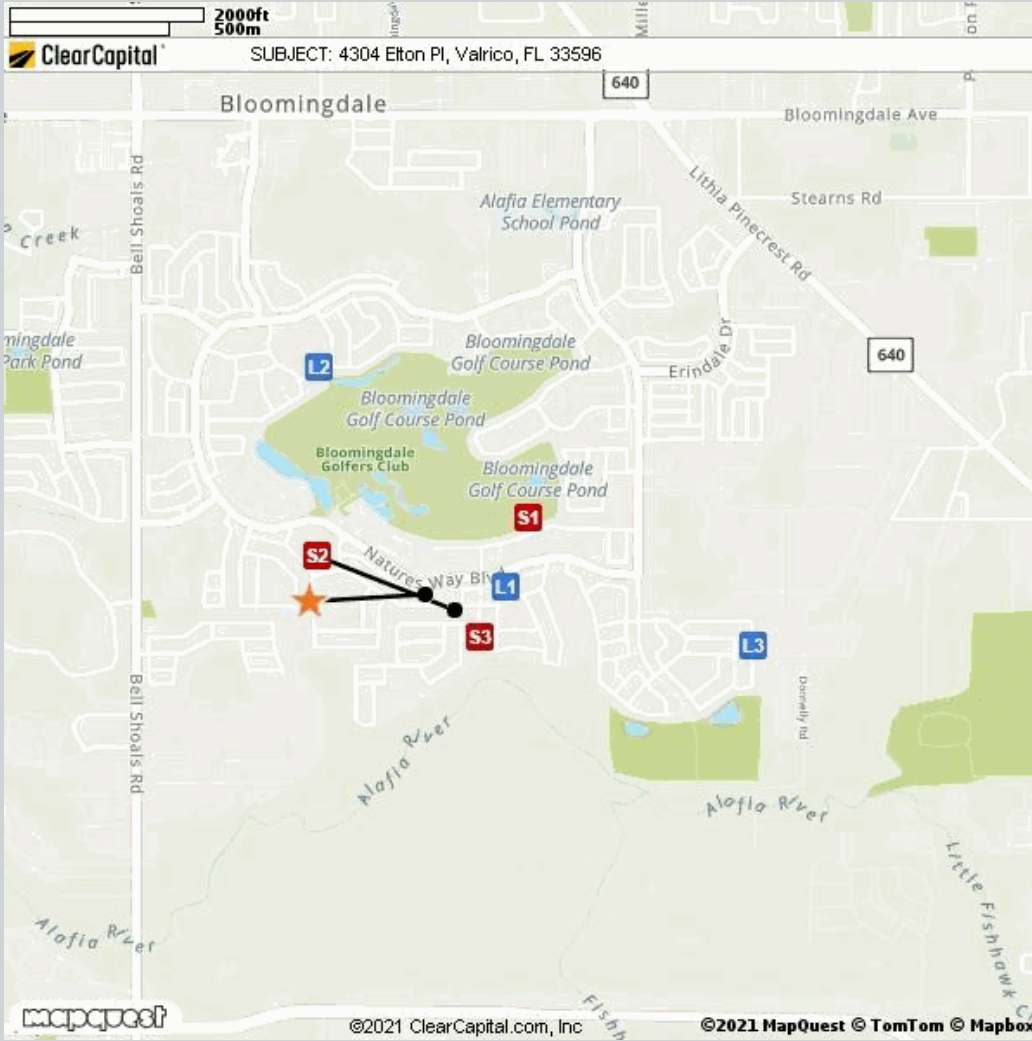
Address ★ 4304 Elton Place, Valrico, FL 33596

Loan Number 46862

Suggested List \$400,000

Suggested Repaired \$400,000

Sale \$390,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4304 Elton Place, Valrico, FL 33596	--	Parcel Match
L1	2002 Alafia Oaks Dr, Valrico, FL 33596	0.20 Miles ¹	Parcel Match
L2	3912 Bell Grande Dr, Valrico, FL 33596	0.74 Miles ¹	Parcel Match
L3	4814 Portobello Cir, Valrico, FL 33596	0.98 Miles ¹	Parcel Match
S1	2122 Golf Manor Blvd, Valrico, FL 33596	0.33 Miles ¹	Parcel Match
S2	1521 Dumont Dr, Valrico, FL 33596	0.10 Miles ¹	Parcel Match
S3	4412 Winding River Dr, Valrico, FL 33596	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	Matthew Duryea	Company/Brokerage	Yellowfin Realty
License No	SL3245371	Address	11256 Winthrop Main Street Riverview FL 33578
License Expiration	03/31/2023	License State	FL
Phone	9043273239	Email	mduryea@allpending.com
Broker Distance to Subject	3.97 miles	Date Signed	11/18/2021

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.