

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	15402 Turkoman Circle, Jacksonville, FL 32218	Order ID	7875023	Property ID	31931025
Inspection Date	01/11/2022	Date of Report	01/12/2022		
Loan Number	47678	APN	0195861750		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Duval		

Tracking IDs					
Order Tracking ID	01.07.22_BPO	Tracking ID 1	01.07.22_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	CARLEEN A MIDDLETON	Condition Comments	
R. E. Taxes	\$3,988	Subject is a stucco exterior home in good condition. Subject conforms to neighboring homes. Subject is located on a low traffic side street mostly used by neighboring homes.	
Assessed Value	\$217,118		
Zoning Classification	Residential PUD		
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	LEXINGTON PARK		
Association Fees	\$720 / Year (Pool, Landscaping, Tennis)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	Subject current market is on an incline due to lack of similar comps in subject's immediate neighborhood. Comps were chosen because of value opinion and condition. There are 0 REO's and 0 Short Sales for Active comps. There are 0 REO's and 0 Short Sales for Sold comps. I conducted 1.0 mile (radius) search for both Active/Sold comps. All comps should be considered similar to subject in condition. Within 1 mile of shopping, schools, restaurants and major roadways. Typically, \$3000 is being offered for seller concessions.	
Sales Prices in this Neighborhood	Low: \$239600 High: \$386700		
Market for this type of property	Increased 3 % in the past 6 months.		
Normal Marketing Days	<90		

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	15402 Turkoman Circle	15736 Spotted Saddle Cir	1504 Falabella Dr	16264 Dowing Creek Dr
City, State	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
Zip Code	32218	32218	32218	32218
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.28 ¹	0.23 ¹	2.41 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$381,000	\$360,000	\$349,900
List Price \$	--	\$381,000	\$360,000	\$349,900
Original List Date		11/12/2021	12/21/2021	01/07/2022
DOM · Cumulative DOM	-- · --	60 · 61	21 · 22	4 · 5
Age (# of years)	5	5	12	9
Condition	Good	Good	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	2 Stories Ranch	1 Story Traditional	2 Stories Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,094	2,324	2,345	2,185
Bdrm · Bths · ½ Bths	4 · 2 · 1	5 · 3	4 · 2 · 1	4 · 2
Total Room #	8	9	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.15 acres	0.18 acres	0.26 acres	0.17 acres
Other	porch, patio	porch, patio	porch, patio	porch, patio

* 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** Come home to this beautiful 5 bedrooms, 3 full bathrooms home in North Jacksonville. Conveniently located close to Hwy i95 and i295, Jax Airport, Mayport Naval Station. The area offers luxurious living close to great shopping centers and numerous eateries. Common amenities include playgrounds, Community club/pool area, walking trails and more.
- Listing 2** This home features 4 bedrooms (all upstairs), 3 bathrooms (half bath downstairs). There is also an additional flex space (can be used as a toy room or office) downstairs. Laundry room is also located downstairs. OPEN CONCEPT home with a LARGE kitchen island. The home backs up to a conservation preserve, affording the ultimate privacy from your fully screened in lanai!
- Listing 3** Separate formal living and dining off the foyer. Additional eating space in the beautifully updated gourmet kitchen. Kitchen features granite countertops, tile backsplash, refinished white cabinets, double ovens with separate cook top, and breakfast bar open to the huge family room.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	15402 Turkoman Circle	15766 Mason Lakes Dr	15627 Spotted Saddle Cir	15582 Turkoman Cir
City, State	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
Zip Code	32218	32218	32218	32218
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.69 ¹	0.23 ¹	0.06 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$360,000	\$325,000	\$334,900
List Price \$	--	\$360,000	\$325,000	\$319,000
Sale Price \$	--	\$360,000	\$341,600	\$327,000
Type of Financing	--	Fha	Fha	Cash
Date of Sale	--	12/22/2021	05/27/2021	11/24/2021
DOM · Cumulative DOM	-- · --	41 · 41	44 · 44	47 · 79
Age (# of years)	5	7	6	13
Condition	Good	Good	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	Beneficial ; Water
Style/Design	2 Stories Ranch	1 Story Traditional	2 Stories Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	2,094	2,363	2,289	1,839
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 3	4 · 2 · 1	3 · 2
Total Room #	8	8	8	6
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	--	--	--	--
Lot Size	0.15 acres	0.15 acres	0.19 acres	0.18 acres
Other	porch, patio	porch, patio	porch, patio	porch, patio
Net Adjustment	--	-\$690	+\$13,050	+\$5,550
Adjusted Price	--	\$359,310	\$354,650	\$332,550

* 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** Come check out this gorgeous open floor plan that features 4 bedrooms, 3 full baths & 3 a car garage homes in Bainebridge Estates. Huge living/dining room combo. Stainless steel appliances & large island. Spacious master bedroom, double table ceiling, with customized walk in closet, garden tub with separate shower. Adjustments made in GLA = \$-2690, BATH COUNT = \$-1000, PARKING = \$-2000 and VIEW = \$5000.
- Sold 2** Coffe Ceilings, State of art kitchen. All stainless steel appliances with LP gas cooking top Two built-in ovens plus microwave. Built in intercom/radio in most rooms. Huge 4th bed/bonus room on second floor with walk-in closet and full bath. Master suite with soaring tray ceiling, large walk in closet and designer bathroom with rain shower and built in shower seat. Laundry sink and washer dryer in utility room. Adjustments made in DATED COMP = \$10000, GLA = \$-1950 and VIEW = \$5000.
- Sold 3** Open concept layout with high ceilings throughout. Great room and kitchen feature recessed lighting. Formal dining room. Spacious kitchen boasts stainless steel appliances, upgraded cabinets, breakfast bar, pantry and granite countertops. Master suite has a step tray ceiling, en suite bath with double sinks, a garden tub and walk-in closet. Screened lanai overlooks a large backyard and lake. Adjustments made in GLA = \$2550, BED COUNT = \$2000 and BATH COUNT = \$1000.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		No additional history comments.					
Listing Agent Name							
Listing Agent Phone							
# 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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$365,000	\$365,000
Sales Price	\$355,000	\$355,000
30 Day Price	\$326,600	--
Comments Regarding Pricing Strategy		
<p>Even though CS3 has fewer adjustments and is closer in proximity, current listings and previous sold comps appear to indicate CS3 sold too conservatively considering how aggressive the market currently is. CS3 is also older in age. I gave most weight to CL2 and CS2 which is similar to subject in overall appeal and condition. The Anticipated Sales Value (ASV) given should allow subject to get under contract within 90 days. Final value conclusion given is based on Fair market value. It was necessary to expand beyond DATED COMPS and DISTANCE guidelines due to limited comps in subject's immediate neighborhood. The comps used are the best possible currently available comps within 2.50 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 The price is based on the subject being in good condition. Comps are similar in characteristics, located within 2.41 miles and the sold comps closed
Notes within the last 8 months. The market is reported as having increased 3% in the last 6 months. The price conclusion is deemed supported.

Subject Photos



Front



Address Verification



Street



Street

Listing Photos

L1 15736 Spotted Saddle Cir
Jacksonville, FL 32218



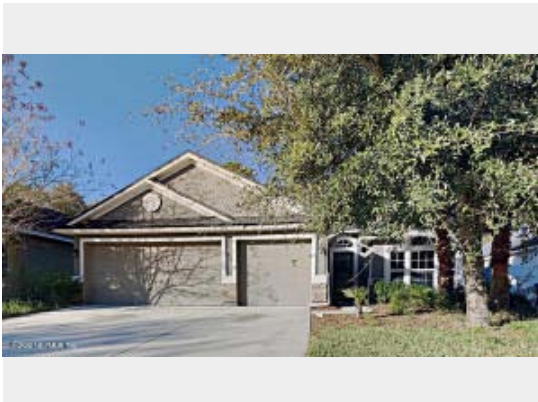
Front

L2 1504 Falabella Dr
Jacksonville, FL 32218



Front

L3 16264 DOWING CREEK DR
Jacksonville, FL 32218



Front

Sales Photos

S1 15766 Mason Lakes Dr
Jacksonville, FL 32218



Front

S2 15627 Spotted Saddle Cir
Jacksonville, FL 32218



Front

S3 15582 Turkoman Cir
Jacksonville, FL 32218



Front

ClearMaps Addendum

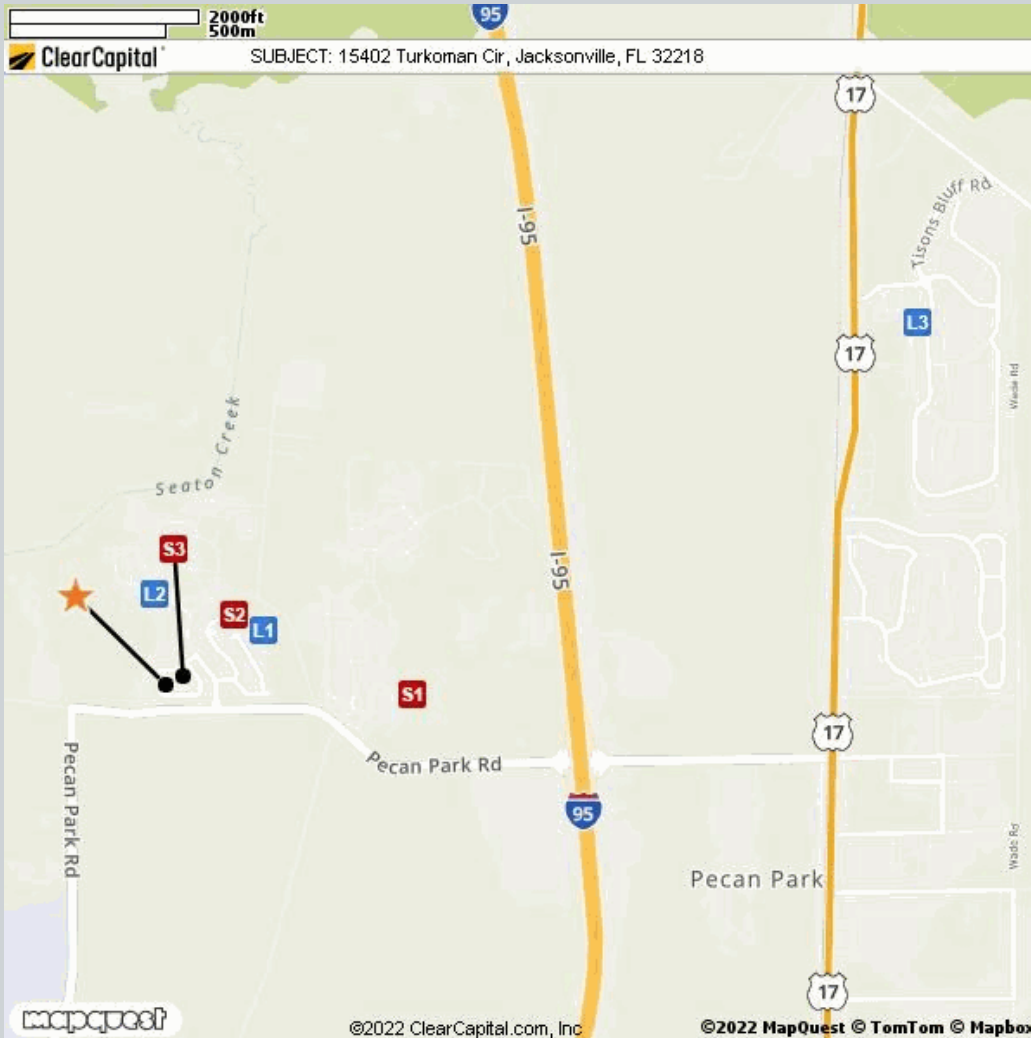
Address ★ 15402 Turkoman Circle, Jacksonville, FL 32218

Loan Number 47678

Suggested List \$365,000

Suggested Repaired \$365,000

Sale \$355,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	15402 Turkoman Circle, Jacksonville, FL 32218	--	Parcel Match
L1 Listing 1	15736 Spotted Saddle Cir, Jacksonville, FL 32218	0.28 Miles ¹	Parcel Match
L2 Listing 2	1504 Falabella Dr, Jacksonville, FL 32218	0.23 Miles ¹	Parcel Match
L3 Listing 3	16264 Dowing Creek Dr, Jacksonville, FL 32218	2.41 Miles ¹	Parcel Match
S1 Sold 1	15766 Mason Lakes Dr, Jacksonville, FL 32218	0.69 Miles ¹	Parcel Match
S2 Sold 2	15627 Spotted Saddle Cir, Jacksonville, FL 32218	0.23 Miles ¹	Parcel Match
S3 Sold 3	15582 Turkoman Cir, Jacksonville, FL 32218	0.06 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.

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 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.

Report Instructions - cont.

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	Michelle Morgan	Company/Brokerage	CCarter Realty Group
License No	SL3294209	Address	1450 Holly Oaks Lake Road West Jacksonville FL 32225
License Expiration	03/31/2024	License State	FL
Phone	9044349457	Email	aldraemorgan@gmail.com
Broker Distance to Subject	14.17 miles	Date Signed	01/11/2022

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.