

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	2112 Cypress Bay Blvd, Kissimmee, FL 34743	Order ID	7911558	Property ID	32010478
Inspection Date	01/23/2022	Date of Report	01/24/2022		
Loan Number	47850	APN	182530126200010960		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Osceola		

Tracking IDs					
Order Tracking ID	01.21.22_BPO	Tracking ID 1	01.21.22_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	LAKESIDE ESTS MASTER CMNTY ASS	from the exterior inspection, this property is in average conditions
R. E. Taxes	\$2,345	
Assessed Value	\$45,086	
Zoning Classification	Residential	
Property Type	townhome	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	cypress lakes townhome	
Association Fees	\$575 / Quarter (Landscaping,Insurance)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	the subject property is located in a neighborhood close to schools, major roads, shopping centers, and other services
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$200,000 High: \$285,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	2112 Cypress Bay Blvd	2247 Cypress Knee Loop	2241 Cypress Knee Loop	344 Cervantes Dr
City, State	Kissimmee, FL	Kissimmee, FL	Kissimmee, FL	Kissimmee, FL
Zip Code	34743	34743	34743	34743
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.05 ¹	0.05 ¹	1.09 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	\$	\$265,000	\$275,900	\$230,000
List Price \$	--	\$265,000	\$275,900	\$230,000
Original List Date		12/07/2021	12/03/2021	12/17/2021
DOM · Cumulative DOM	-- · --	47 · 48	51 · 52	5 · 38
Age (# of years)	26	25	24	19
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	1 Story townhome	1 Story townhome	2 Stories townhome	2 Stories townhome
# Units	1	1	1	1
Living Sq. Feet	1,177	1,177	1,456	960
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2 · 1	2 · 1 · 1
Total Room #	5	3	7	5
Garage (Style/Stalls)	None	None	Attached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.08 acres	0.07 acres	0.05 acres	.01 acres
Other	--	--	--	--

* Listing 1 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** This well-maintained, single-story townhouse, features 3 bedrooms, 2 bathrooms; located in the Cypress Lakes subdivision at Lakeside. There is ceramic tile throughout, cathedral ceilings, an exterior storage closet, a screened back porch for those cool FL fall evenings. Appliances in photos are included in the sale. This community is very well established and it offers a clubhouse and community pool; there is a low monthly HOA.
- Listing 2** One car garage, 4 bedrooms 2/1 Bathrooms, Ceramic tiles on first floor, all rooms upstairs with Wood floors an ceiling fans. New cabinets Kitchen with granite, New water Heater. New Appliances. Roof mount attic solar fan. A beautiful Back Porch to have a good time with friends and family!
- Listing 3** this home you enter the welcoming living room. Beyond that is the spacious eat-in kitchen with an abundance of storage and counter top space. The kitchen dining area overlooks through sliding glass doors the sunny outside patio. There is a 1/2 bath/powder room on this level. Upstairs are the bedrooms and full bathroom. The proud owners of this home have completed tasteful upgrades including new laminate flooring installed 2020, upgraded plumbing faucets in bathrooms and kitchen. A new roof was installed in 2019 and some new appliances were installed in 2018.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	2112 Cypress Bay Blvd	2142 Jeremiah Way	2105 Cole Trl	2082 Cypress Bay Blvd
City, State	Kissimmee, FL	Kissimmee, FL	Kissimmee, FL	Kissimmee, FL
Zip Code	34743	34743	34743	34743
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.12 ¹	0.12 ¹
Property Type	Other	Other	Other	Other
Original List Price \$	--	\$240,000	\$241,000	\$214,990
List Price \$	--	\$240,000	\$241,000	\$214,990
Sale Price \$	--	\$231,000	\$246,000	\$224,500
Type of Financing	--	Fha	Conventional	Cash
Date of Sale	--	09/20/2021	01/14/2022	10/08/2021
DOM · Cumulative DOM	-- · --	33 · 33	42 · 42	14 · 14
Age (# of years)	26	15	18	16
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	1 Story townhome	2 Stories townhome	2 Stories townhome	2 Stories townhome
# Units	1	1	1	1
Living Sq. Feet	1,177	1,382	1,382	1,382
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	None	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.08 acres	0.06 acres	0.07 acres	0.06 acres
Other	--	--	--	--
Net Adjustment	--	-\$4,000	-\$4,000	-\$4,000
Adjusted Price	--	\$227,000	\$242,000	\$220,500

* 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** this 3bd, 2.5bth well maintained townhome features all common areas kitchen, living room, dining room and half bath on the first floor. All other bedrooms, bathrooms, and laundry room are laid out privately on the second floor. What about that screened in lanai with the amazing water view? The Lakeside community has much to offer with a variety of recreational amenities.
- Sold 2** This well maintained 2 story townhouse features 3 bedrooms, 2.5 baths, one car garage, spacious kitchen/family combo, located in Cypress Lakes Subdivision at Lakeside a very well established Gated Community.
- Sold 3** This 3 bedroom 2.5 bathroom townhome is all over freshly painted and has tile on the 1st floor and laminated wood floor on the 2nd. All bedrooms are on the 2nd floor with bathrooms, except for the 1/2 bathroom that is on the 1st floor, A/C is about 1 year old. This home also features a screened in Patio, 1 car garage and community pool!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				per public records, this property was sold on 11/20/2017 for \$50,000			
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	\$250,000	\$250,000
Sales Price	\$240,000	\$240,000
30 Day Price	\$230,000	--
Comments Regarding Pricing Strategy		
the subject's final value represents the most similar comps in this report. due to lack of more similar comps in the subject's immediate area, I expanded my search		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	The price is based on the subject being in average condition. Comps are similar in characteristics, located within 1.09 miles and the sold comps closed within the last 4 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported. 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.
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Subject Photos



Front



Address Verification



Street

Listing Photos

L1 2247 Cypress Knee Loop
Kissimmee, FL 34743



Front

L2 2241 Cypress Knee Loop
Kissimmee, FL 34743



Front

L3 344 CERVANTES DR
Kissimmee, FL 34743



Front

Sales Photos

S1 2142 Jeremiah Way
Kissimmee, FL 34743



Front

S2 2105 Cole Trl
Kissimmee, FL 34743



Front

S3 2082 Cypress Bay Blvd
Kissimmee, FL 34743



Front

ClearMaps Addendum

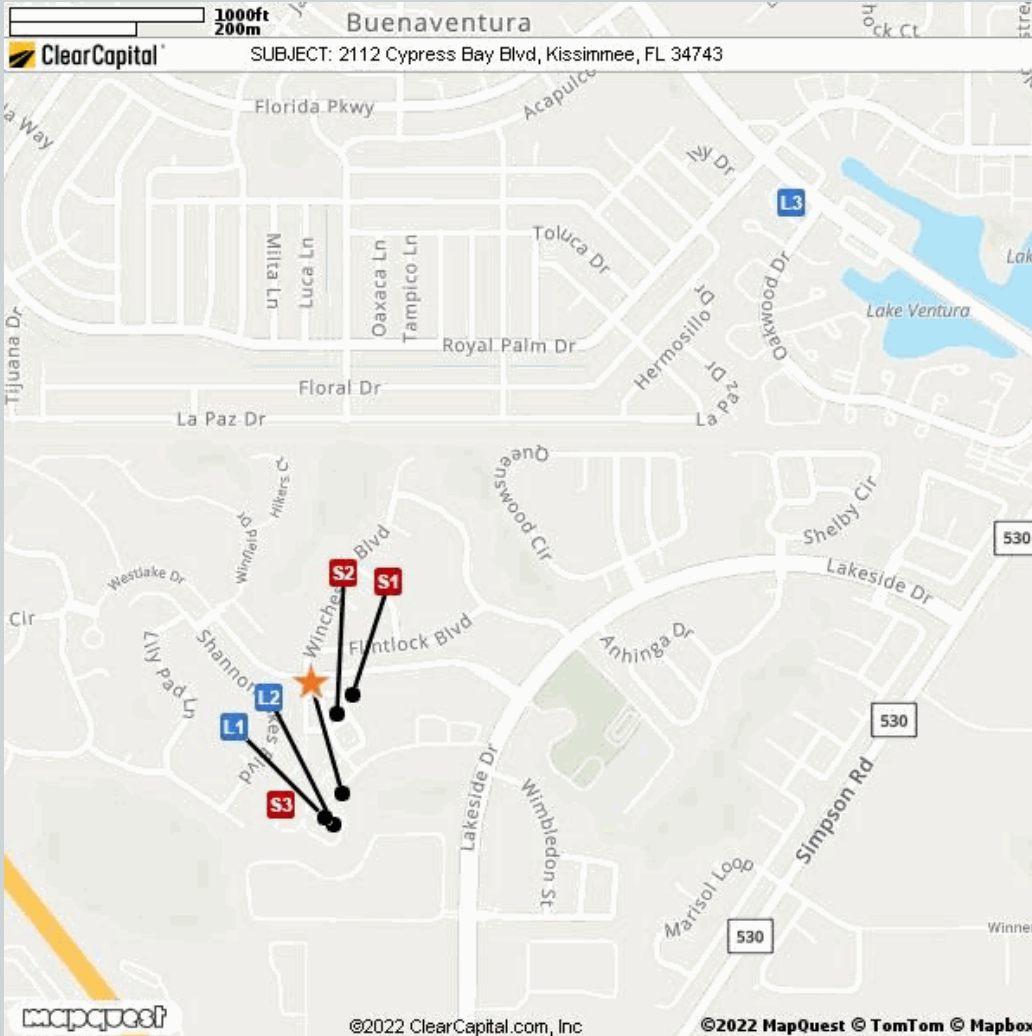
Address ★ 2112 Cypress Bay Blvd, Kissimmee, FL 34743

Loan Number 47850

Suggested List \$250,000

Suggested Repaired \$250,000

Sale \$240,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2112 Cypress Bay Blvd, Kissimmee, FL 34743	--	Parcel Match
L1 Listing 1	2247 Cypress Knee Loop, Kissimmee, FL 34743	0.05 Miles ¹	Parcel Match
L2 Listing 2	2241 Cypress Knee Loop, Kissimmee, FL 34743	0.05 Miles ¹	Parcel Match
L3 Listing 3	344 Cervantes Dr, Kissimmee, FL 34743	1.09 Miles ¹	Parcel Match
S1 Sold 1	2142 Jeremiah Way, Kissimmee, FL 34743	0.15 Miles ¹	Parcel Match
S2 Sold 2	2105 Cole Trl, Kissimmee, FL 34743	0.12 Miles ¹	Parcel Match
S3 Sold 3	2082 Cypress Bay Blvd, Kissimmee, FL 34743	0.12 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	Sandra Pereira	Company/Brokerage	ipanema realty LLC
License No	BK3082558	Address	340 grand canal dr kissimmee FL 34759
License Expiration	03/31/2022	License State	FL
Phone	3216622348	Email	burbs70@gmail.com
Broker Distance to Subject	14.33 miles	Date Signed	01/24/2022

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.