

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>	714 Hidden Lake Drive, Tarpon Springs, FL 34689	<b>Order ID</b>	7796927	<b>Property ID</b>	31752154
<b>Inspection Date</b>	12/07/2021	<b>Date of Report</b>	12/07/2021		
<b>Loan Number</b>	46979	<b>APN</b>	27-15-14-97070-000-0450		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Pinellas		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	1206BPO	<b>Tracking ID 1</b>	1206BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

<b>Owner</b>	Sandra & David A Crabtree	<b>Condition Comments</b> Subject appears to be in average condition with no visible exterior damage or deferred maintenance noted at the time of the inspection. Subject is in an "AE" flood zone and may require flood insurance. Subject community is residential in nature and is close to most amenities.
<b>R. E. Taxes</b>	\$4,252	
<b>Assessed Value</b>	\$258,120	
<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>	Whitcomp Place HOA 770-789-2460	
<b>Association Fees</b>	\$625 / Year (Greenbelt)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Subject neighborhood community is residential in nature and is close to all amenities. There were no adverse neighborhood conditions noted at the time of the inspection. Subject neighborhood has many amenities, parks, schools, and no commercial or industrial influences.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$300,000 High: \$550,000	
<b>Market for this type of property</b>	Increased 8 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	714 Hidden Lake Drive	1408 Poinsettia Ave	1152 Clippers Way	1098 Silkwood Ave
<b>City, State</b>	Tarpon Springs, FL	Tarpon Springs, FL	Tarpon Springs, FL	Tarpon Springs, FL
<b>Zip Code</b>	34689	34689	34689	34689
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.68 <sup>1</sup>	0.54 <sup>1</sup>	0.87 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$427,000	\$445,000	\$510,000
<b>List Price \$</b>	--	\$427,000	\$445,000	\$459,900
<b>Original List Date</b>		11/02/2021	11/27/2021	11/01/2021
<b>DOM · Cumulative DOM</b>	-- · --	4 · 35	3 · 10	10 · 36
<b>Age (# of years)</b>	27	25	26	29
<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>	Beneficial ; Water	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	2 Stories Colonial	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,833	1,527	1,702	1,951
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2	3 · 2	4 · 2
<b>Total Room #</b>	8	7	7	8
<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
<b>Lot Size</b>	0.94 acres	0.15 acres	0.19 acres	0.17 acres
<b>Other</b>	None	None	None	None

\* Listing 3 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** Minutes to the Beaches from this Contemporary Florida Lifestyle home. The three bedroom, two bath property boasts an open floor plan with modern fixtures and abundant windows for plenty of light and cross ventilation. The vaulted ceilings, airy-spacious rooms, hard wood floors and wood burning fireplace give the home an immediate sense of comfort and nice feng shui. Lots of large closets, cupboards and a pantry allow for plenty of storage space and it has a new roof and newer appliances. As a bonus, this home has 1470sf of screened outdoor space and an excellent vista with a 2 story enclosure for Florida enjoyment year round. Stepping out of the living area, a large balcony leads you down to a sun filled deck and sizable swim spa. Another deck area is perfect for eating or relaxing. Beyond this is a fully screened patio enclosure that has abundant room for entertaining, exercising, yoga, dining and gardening. It doesn't stop there, there is also a large garage that leads to a good size yard with tropical landscape and plenty of room for an rv or boat. The beautiful tree canopied street has well kept, high-end homes. This home has easy and close access to boat ramps, fishing docks and beaches with Howard Park, Sunset Beach and the Tarpon Sponge Docks just minutes away.
- Listing 2** Pristine pool home in highly sought after Westwinds subdivision located in picturesque Tarpon Springs. This immaculate 3 bedroom, 2 bath, 2 car garage pool home will not disappoint This open floor plan is the Key West model built by Pioneer.
- Listing 3** This home features 1,968 Sq Ft of living space, with lot size 7,401 sq. ft. Whole house water resistant vinyl plank flooring installed 2019. Four large bedrooms with large closets. The master bedroom includes a private bathroom and private access to the backyard lounge oasis. In addition to the 4 bedrooms there is an additional room that can be used as a den/exercise room/office/guest room or converted into a 5th bedroom. Front bathroom was renovated in 2019. The main living area provides an open concept with high vaulted ceilings, large living area/family room, kitchen and dining area. The kitchen stainless steel appliances were purchased November 2019, backsplash installed 2021 with GFI nightlight outlets. There is a separate laundry room and a large pantry with access to the oversized 2 car garage. New garage door was installed September 2019. New vinyl energy efficient hurricane windows and doors installed in 2020. New vinyl fence installed July 2021 with gates on either side of the property. New concrete patio slab poured in 2020. Backyard includes sunshades, shed, fire pit, and above ground vinyl pool 24' X 12' purchased June 2020. New upgraded pool pump installed summer of 2021. New 3.5 ton Trane A/C & Heat Pump installed July 2021. Roof installed 2016. Washer and dryer do not convey.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	714 Hidden Lake Drive	1638 Polo Club Dr	1812 Briland St	913 Oakview Rd
<b>City, State</b>	Tarpon Springs, FL	Tarpon Springs, FL	Tarpon Springs, FL	Tarpon Springs, FL
<b>Zip Code</b>	34689	34689	34689	34689
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.81 <sup>1</sup>	1.10 <sup>1</sup>	0.37 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$449,900	\$477,900	\$485,000
<b>List Price \$</b>	--	\$449,900	\$477,900	\$495,000
<b>Sale Price \$</b>	--	\$449,900	\$482,000	\$495,000
<b>Type of Financing</b>	--	Va	Va	Cash
<b>Date of Sale</b>	--	10/15/2021	11/08/2021	10/18/2021
<b>DOM · Cumulative DOM</b>	-- · --	26 · 49	7 · 59	1 · 37
<b>Age (# of years)</b>	27	32	18	28
<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>	Beneficial ; Water	Neutral ; Residential	Neutral ; Residential	Beneficial ; Water
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	2 Stories Colonial	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,833	1,974	2,164	2,001
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	4 · 3	3 · 2 · 1	3 · 2 · 1
<b>Total Room #</b>	8	9	8	8
<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
<b>Lot Size</b>	0.94 acres	0.25 acres	0.14 acres	0.39 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$18,285	+\$8,035	+\$2,980
<b>Adjusted Price</b>	--	\$468,185	\$490,035	\$497,980

\* 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** Beautiful home in the desirable community of Harbor Woods North in the heart of Tarpon Springs. Updated 4 bedroom 2 bath home is perfect for your family and ready for you to move right in. As you walk into the home you will notice a freshly painted interior and exterior as well as new luxury vinyl plank flooring. The kitchen has been upgraded with new soft close cabinetry, granite countertops, and stainless steel appliances. The bathrooms have also been renovated with new vanity's and tile! Don't worry about the warmer Florida months, as this home also has a NEW AC! Enjoy the Florida sunshine on your huge screened lanai overlooking the pond! Only a few minutes away from Downtown Tarpon and Tarpon Springs Golf, Howard Park, Wall Springs Park, the Pinellas Bike Trail and Sunset Beach. Adjusted -\$2,115 for square foot variance; -\$1,500 for bathroom count; +\$10,000 for pool variance; +\$6,900 for lot size variance; +\$5,000 for water view.
- Sold 2** 3 bedroom, 2.5 bathroom with a beautiful garden and front curb appeal! This two-story home in the established Grassy Pointe community checks all the boxes! Step into a beautiful front entryway with high ceilings and numerous windows that bathe the room in natural light. The living area is complete with a high vaulted ceiling and a beautiful fireplace at the center of the room. The kitchen flows directly from the living room and includes sleek marble-like countertops, a gas cooktop, and a breakfast bar perfect for entertaining guests or having a quick meal with family. The downstairs primary bedroom enjoys sliding glass patio doors that lead to the back deck, a deep walk-in closet, and a private full bathroom with a separate soaking tub and a dual vanity setup. Stepping out the sliding glass doors of the main bedroom, you will find the stunning screened-in back patio with an in-ground pool and jacuzzi tub, the ideal place to relax after a long day in the sun. This home also includes a fenced-in backyard and spacious auxiliary bedrooms perfect for a home office or space for little loved ones. Situated just minutes from Saint Joseph Sound and Sunset Beach. Adjusted -\$4,965 for square foot variance; +\$8,000 for lot size variance; +\$5,000 for water view.
- Sold 3** You will be choosing to live near Sisler sports Field, Craig Park, 3.8 miles to Howard Park Beach, and 5 minutes from downtown Tarpon Springs, where you'll find the SpongeDocks, restaurants, strolling and shopping. Very close is also the Hospital, and only a 35min from Tampa International Airport. Enter this home through its attractive double etched glass doors; you will be welcomed in a split bedroom floor-plan, with a formal living and dining room. The dining room bay window is complete with plantation shutters, and from the formal living, the view onto the screened in lanai, patio and pool (recently resurfaced), will impress you with an additional view of the pond. The kitchen opens up to the family room and breakfast nook. Great amount of light enters the house, and the cathedral ceiling add to the overall elegance and openness of this property. The Smooth rounded wall corners are an upgrade, as well as the energy efficient windows and sliding patio doors. The pocket patio sliding doors disappear when completely opened. From the kitchen the view is onto the pool. The GAS stove is a plus if you like to cook, and the kitchen cabinets and counters were recently updated. Additional features include a tankless hot water heater, a high impact Hurricane garage door, a Hurricane Panel system for windows protection, and an Impact protection panel system (see pictures of hooks in pictures) in the patio. Lastly, the ROOF, a DECRA metal roof system, replaced in 2019, a stone-coated metal material, of which the warranty will transfer to new owner. The garage has a workshop bench. The circular driveway conveniently allows for more parking, and simplifies car egress. The screen garage doors, make opening the garage door and keeping it open a joy...so you don't have to deal with bugs buzzing around you in garage!!! the exterior was painted Jun 2021. Adjusted -\$2,520 for square foot variance; +\$5,500 for lot size variance.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			No MLS listing data history found.				
<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>	\$495,000	\$495,000
<b>Sales Price</b>	\$490,000	\$490,000
<b>30 Day Price</b>	\$485,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Value determined using the Comparable Market Analysis Method. All comparable properties used are non-distressed properties. All comparable properties used are from subject subdivision or in a similar subdivision and within 1 mile of subject. There is not a significant number of REO and Short Sale properties in the subject area. It is estimated to be approximately 1%. I went back 3 months, out in distance 1 mile, and was able to find comps which fit the subject requirements. The ones used are the best possible currently available comps within 1 miles and the adjustments are sufficient for this area to account for the differences in the subject and comps.</p>		

### 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



Street



## Listing Photos

**L1** 1408 POINSETTIA AVE  
Tarpon Springs, FL 34689



Front

**L2** 1152 CLIPPERS WAY  
Tarpon Springs, FL 34689



Front

**L3** 1098 SILKWOOD AVE  
Tarpon Springs, FL 34689



Front

## Sales Photos

**S1** 1638 POLO CLUB DR  
Tarpon Springs, FL 34689



Front

**S2** 1812 BRILAND ST  
Tarpon Springs, FL 34689



Front

**S3** 913 OAKVIEW RD  
Tarpon Springs, FL 34689



Front

### ClearMaps Addendum

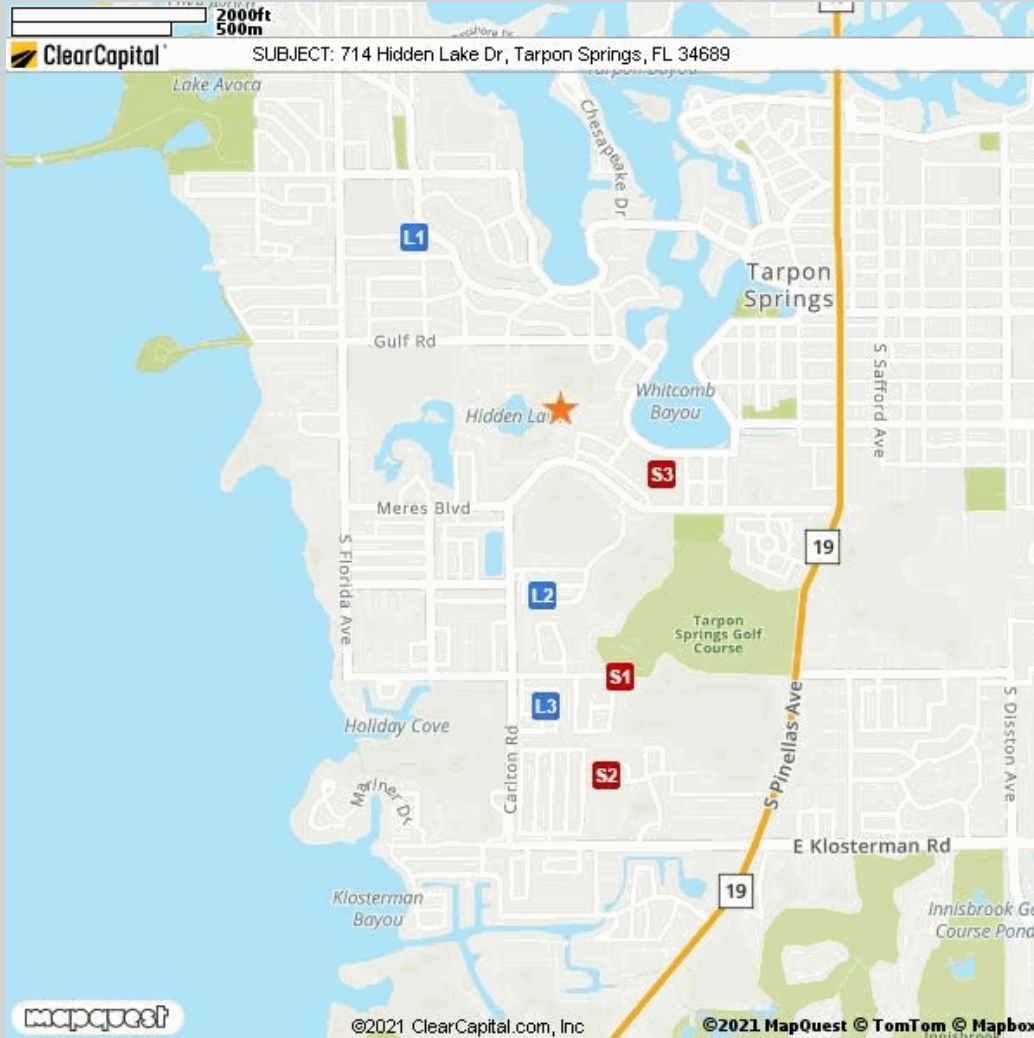
**Address** ★ 714 Hidden Lake Drive, Tarpon Springs, FL 34689

**Loan Number** 46979

**Suggested List** \$495,000

**Suggested Repaired** \$495,000

**Sale** \$490,000



#### Comparable

#### Address

#### Miles to Subject

#### Mapping Accuracy

★	Subject	714 Hidden Lake Drive, Tarpon Springs, FL 34689	--	Parcel Match
L1	Listing 1	1408 Poinsettia Ave, Tarpon Springs, FL 34689	0.68 Miles <sup>1</sup>	Parcel Match
L2	Listing 2	1152 Clippers Way, Tarpon Springs, FL 34689	0.54 Miles <sup>1</sup>	Parcel Match
L3	Listing 3	1098 Silkwood Ave, Tarpon Springs, FL 34689	0.87 Miles <sup>1</sup>	Parcel Match
S1	Sold 1	1638 Polo Club Dr, Tarpon Springs, FL 34689	0.81 Miles <sup>1</sup>	Parcel Match
S2	Sold 2	1812 Briland St, Tarpon Springs, FL 34689	1.10 Miles <sup>1</sup>	Parcel Match
S3	Sold 3	913 Oakview Rd, Tarpon Springs, FL 34689	0.37 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 personally inspect the property, select comparables, and determine a price for the subject, please do not accept

### Report Instructions - cont.

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>	Fred Strickroot	<b>Company/Brokerage</b>	HomeNet
<b>License No</b>	BK3187035	<b>Address</b>	9020 Rancho Del Rio Dr New Port Richey FL 34655
<b>License Expiration</b>	03/31/2022	<b>License State</b>	FL
<b>Phone</b>	7278355567	<b>Email</b>	allprobpos@gmail.com
<b>Broker Distance to Subject</b>	9.14 miles	<b>Date Signed</b>	12/07/2021

*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.**