

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>	4742 Fontana Street, Orlando, FL 32807	<b>Order ID</b>	7922184	<b>Property ID</b>	32034415
<b>Inspection Date</b>	01/27/2022	<b>Date of Report</b>	01/28/2022		
<b>Loan Number</b>	47912	<b>APN</b>	30-22-32-9574-07-012		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Orange		

Tracking IDs					
<b>Order Tracking ID</b>	01.26.22_BPO	<b>Tracking ID 1</b>	01.26.22_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	Macintyre Roy E	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$4,134	The subject is SFR located in a established community of similar type home. The subject appears to be in Average condition with the interior assumed to be the same. There were no noted repairs needed at the time of inspection. The subject's community is in good condition and is located with-in 1.0 to shopping, transportation, medical, ETC. Sales in the subject's community are steady and well priced homes are selling.	
<b>Assessed Value</b>	\$240,213		
<b>Zoning Classification</b>	R-1A/AN		
<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	Subject conforms to neighborhood and is located nearby shopping, schools, restaurants, parks, public transportation, and freeway access. No negative external influences, environmental concerns, or zoning issues noted. In addition no atypical positive external influences, environmental concerns, or zoning attributes noted. This includes no boarded up homes or major construction noted nearby. Using market data and properties comparable to the subject it would appear that the overall market conditions in the area directly surrounding the subject are stable. Employment conditions in ...	
<b>Sales Prices in this Neighborhood</b>	Low: \$260,000 High: \$420,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

## Neighborhood Comments

Subject conforms to neighborhood and is located nearby shopping, schools, restaurants, parks, public transportation, and freeway access. No negative external influences, environmental concerns, or zoning issues noted. In addition no atypical positive external influences, environmental concerns, or zoning attributes noted. This includes no boarded up homes or major construction noted nearby. Using market data and properties comparable to the subject it would appear that the overall market conditions in the area directly surrounding the subject are stable. Employment conditions in this neighborhood are stable.

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	4742 Fontana Street	4308 Derbyshire Ln	2232 Faxton Ct	5162 Lido St
<b>City, State</b>	Orlando, FL	Orlando, FL	Orlando, FL	Orlando, FL
<b>Zip Code</b>	32807	32812	32812	32807
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.77 <sup>1</sup>	1.21 <sup>1</sup>	0.32 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$310,000	\$335,000	\$385,000
<b>List Price \$</b>	--	\$310,000	\$335,000	\$363,000
<b>Original List Date</b>		01/09/2022	01/28/2022	08/30/2021
<b>DOM · Cumulative DOM</b>	-- · --	4 · 19	0 · 0	122 · 151
<b>Age (# of years)</b>	54	59	37	44
<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>	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>	1,450	1,398	1,311	1,600
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	None	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>	--	--	--	--
<b>Lot Size</b>	0.22 acres	0.19 acres	0.16 acres	0.21 acres
<b>Other</b>	None	None	None	None

\* Listing 2 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** This comp is most comparable to the subject property since it has closest square footage. Similar condition and location home, No damages noted, comparable to subject property, and has similar amenities, Similar in style, condition and size. MLS Remarks: Location! This wonderful three bedroom two bathroom home is situated right off of Curry Ford in the Lake Conway area. This home has been meticulously maintained and is ready for its new family! With a great sized backyard and close proximity to 408, this home is ready to go!
- Listing 2** This comp is inferior to the subject property since it has less square footage. Average condition home in the area of similar property, competing location and overall similar in style and condition and it has less GLA. MLS Remarks: All new everything! Move in ready, and super clean. Beautiful open floor plan, this cute bungalow has so much natural light from 4 skylights! Kitchen is sparkling new with Quartz counter tops, new stainless-steel appliances and new cabinetry. The oversized lot has lush new landscaping with brick patio and home has French doors leading to the large side patio. Home is located on the end of the street with plenty of parking off the street and street lighting. Great neighborhood, close to schools and shopping and Orlando International Airport. Great location and convenient to downtown Orlando. NEW ROOF WAS INSTALLED IN January 2021. BRAND NEW HVAC SYSTEM WITH WARRANTY INCLUDED, New flooring, and new Electrical panel.
- Listing 3** This comp is superior to the subject property since it has more square footage. Move in condition home competing location and condition, similar to subject overall. Similar in condition. And it has more GLA. MLS Remarks: One or more photo(s) has been virtually staged. This Orlando one-story home offers a patio, granite countertops, and a two-car garage.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	4742 Fontana Street	4746 Fontana St	818 Gaston Foster Rd	4521 Foreland Pl
<b>City, State</b>	Orlando, FL	Orlando, FL	Orlando, FL	Orlando, FL
<b>Zip Code</b>	32807	32807	32807	32812
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.03 <sup>1</sup>	0.09 <sup>1</sup>	0.19 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$320,000	\$315,000	\$325,000
<b>List Price \$</b>	--	\$320,000	\$330,000	\$325,000
<b>Sale Price \$</b>	--	\$310,000	\$331,000	\$345,000
<b>Type of Financing</b>	--	Va	Fha	Conventional
<b>Date of Sale</b>	--	09/30/2021	11/16/2021	01/14/2022
<b>DOM · Cumulative DOM</b>	-- · --	31 · 55	14 · 74	2 · 43
<b>Age (# of years)</b>	54	54	53	60
<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>	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>	1,450	1,258	1,538	1,532
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	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>	--	--	--	--
<b>Lot Size</b>	0.22 acres	0.19 acres	0.19 acres	0.21 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$10,752	+\$3,000	-\$8,800
<b>Adjusted Price</b>	--	\$320,752	\$334,000	\$336,200

\* 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** GLA adj: \$10752. MLS Remarks: CHARMING RESIDENCE WITH PICTURESQUE PRIVATE BACKYARD: This delightful 3 bedroom, 2 bathroom, 2 car garage home is the perfect starter property, winter escape or investment portfolio opportunity. Showcasing a formal living room, dining/den area, galley kitchen, family room, two generous size guest bedrooms, guest bathroom and master bedroom with ensuite bathroom, the open floorplan feels larger than the square footage reflects. Recent improvements consist of a 2019 complete A/C system, 2012 fence, 2005 roof and 2003 plumbing repipe. Features include laminate floors throughout, tiled kitchen backsplash, designer fixtures, tiled showers, updated kitchen, remodeled bathrooms, spacious covered lanai and paver patio deck. Providing ample shade and privacy the fully fenced backyard is ideal for entertaining and pets. Central location is only 4 miles outside of downtown Orlando offering the convenience of downtown living without the traffic and noise. Access in under a mile to Lake Underhill Park featuring a playground, connection to the Orlando Fitness Trail System, public boat ramps, fishing and hiking trails with direct connection to six parks.
- Sold 2** Garage adj: \$3000. MLS Remarks: Excellence defined. This 3 bedroom room 2 bathroom with over 1500 square feet is located in the beautiful Dover Shores. As you walk through the front door, you're immediately greeted by open concept great room, where light that pours in from the front windows straight through to the rear of the home. In this home, you can rest easy knowing it boasts a NEW METAL ROOF in 2018, & new HVAC in Oct. 2019. The kitchen is a chef's dream and has been fully updated with brand-new stainless steel appliances, new QUARTZ countertops, and lots of natural lighting. The bonus room allows you to enjoy all the Florida sunlight while staying cool with the brand new air conditioning system. Outside, there's plenty of space to relax and enjoy the fresh air in the lanai. The fully fenced backyard is HUGE with plenty of space to install your own pool. It's conveniently located with easy access to Downtown Orlando, UCF, and the Orlando International Airport. Don't miss your chance to view this home before it's gone!
- Sold 3** Pool adj: -\$10000 and Built adj: \$1200. MLS Remarks: Unbelievable opportunity! Fabulous vintage cottage so close to everything! DT Orlando(8min), International Airport(17min), 408(2min) all tucked into a charming area known as Dover Shores East. The heavy expenses have ALL been done for you, NEW ROOF 2021 Architectural Shingle installed just a week ago, Electrical Panel replaced 11/21 and a 50 gallon hot water heater installed 11/21 as well. Street Appeal galore as you approach this 3 BR/2BTH ranch style POOL home boasting 1532 square feet and a huge pool deck. Fall in love with the big front yard, freshly painted trim/shutter accents, mulched planting beds, pressure washed driveway and manicured mature landscaping. Floor plan is homey and full of natural light where living, dining and breakfast nook all have a view of the gorgeous oversized pool and patio which is surrounded by like new vinyl fencing. Bonus welcome gift is an equipment shed full of tools to help make the transition to your new home easier. The foyer entry welcomes you with a functional coat closet for storage and immediate access to the Living/Dining room combination. Both feature a beautiful scenic view of the lanai and pool through the sliding glass doors and windows. Three bedrooms are off the main living area where the master enjoys an en suite bath and the hall bathroom supports bedrooms 2 and 3. The vintage bathrooms are polished and stylish enjoy them as is or bring your own personal DIY influence to upgrade. The 3 bedrooms are neutral in color and all three include ceiling fans. Make your way into the Kitchen where you can enjoy a cup of coffee at the breakfast bar or relax with a view of the pool from the Breakfast Nook. This Kitchen layout improves efficiency with a great work triangle and provides a view to front yard/driveway while cleaning up the evening meal. Access to the two car garage and laundry pad/plumbing is just through the nook. Outside is your own private paradise featuring an oversized covered lanai, beautiful pool and ample yard just imagine the pool parties, birthdays and special memories that can be made entertaining family and friends in this gorgeous space. There is enough yard to portion off an area for your green thumb by adding your own garden or add a croquet set, corn hull game or extra lounge chairs to soak up the Florida Sun. The shed can be used as a she shed, he shed, workshop, storage for tools or converted into anything your imagination conjures up. Additional operational items to note: 2016 AC system, Repiping in 1996, ColorCrete exterior paint, 2021 pool pump and Double- Pane windows. LOCATION IS KEY here at Foreland Place as access is close to everything. Perfect for the vintage lover or DIY fan who doesn't want to hassle with the big stuff so bring your personal charm to this commuter friendly cozy home.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				None noted			
<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>	\$346,500	\$346,500
<b>Sales Price</b>	\$330,000	\$330,000
<b>30 Day Price</b>	\$303,600	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject value is based on current market Conditions and recent sales in area. Due to a lack of more similar recent comps in this market, it was necessary to exceed guidelines. Comps selected for this report are all settled properties within the subject market area. They are considered to be the best available at the time of inspection and good indicator of market value. Note that overall market conditions have been taken into account in arriving at final opinion of value. Current sales, under contract sales and active listings have been considered.</p>		

## Clear Capital Quality Assurance Comments Addendum

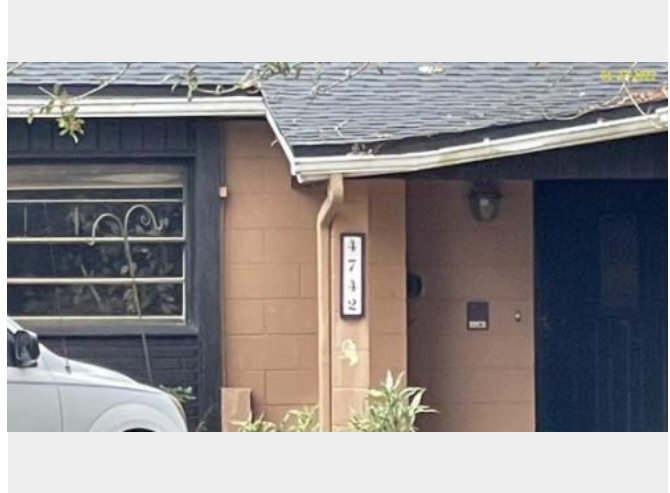
**Reviewer's** The price is based on the subject being in average condition. Comps are similar in characteristics, located within 1.21 miles and the sold comps  
**Notes** closed within the last 4 months. The market is reported as being stable in the last 6 months. The price conclusion is deemed supported.



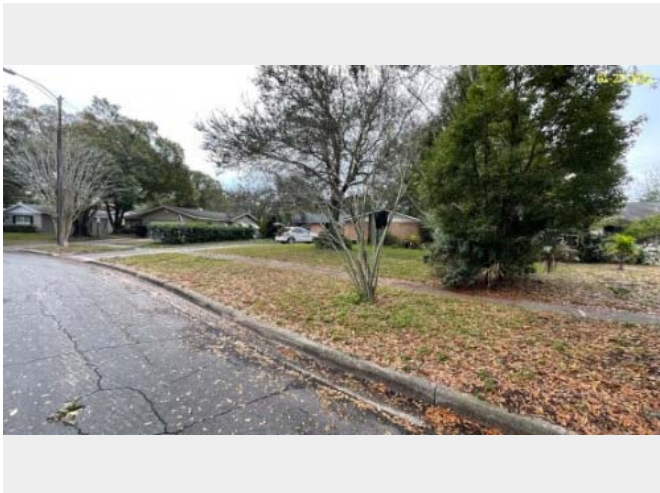
### Subject Photos



Front



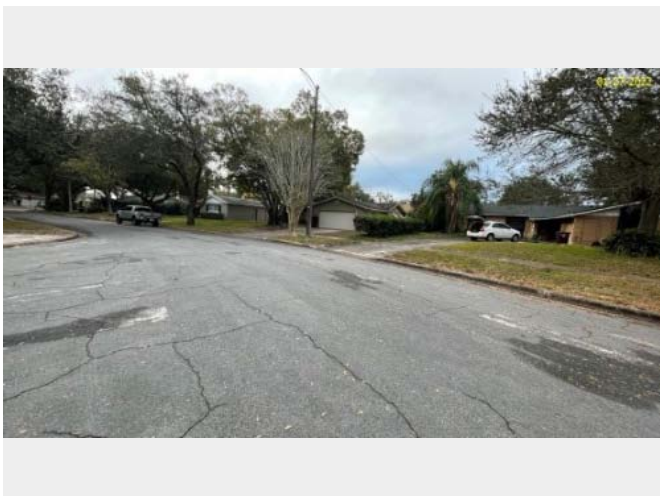
Address Verification



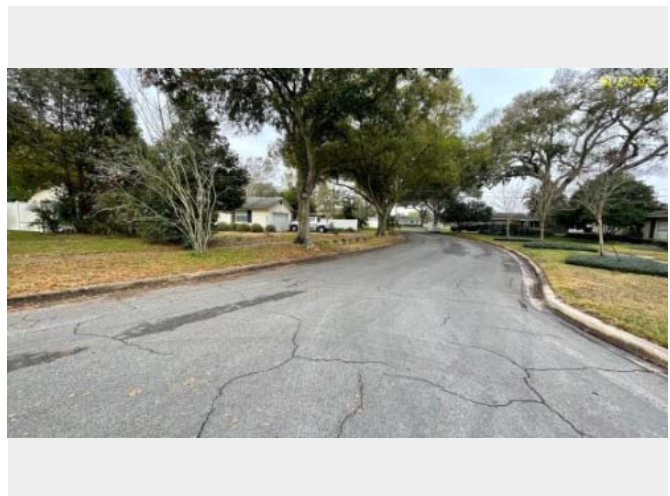
Side



Side



Street



Street

## Subject Photos



Street



Other

## Listing Photos

**L1** 4308 DERBYSHIRE LN  
Orlando, FL 32812



Front

**L2** 2232 FAXTON CT  
Orlando, FL 32812



Front

**L3** 5162 LIDO ST  
Orlando, FL 32807



Front

## Sales Photos

**S1** 4746 FONTANA ST  
Orlando, FL 32807



Front

**S2** 818 GASTON FOSTER RD  
Orlando, FL 32807



Front

**S3** 4521 FORELAND PL  
Orlando, FL 32812



Front

### ClearMaps Addendum

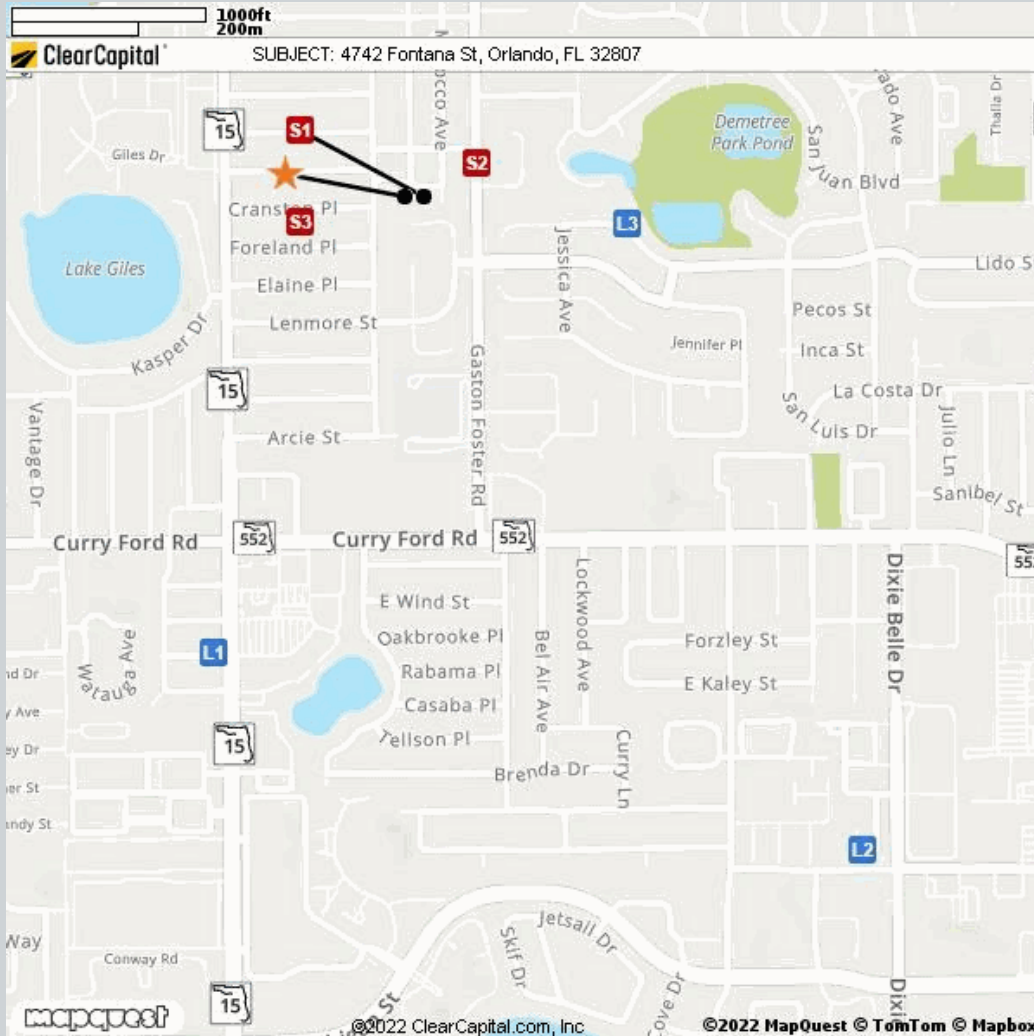
**Address** ★ 4742 Fontana Street, Orlando, FL 32807

**Loan Number** 47912

**Suggested List** \$346,500

**Suggested Repaired** \$346,500

**Sale** \$330,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4742 Fontana Street, Orlando, FL 32807	--	Parcel Match
L1 Listing 1	4308 Derbyshire Ln, Orlando, FL 32812	0.77 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2232 Faxton Ct, Orlando, FL 32812	1.21 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5162 Lido St, Orlando, FL 32807	0.32 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4746 Fontana St, Orlando, FL 32807	0.03 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	818 Gaston Foster Rd, Orlando, FL 32807	0.09 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	4521 Foreland Pl, Orlando, FL 32812	0.19 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>	Andrei Sagdeev	<b>Company/Brokerage</b>	Volke Real Estate, LLC
<b>License No</b>	BK3365282	<b>Address</b>	20 N Orange Ave Orlando FL 32801
<b>License Expiration</b>	09/30/2022	<b>License State</b>	FL
<b>Phone</b>	3054315071	<b>Email</b>	volkerealestate@gmail.com
<b>Broker Distance to Subject</b>	3.31 miles	<b>Date Signed</b>	01/28/2022

*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.**