

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 | 1740 Parkwood Street, Jacksonville, FL 32207 | Order ID | 8721976 | Property ID | 34151994 |
| Inspection Date | 05/03/2023 | Date of Report | 05/03/2023 | | |
| Loan Number | 47991 | APN | 0699440000 | | |
| Borrower Name | Champery Real Estate 2015 LLC | County | Duval | | |

| | | | | | |
|--------------------------|----------------------|----------------------|----------------------|--|--|
| Tracking IDs | | | | | |
| Order Tracking ID | 05.02.23 BPO Request | Tracking ID 1 | 05.02.23 BPO Request | | |
| Tracking ID 2 | -- | Tracking ID 3 | -- | | |

| General Conditions | | |
|---------------------------------------|-------------------------------------|---|
| Owner | BRECKENRIDGE PROPERTY FUND 2016 LLC | Condition Comments Subject is a wood exterior home in average condition. Subject conforms to neighboring homes. Subject is located on a low traffic side street mostly used by neighboring homes. |
| R. E. Taxes | \$3,055 | |
| Assessed Value | \$184,151 | |
| Zoning Classification | Residential RLD-60 | |
| Property Type | SFR | |
| Occupancy | Occupied | |
| Ownership Type | Fee Simple | |
| Property Condition | Average | |
| 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 Based on ClearPrep, there appears to be a decline in market value for recent sales and current listings. |
| Local Economy | Slow | |
| Sales Prices in this Neighborhood | Low: \$159000 High: \$773600 | |
| Market for this type of property | Decreased 2 % in the past 6 months. | |
| Normal Marketing Days | <30 | |

Current Listings

| | Subject | Listing 1 * | Listing 2 | Listing 3 |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 1740 Parkwood Street | 1645 Parkwood St | 1801 Davidson St | 2124 Sheridan St |
| City, State | Jacksonville, FL | Jacksonville, FL | Jacksonville, FL | Jacksonville, FL |
| Zip Code | 32207 | 32207 | 32207 | 32207 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.10 ¹ | 0.05 ¹ | 0.22 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$238,500 | \$260,000 | \$249,900 |
| List Price \$ | -- | \$185,100 | \$250,000 | \$255,000 |
| Original List Date | | 01/25/2023 | 12/30/2022 | 04/27/2023 |
| DOM · Cumulative DOM | -- · -- | 97 · 98 | 123 · 124 | 5 · 6 |
| Age (# of years) | 81 | 93 | 80 | 83 |
| Condition | Average | 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 | 1 Story Bungalow |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,350 | 1,184 | 1,028 | 1,305 |
| Bdrm · Bths · ½ Bths | 2 · 2 | 3 · 1 | 3 · 1 | 3 · 1 |
| Total Room # | 5 | 5 | 5 | 5 |
| Garage (Style/Stalls) | None | Detached 1 Car | None | None |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.25 acres | 0.25 acres | 0.25 acres | 0.20 acres |
| Other | porch, patio | porch, patio | porch, patio | porch, patio |

* 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** Investment opportunity available this home offers 3 bedrooms, 1 bath, kitchen with breakfast bar open to great room and detached garage.
- Listing 2** Come see this beautifully renovated home now on the market featuring a new electric panel and HVAC system! Inside you will discover a bright and open interior with plenty of natural light and a neutral color palette, including all new flooring throughout. The updated kitchen boasts granite counters, stainless appliances, modern tile backsplash and ample storage making cooking and entertaining a delight. This home is perfect for everyday living! The updated bathroom has new tiled tub-shower and vanity with all the modern finishing touches and additional bedrooms provide nice living or office space.
- Listing 3** Beautiful, charming bungalow loaded with updates! Fabulous kitchen with state of the art LG 26 cu ft fridge featuring door in door, instaview and is wifi capable! Granite counters, 42" espresso cabinets and mosaic backsplash. Updated electric, plumbing, recessed lights and fixtures 2017. Roof 2015. Water Heater 2018. HVAC 2009. Smart NEST thermostat. New low flow toilet, new blinds, some fresh interior and exterior painting 2023. Solid hardie board siding. Large fenced yard with 6' white vinyl fence (2018). Great space for kids, pets & family BBQs!

Recent Sales

| | Subject | Sold 1 * | Sold 2 | Sold 3 |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 1740 Parkwood Street | 1711 Orlando Cir N | 1623 Parkwood St | 3523 Drew St |
| City, State | Jacksonville, FL | Jacksonville, FL | Jacksonville, FL | Jacksonville, FL |
| Zip Code | 32207 | 32207 | 32207 | 32207 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.30 ¹ | 0.13 ¹ | 0.22 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$189,900 | \$275,000 | \$260,000 |
| List Price \$ | -- | \$189,900 | \$275,000 | \$260,000 |
| Sale Price \$ | -- | \$200,000 | \$260,000 | \$287,500 |
| Type of Financing | -- | Conventional | Conventional | Cash |
| Date of Sale | -- | 08/23/2022 | 09/01/2022 | 05/27/2022 |
| DOM · Cumulative DOM | -- · -- | 36 · 36 | 69 · 69 | 24 · 24 |
| Age (# of years) | 81 | 82 | 77 | 73 |
| Condition | Average | 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 Bungalow | 1 Story Ranch | 1 Story Bungalow |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,350 | 840 | 1,290 | 1,172 |
| Bdrm · Bths · ½ Bths | 2 · 2 | 2 · 1 | 3 · 2 | 2 · 2 |
| Total Room # | 5 | 4 | 6 | 5 |
| Garage (Style/Stalls) | None | None | Detached 1 Car | Detached 1 Car |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.25 acres | 0.22 acres | 0.26 acres | 0.35 acres |
| Other | porch, patio | porch, patio | porch, patio | porch, patio |
| Net Adjustment | -- | +\$7,100 | -\$15,400 | -\$11,220 |
| Adjusted Price | -- | \$207,100 | \$244,600 | \$276,280 |

* Sold 1 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** Welcome home to this freshly painted ADORABLE bungalow. NEW ROOF just put on this year (2022). Would be a great investment or first home ! Inside the home you will find 2 great sized bedrooms and a full bath. Beautiful original hardwood floors throughout. Adjustments made in GLA = \$6510 and BATH COUNT = \$2000.
- Sold 2** Newly remodeled 3 bedroom, 2 bath home is nestled in a quiet neighborhood just minutes from historic San Marco. Newer roof (2019), HVAC (2020), and exterior/interior paint. Remodeled kitchen with new appliances and laundry area is inside the main house. Small detached garage sits adjacent to the screened in patio. Private backyard with new septic tank drain lines installed and certified. Remodeled bathrooms and new flooring throughout. Adjustments made in CONDITION = \$-10000, GLA = \$600, BED COUNT = \$-2000, FP = \$-2000 and PARKING = \$-2000.
- Sold 3** Character and potential abound in this charming bungalow located on a triple lot in desirable San Marco. The kitchen has been nicely updated with quartz counter tops, stainless appliances, and a farmhouse sink. Dine in the open sunroom that overlooks the extra-large, fenced yard. The owner's suite has been remodeled with dual pedestal vanities and a spacious walk in shower. Storage will not be a problem here. The detached garage and separate building with electricity provide plenty of space. Adjustments made in CONDITION = \$-10000, GLA = \$1780, PARKING = \$-2000 and LOT SIZE = \$-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 | \$220,000 | \$220,000 |
| Sales Price | \$210,000 | \$210,000 |
| 30 Day Price | \$193,200 | -- |
| Comments Regarding Pricing Strategy | | |
| <p>Based on ClearPrep, there appears to be a decline in market value for recent sales and current listings. Subject is in the vicinity of powerlines, a school, a busy road and commercial properties. This could have a negative effect on subject's marketability. I gave most weight to CL1 and CS1 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 CONDITION guidelines due to limited comps in subject's immediate neighborhood. Please note that I was forced to use Good condition comps due to proximity. The comps used are the best possible currently available comps within 1.25 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 Notes The current report is showing a variance in as-is conclusions with the most current duplicate completed. The variance appears due to a prior report completed over 12 months ago (2/9/22). 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



Street



Street

Listing Photos

L1 1645 Parkwood St
Jacksonville, FL 32207



Front

L2 1801 Davidson St
Jacksonville, FL 32207



Front

L3 2124 Sheridan St
Jacksonville, FL 32207



Front

Sales Photos

S1 1711 Orlando Cir N
Jacksonville, FL 32207



Front

S2 1623 Parkwood St
Jacksonville, FL 32207



Front

S3 3523 Drew St
Jacksonville, FL 32207



Front

ClearMaps Addendum

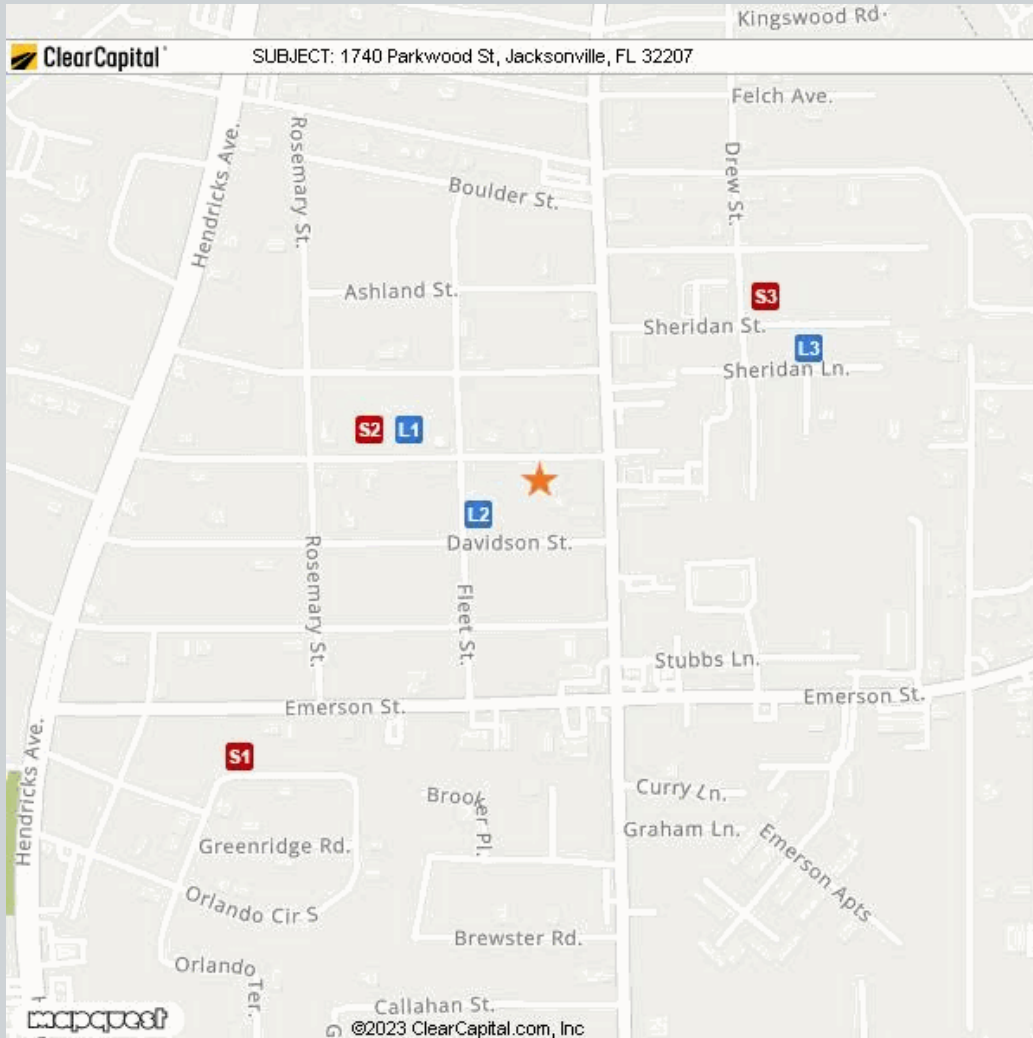
Address ★ 1740 Parkwood Street, Jacksonville, FL 32207

Loan Number 47991

Suggested List \$220,000

Suggested Repaired \$220,000

Sale \$210,000



| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|--|-------------------------|------------------|
| ★ Subject | 1740 Parkwood Street, Jacksonville, FL 32207 | -- | Parcel Match |
| L1 Listing 1 | 1645 Parkwood St, Jacksonville, FL 32207 | 0.10 Miles ¹ | Parcel Match |
| L2 Listing 2 | 1801 Davidson St, Jacksonville, FL 32207 | 0.05 Miles ¹ | Parcel Match |
| L3 Listing 3 | 2124 Sheridan St, Jacksonville, FL 32207 | 0.22 Miles ¹ | Parcel Match |
| S1 Sold 1 | 1711 Orlando Cir N, Jacksonville, FL 32207 | 0.30 Miles ¹ | Parcel Match |
| S2 Sold 2 | 1623 Parkwood St, Jacksonville, FL 32207 | 0.13 Miles ¹ | Parcel Match |
| S3 Sold 3 | 3523 Drew St, Jacksonville, FL 32207 | 0.22 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

Report Instructions - cont.

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.

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 W Holly Oaks Lake Road Jacksonville FL 32225 |
| License Expiration | 03/31/2024 | License State | FL |
| Phone | 9044349457 | Email | aldraemorgan@gmail.com |
| Broker Distance to Subject | 7.69 miles | Date Signed | 05/03/2023 |

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.