

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>	1701 62nd Terrace S, Saint Petersburg, FL 33712	<b>Order ID</b>	7974400	<b>Property ID</b>	32153195
<b>Inspection Date</b>	02/16/2022	<b>Date of Report</b>	02/18/2022		
<b>Loan Number</b>	47815	<b>APN</b>	123216968400060200		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Pinellas		

Tracking IDs					
<b>Order Tracking ID</b>	47815	<b>Tracking ID 1</b>	47815		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	MARY F NOELL	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$1,410	Subject property appears to be in average condition. No visible sign of any needed repairs. Block construction built in 1966. There are no external influences affecting the marketing of this property. Conforms to neighborhood.	
<b>Assessed Value</b>	\$109,561		
<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>	
<b>Local Economy</b>	Stable	Neighborhood within 2 miles of local schools, parks, shopping, restaurants, and other amenities. There are no commercial or industrial influences negatively impacting the value of this neighborhood. REO and pre foreclosure activity in area, there are no boarded up properties in this immediate area. Limited inventory, demand high with DOM below normal marketing period.	
<b>Sales Prices in this Neighborhood</b>	Low: \$239200 High: \$646500		
<b>Market for this type of property</b>	Increased 6 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	1701 62nd Terrace S	1839 54th Ave S	530 61st Ave S	5600 11th St S
<b>City, State</b>	Saint Petersburg, FL	Saint Petersburg, FL	Saint Petersburg, FL	Saint Petersburg, FL
<b>Zip Code</b>	33712	33712	33705	33705
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.58 <sup>1</sup>	0.97 <sup>1</sup>	0.53 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$375,000	\$440,000	\$395,000
<b>List Price \$</b>	--	\$375,000	\$420,000	\$395,000
<b>Original List Date</b>		11/17/2021	10/29/2021	12/08/2021
<b>DOM · Cumulative DOM</b>	-- · --	19 · 93	65 · 112	7 · 72
<b>Age (# of years)</b>	56	52	72	65
<b>Condition</b>	Average	Average	Good	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Adverse ; Busy Road	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>	1,939	1,703	1,702	2,068
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Carport 1 Car	Attached 1 Car	Carport 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>	0.26 acres	0.17 acres	0.32 acres	0.25 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** Listing #1 is located close in proximity to subject with same number of beds and baths. Similar, yet less square footage. One car carport. Average condition, no updates. Located on a smaller lot than subject property. Located on a busy residential road. Fair Market Property.

**Listing 2** Listing #2 is located close in proximity to subject with same number of beds and baths. Similar, yet less square footage. One car garage. Standard grade updates with newer cabinets and counter tops. Located on a larger lot than subject property. Fair Market Property. Similar in value as subject property.

**Listing 3** Listing #3 is located close in proximity to subject with same number of beds and baths. Similar square footage. Average condition, no updates. Two car carport. Similar size lot. Fair Market Property.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	1701 62nd Terrace S	976 58th Ave S	837 64th Ave S	714 56th Ave S
<b>City, State</b>	Saint Petersburg, FL	Saint Petersburg, FL	Saint Petersburg, FL	Saint Petersburg, FL
<b>Zip Code</b>	33712	33705	33705	33705
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.57 <sup>1</sup>	0.66 <sup>1</sup>	0.89 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$375,000	\$365,000	\$399,000
<b>List Price \$</b>	--	\$345,000	\$365,000	\$399,000
<b>Sale Price \$</b>	--	\$335,000	\$366,000	\$390,000
<b>Type of Financing</b>	--	Cash	Cash	Conventional
<b>Date of Sale</b>	--	01/14/2022	12/20/2021	09/24/2021
<b>DOM · Cumulative DOM</b>	-- · --	11 · 16	20 · 53	11 · 56
<b>Age (# of years)</b>	56	63	66	48
<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>	1,939	1,502	1,667	1,842
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2 · 1
<b>Total Room #</b>	7	7	7	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car	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
<b>Lot Size</b>	0.26 acres	0.17 acres	0.24 acres	0.20 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$27,850	+\$4,600	-\$28,150
<b>Adjusted Price</b>	--	\$362,850	\$370,600	\$361,850

\* Sold 1 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 same number of beds and baths. Less square footage than subject property. One car garage. Average condition, no updates. Fair Market Property. Adjusted for square footage (+\$21,850), lot value (+\$5000), and garage difference (+\$1000).
- Sold 2** Sold #2 is located close in proximity to subject with same number of beds and baths. Similar square footage. One car garage. Standard grade updates with newer cabinets and counter tops. S/S appliances and new flooring. Similar size lot. Fair Market Property. Adjusted for square footage (+\$13600), garage difference (+\$1000) and condition differences (-\$10,000).
- Sold 3** Sold #3 is located close in proximity to subject with same number of beds and 1/2 less bath. Similar square footage. Two car garage with an in ground pool. Updated kitchen with granite counter tops, new cabinets, and S/S appliances. Fair Market Property. Adjusted for square footage (+\$4850), 1/2 additional bath (-\$3000), lot value (+\$10,000), pool (-\$30,000) and updates (-\$10,000).

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Per MLS listed on 01/14/2022 for \$349,900 and sold on 02/14/2022 for \$340,000. Per tax records sold on 09/01/1981 for \$70,000 and sold on 08/01/981 for \$70,000.			
<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>	1						
<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>
01/14/2022	\$349,900	--	--	Sold	02/14/2022	\$340,000	MLS

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$368,000	\$368,000
<b>Sales Price</b>	\$363,000	\$363,000
<b>30 Day Price</b>	\$353,000	--
<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. Due to the limited inventory expanded distance 1 mile for AC1, AC2, SC1, SC2, and SC3. Expanded age for AC2. These are currently the best comps available for subject property and the adjustments are sufficient to account for differences between subject and comps		

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect  
**Notes** the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

## Subject Photos



Front



Address Verification



Side



Side



Street



Street



## Subject Photos



Other



Other

## Listing Photos

**L1** 1839 54th Ave S  
Saint Petersburg, FL 33712



Front

**L2** 530 61st Ave S  
Saint Petersburg, FL 33705



Front

**L3** 5600 11th St S  
Saint Petersburg, FL 33705



Front

## Sales Photos

**S1** 976 58th Ave S  
Saint Petersburg, FL 33705



Front

**S2** 837 64th Ave S  
Saint Petersburg, FL 33705



Front

**S3** 714 56th Ave S  
Saint Petersburg, FL 33705



Front

### ClearMaps Addendum

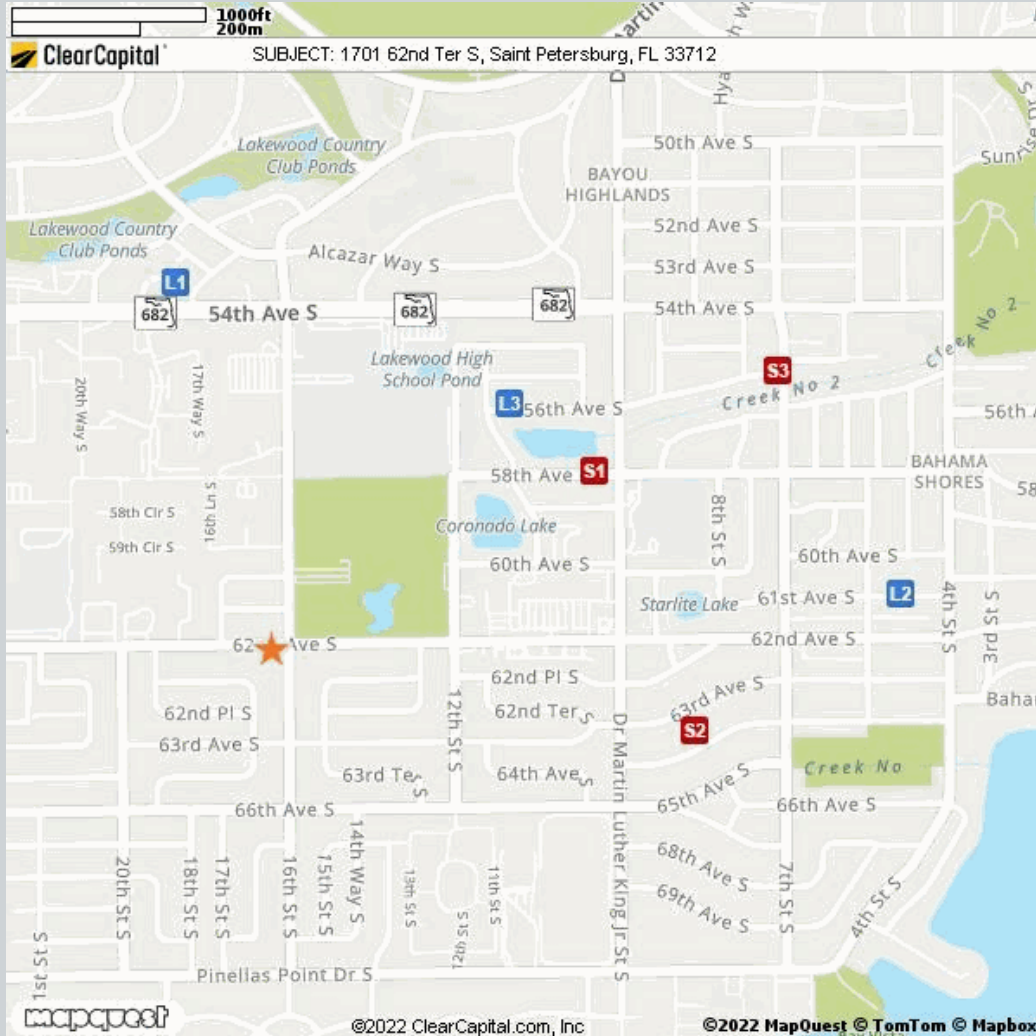
**Address** ★ 1701 62nd Terrace S, Saint Petersburg, FL 33712

**Loan Number** 47815

**Suggested List** \$368,000

**Suggested Repaired** \$368,000

**Sale** \$363,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1701 62nd Terrace S, Saint Petersburg, FL 33712	--	Parcel Match
L1 Listing 1	1839 54th Ave S, Saint Petersburg, FL 33712	0.58 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	530 61st Ave S, Saint Petersburg, FL 33705	0.97 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5600 11th St S, Saint Petersburg, FL 33705	0.53 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	976 58th Ave S, Saint Petersburg, FL 33705	0.57 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	837 64th Ave S, Saint Petersburg, FL 33705	0.66 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	714 56th Ave S, Saint Petersburg, FL 33705	0.89 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.

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

<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>	7.86 miles	<b>Date Signed</b>	02/16/2022

*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:**

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