

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	5645 4th Avenue N, Saint Petersburg, FL 33710	Order ID	7781514	Property ID	31719372
Inspection Date	11/30/2021	Date of Report	12/01/2021		
Loan Number	47025	APN	213116174240140110		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Pinellas		

Tracking IDs					
Order Tracking ID	1130BPO	Tracking ID 1	BPF2		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	ANTHONY J TRAYLOR	Condition Comments	
R. E. Taxes	\$3,194	<p>The subject is a block construction 3/2 single-family home with an attached 2-car garage with 1/1 garage apartment. The subject has an inground pool amenity. The subjects is currently listed for sale by owner and the interior shows updated cabinetry and countertops. The updates are slightly older. The subject is typical for the area in age and condition. The subject is not typical for the area with the garage apartment. The main home is 1605 square feet and the garage apartment totals 624 square feet.</p>	
Assessed Value	\$229,298		
Zoning Classification	Residential		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Good		
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

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	<p>REO and short sale activity is not prevalent in the area and will not significantly impact values. There continues to be an undersupply of listings/sales which has caused values to steadily increase. The subject is located just a short distance from major roadways, shopping and entertainment. The subject is located in an average school district. The subjects area is predominately residential with commercial influences along major corridors.</p>	
Sales Prices in this Neighborhood	Low: \$250,000 High: \$575,000		
Market for this type of property	Increased 6 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	5645 4th Avenue N	340 47th St N	5516 2nd Ave N	5635 2nd Ave N
City, State	Saint Petersburg, FL	Saint Petersburg, FL	Saint Petersburg, FL	Saint Petersburg, FL
Zip Code	33710	33713	33710	33710
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.80 ¹	0.25 ¹	0.19 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$595,000	\$575,000	\$600,000
List Price \$	--	\$600,000	\$575,000	\$600,000
Original List Date		07/01/2021	11/08/2021	11/01/2021
DOM · Cumulative DOM	-- · --	25 · 153	10 · 23	14 · 30
Age (# of years)	65	70	76	96
Condition	Good	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 ranch	1 Story ranch	1 Story ranch	2 Stories contemp
# Units	1	1	1	1
Living Sq. Feet	1,605	2,087	2,193	2,164
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 3	3 · 2
Total Room #	8	10	8	8
Garage (Style/Stalls)	Detached 2 Car(s)	None	Attached 1 Car	Attached 4 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	Pool - Yes	Pool - Yes
Lot Size	0.15 acres	.21 acres	.15 acres	.21 acres
Other	garage apartment	apartment	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** So much opportunity!! The property features a large 3 bedroom 2 bath home with office, 2 BEDROOM, 2 BATH ATTACHED MOTHER IN-LAW SUITE AND A 2 BEDROOM 1 BATH RENTAL APARTMENT! The home is perfect for a large family with a rental unit to cover the expenses. The property has been partially updated. A partial new roof in 2019 and the remaining roof 2007. The central Air is 2013 with a few wall units 2019. There is a whole house tank-less water heater 2018. The main home has a full Kitchen with washer and dryer hook ups, 3 bedrooms 2 full baths and a office/Den with lots of light! The large living room opens up to a dining room then onto the Extra large family room with a bathroom. The attached mother in law suite has 2 bedrooms, 3/4 kitchen, 2 full baths, and living area, The floors are laminate with front and back entrance. The upstairs is a rental unit with 2 bedroom, full kitchen, full bath and living area. There is outside laundry area in back yard with extra parking off the alley.
- Listing 2** Welcome to this well maintained POOL home. Features include custom kitchen complete with stainless steel appliances, granite tops, a custom backsplash, pantry and more, hard wood floors throughout, 2 fireplaces, front and back patios, walk in closets, updated bathrooms, a nice private yard with POOL, lots of storage and more. This is a Must-See home.
- Listing 3** Welcome home! Meticulously and lovingly maintained 2-story pool home on beautiful red brick streets in the heart of highly sought after St. Petersburg. Throughout home you'll find the original 1925 wood floors refinished to their original glory, crown molding, hurricane rated windows and hurricane shutters. Electric fireplace. Property features 1.5 lots, 2 car attached garage + HUGE 2+ car 2 story detached garage with tons of space for a workshop and storage. Extra long and extra wide driveway provides ample parking. Attached garage boasts a marvelous retractable screen garage door and hurricane shutters. Home has a new roof installed in April, newer windows and upgrades throughout. Inside your tropical pool/spa backyard, safety and security is assured by an enduring and solid concrete wall tracing the property line. Large kitchen has plenty of storage and a bonus walk-in pantry. Upstairs you'll find 3 bedrooms and a full bathroom with lots of closet space for extra storage. Downstairs, you'll find a roomy office with custom built-in shelving and French doors. Backyard features in-ground glistening pool with jetted spa, lush landscaping, alley access, 2 story garage and flows to the side yard perfect for storing your favorite water sport toys. No flood zone. Newer hurricane rated windows and doors. Electric hurricane shutters. Roof April 2021, AC 2012 (serviced yearly), new downstairs bathroom 2021, LOCATED 10 mins to the beach, close to great shopping and fabulous restaurants. ***NOTE*** Closing date January 5th, 2022 preferred.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5645 4th Avenue N	5011 Emerson Ave S	493 54th St N	5620 10th Ave N
City, State	Saint Petersburg, FL	Saint Petersburg, FL	Saint Petersburg, FL	Saint Petersburg, FL
Zip Code	33710	33707	33710	33710
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.88 ¹	0.25 ¹	0.40 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$300,000	\$425,000	\$411,000
List Price \$	--	\$300,000	\$420,000	\$411,000
Sale Price \$	--	\$332,500	\$420,000	\$415,000
Type of Financing	--	Cash	Cash	Conv
Date of Sale	--	07/12/2021	08/06/2021	08/26/2021
DOM · Cumulative DOM	-- · --	5 · 19	35 · 66	7 · 54
Age (# of years)	65	63	59	68
Condition	Good	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Adverse ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,605	1,332	1,525	1,789
Bdrm · Bths · ½ Bths	3 · 2	2 · 1	4 · 2	3 · 2
Total Room #	8	5	10	6
Garage (Style/Stalls)	Detached 2 Car(s)	Attached 1 Car	None	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	0.15 acres	.12 acres	.11 acres	.17 acres
Other	garage apartment	garage apartment	garage apartment	--
Net Adjustment	--	+\$66,380	+\$30,000	+\$18,960
Adjusted Price	--	\$398,880	\$450,000	\$433,960

* 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 Adjustments: +20000 location, +20000 pool, +5000 bath, +16380 gla, +5000 garage

Gulfport area concrete block home with INCOME! 2 bedroom main house with additional nursery/office/den or potential 3rd bedroom. Original hardwood floors and cove ceilings remind you of the past yet all the systems have been updated including both air conditioning systems, water heater and newer windows. Updated hall bath has newer tile, vanity, and tub. Formal dining room off the kitchen with newer samsung range, and stainless french door fridge. Upstairs 1 bedroom apartment has open living and kitchen and updated bath and huge bedroom. Fully fenced yard with private patio and tons of parking for boats and lots of cars. This is a great opportunity for extended family or someone wanting extra space for guests.

Sold 2 Adjustments: +10000 garage, +20000 pool

Renovated (4) bedroom (2) bathroom home with addition (1) bedroom (1) bathroom master suite or possible mother-in-law suite upstairs with both interior and exterior access. Throughout your new home, you'll find all new flooring with tile floors in all of the main areas and bathrooms and brand new soft carpet on the stairs and in the bedrooms. The kitchen is large and has plenty of room to add a rolling island, new stainless steel appliances, fixtures, a tile backsplash, granite countertops and new cabinets with lots of storage. Downstairs has 2 bedrooms and a bathroom split on each end of the home, an indoor laundry room and the master bedroom with walk in closet and en-suite and more living space upstairs. Outdoors you have a nice screened in patio with built in seating and backyard that is fenced and xeriscape with plenty of parking for your trailer, camper or boat. AC & Roof were done in (2015). Make sure to check out the 3D tour online and schedule a showing today.

Sold 3 Adjustments: +10000 garage, -11040 gla, +20000 garage apartment

3 bedroom 2 bath POOL home with finished garage for an office and indoor laundry in a quiet, family neighborhood. This home is centrally located in St. Petersburg just minutes from Bay Area Beaches and Downtown St. Pete! Split floor plan separates the cathedral ceiling master suite from the additional bedrooms and bathroom. Large, open floor plan includes a living room, kitchen, and dining area with lots of counter space. Some original hard wood flooring in the front of the house. Upgrades include: Pool(2017) and granite countertops in kitchen, Stainless steel appliances, newer laminate flooring in bedrooms, granite counters in bathrooms, newer AC, new vinyl fencing installed (2017).

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	FSBO	Subject is listed and pending for sale by owner on Zillow for \$425,000					
Listing Agent Name	FSBO						
Listing Agent Phone	FSBO						
# 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
10/19/2021	\$425,000	--	--	Pending/Contract	10/27/2021	\$425,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$445,000	\$445,000
Sales Price	\$440,000	\$440,000
30 Day Price	\$430,000	--
Comments Regarding Pricing Strategy		
<p>The greatest weight has been applied to sales comps 2 and 3. Sales comp 2 has a garage apartment amenity similar to the subject, but lacks a pool. Sales comp 3 lacks the garage amenity but has a pool. The value has been placed within the range of sales comps 2 and 3. The subject is currently listed for sale by owner on Zillow and is a pending sale. The value conclusion is higher than the current sales price of the subject however the seller is not a real estate professional and the actual sales price may be higher than the listing price.</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



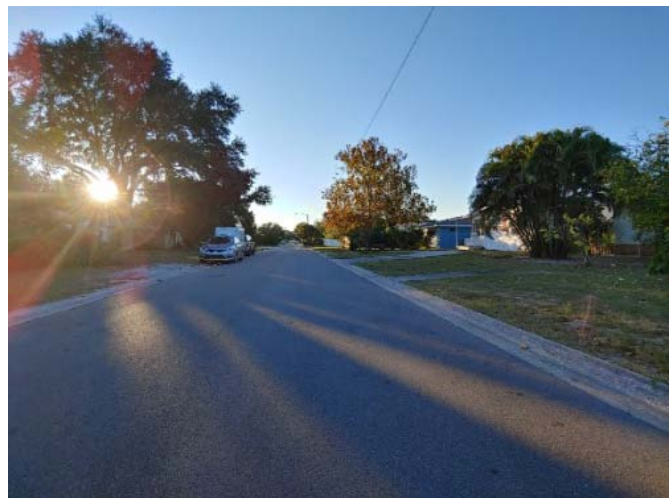
Side



Side



Street



Street

Listing Photos

L1 340 47th St N
Saint Petersburg, FL 33713



Front

L2 5516 2nd Ave N
Saint Petersburg, FL 33710



Front

L3 5635 2nd Ave N
Saint Petersburg, FL 33710



Front

Sales Photos

S1 5011 Emerson Ave S
Saint Petersburg, FL 33707



Front

S2 493 54th St N
Saint Petersburg, FL 33710



Front

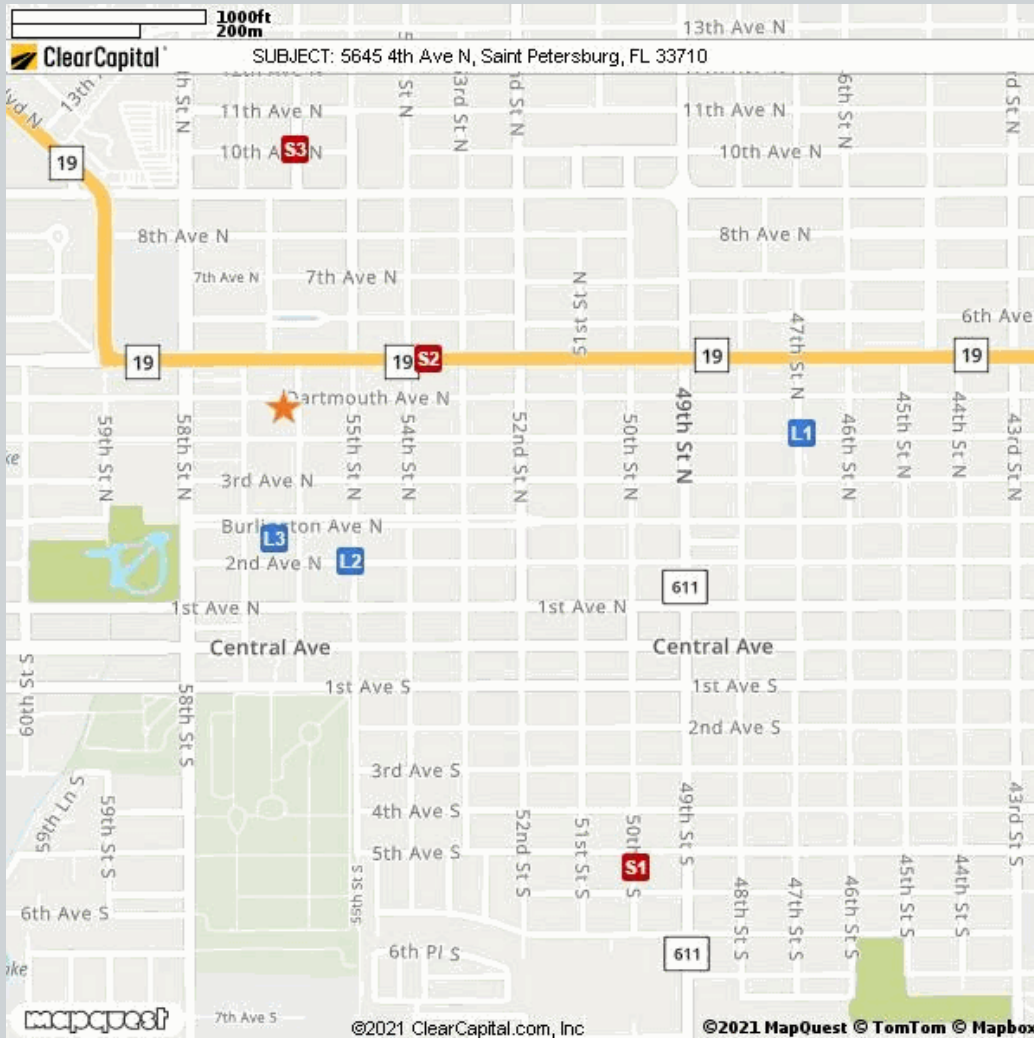
S3 5620 10th Ave N
Saint Petersburg, FL 33710



Front

ClearMaps Addendum

Address ★ 5645 4th Avenue N, Saint Petersburg, FL 33710
Loan Number 47025 **Suggested List** \$445,000 **Suggested Repaired** \$445,000 **Sale** \$440,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5645 4th Avenue N, Saint Petersburg, FL 33710	--	Parcel Match
L1 Listing 1	340 47th St N, Saint Petersburg, FL 33713	0.80 Miles ¹	Parcel Match
L2 Listing 2	5516 2nd Ave N, Saint Petersburg, FL 33710	0.25 Miles ¹	Parcel Match
L3 Listing 3	5635 2nd Ave N, Saint Petersburg, FL 33710	0.19 Miles ¹	Parcel Match
S1 Sold 1	5011 Emerson Ave S, Saint Petersburg, FL 33707	0.88 Miles ¹	Parcel Match
S2 Sold 2	493 54th St N, Saint Petersburg, FL 33710	0.25 Miles ¹	Parcel Match
S3 Sold 3	5620 10th Ave N, Saint Petersburg, FL 33710	0.40 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 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

Broker Name	Kristin Beck	Company/Brokerage	Concierge Realty Associates
License No	SL3245319	Address	3833 24th Ave N St Petersburg FL 33713
License Expiration	03/31/2023	License State	FL
Phone	7274175090	Email	kristinbeck@gmail.com
Broker Distance to Subject	1.93 miles	Date Signed	12/01/2021

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.