

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	1365 Nelson Park Ct, Poinciana, FL 34759	Order ID	7969992	Property ID	32141297
Inspection Date	02/16/2022	Date of Report	03/05/2022		
Loan Number	48038	APN	282815935360067040		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Polk		

Tracking IDs					
Order Tracking ID	46593	Tracking ID 1	46593		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	EDWARD D KNERR	Condition Comments from the exterior inspection, this property is in average conditions
R. E. Taxes	\$3,071	
Assessed Value	\$199,719	
Zoning Classification	Residential	
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	poinciana	
Association Fees	\$22 / Month (Greenbelt)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments the subject property is located in a neighborhood with homes in similar style, age and conditions
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$210,000 High: \$385,000	
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	1365 Nelson Park Ct	1323 Nelson Park Ct	428 Athabasca Ct	159 Athabasca Dr
City, State	Poinciana, FL	Kissimmee, FL	Kissimmee, FL	Kissimmee, FL
Zip Code	34759	34759	34759	34759
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.11 ¹	0.74 ¹	1.01 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$339,990	\$350,500	\$374,000
List Price \$	--	\$339,990	\$350,500	\$374,000
Original List Date		02/04/2022	12/10/2021	11/24/2021
DOM · Cumulative DOM	-- · --	11 · 29	67 · 85	19 · 101
Age (# of years)	16	16	3	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	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,790	2,806	2,655	2,790
Bdrm · Bths · ½ Bths	4 · 2	4 · 3	5 · 3	4 · 2 · 1
Total Room #	8	8	8	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 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	0.29 acres	0.32 acres	0.21 acres	.23 acres
Other	--	--	--	--

* Listing 3 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** Spacious and well maintained 4 bedroom and 3 bath home on an oversized lot (No Rear Neighbors!). All bedrooms are on the second floor. Downstairs you will find the living room, dining room and a bonus room. Living room and dining room has cherry hardwood floors. Roof replaced in Dec. 2021.
- Listing 2** bedroom 3 bath 2 story single family home. Walk in to the large great room. Living room, dining, and Kitchen combo that's perfect for entertaining. Carpet in the Livingroom and dining while the kitchen has tile. Split plan that offers a bedroom and bathroom on the first floor. Once ascending the stairs you are greeted with a wonderful loft and the rest of the bedrooms and bathrooms. Vinyl flooring throughout second floor including bedrooms while all bathrooms have tile. Master bedroom offers a large walk-in closet and double sink. Spacious backyard for little ones to play and dogs to run around.
- Listing 3** this four bedroom, two and half bath single family home located in the amenity rich, Poinciana Villages. The open floor is ideal for the growing family and offers a neutral wall palette and tile flooring throughout for easy maintenance. A formal living and dining room at the front of the home delivers dedicated space for entertaining and large holiday gatherings. At the heart of the home, rests the well-equipped kitchen with a breakfast nook overlooking the spacious family room. The large laundry room with a half bath are conveniently located on the 1st floor for easy access. The upper floor houses the sleeping quarters and a huge loft area that could would be ideal for a dedicated game room or could be converted into a 5th bedroom. The expansive master bedroom brings an abundance of area for a king bedroom set, ample closet space, water closet, double sinks, soaking tub, and step-in shower. Three additional bedrooms share another full bathroom with double sinks and separate toilet and shower room. Resting on an oversized lot, the backyard is perfect for cookouts with plenty of room to add a pool before next summer or add a fence for some privacy.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1365 Nelson Park Ct	753 Gila Dr	1413 Nelson Brook Way	1264 Nelson Park Ct
City, State	Poinciana, FL	Kissimmee, FL	Kissimmee, FL	Kissimmee, FL
Zip Code	34759	34759	34759	34759
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.40 ¹	0.06 ¹	0.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$385,000	\$359,000	\$285,000
List Price \$	--	\$385,000	\$339,000	\$285,000
Sale Price \$	--	\$385,000	\$330,000	\$300,000
Type of Financing	--	Private	Conventional	Conventional
Date of Sale	--	02/11/2022	11/01/2021	11/25/2021
DOM · Cumulative DOM	-- · --	33 · 33	102 · 102	112 · 112
Age (# of years)	16	16	16	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	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,790	2,790	2,806	2,506
Bdrm · Bths · ½ Bths	4 · 2	5 · 3	4 · 2 · 1	5 · 3
Total Room #	8	8	8	9
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 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	0.29 acres	0.26 acres	0.19 acres	0.18 acres
Other	--	--	--	--
Net Adjustment	--	-\$4,000	-\$2,000	-\$4,000
Adjusted Price	--	\$381,000	\$328,000	\$296,000

* 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** his home is the envy of the neighborhood as it has a private back yard with no one behind you and is at the end of a cul de sac with professional landscaping. The neighborhood has two community pools, a recreational park, athletic fields and a general store for a minimal fee of \$58 per month. The home was remodeled in 2021 and travertine floors were put in the entire downstairs as well as fresh paint inside and out and stainless steel appliances, new smoke alarms and carbon monoxide detectors. The downstairs features an open floorplan, a half bath, spacious kitchen, living room, family room, dining and game room. The upstairs has 4 bedrooms, 2 baths and a huge loft area so this living/game room can stay upstairs while keeping the downstairs ready for guests! The master suite has 2 walk in closets for your convenience.
- Sold 2** The home was remodeled in 2021 and travertine floors were put in the entire downstairs as well as fresh paint inside and out and stainless steel appliances, new smoke alarms and carbon monoxide detectors. The downstairs features an open floorplan, a half bath, spacious kitchen, living room, family room, dining and game room. The upstairs has 4 bedrooms, 2 baths and a huge loft area so this living/game room can stay upstairs while keeping the downstairs ready for guests! The master suite has 2 walk in closets for your convenience.
- Sold 3** home in the great location of Poinciana. Features huge backyard open layout and two story

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			per public records, this property was sold on 11/13/2009 for \$102,500				
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	\$350,000	\$350,000
Sales Price	\$340,000	\$340,000
30 Day Price	\$330,000	--
Comments Regarding Pricing Strategy		
the subject's final value represents the most similar comps in this report		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes	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 1323 Nelson Park Ct
Kissimmee, FL 34759



Front

L2 428 Athabasca Ct
Kissimmee, FL 34759



Front

L3 159 ATHABASCA DR
Kissimmee, FL 34759



Front

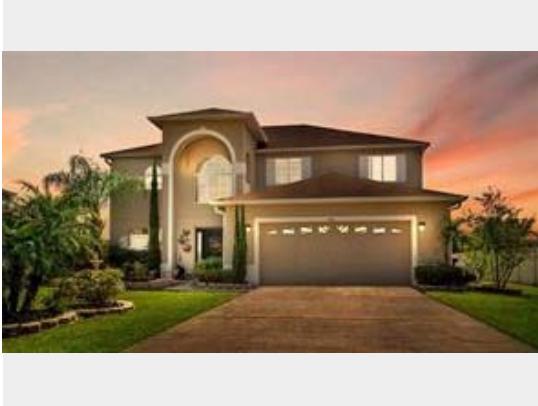
Sales Photos

S1 753 Gila Dr
Kissimmee, FL 34759



Front

S2 1413 Nelson Brook Way
Kissimmee, FL 34759



Front

S3 1264 Nelson Park Ct
Kissimmee, FL 34759



Front

ClearMaps Addendum

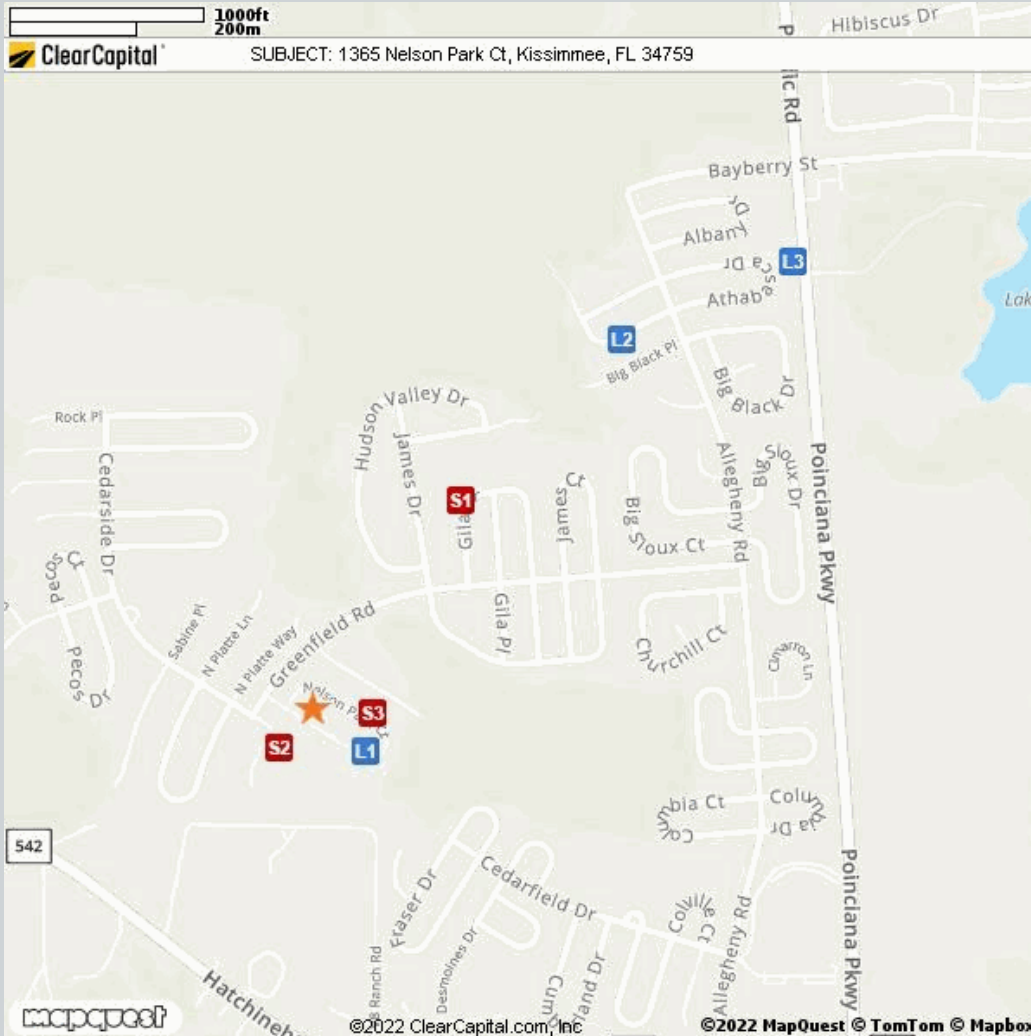
Address ★ 1365 Nelson Park Ct, Poinciana, FL 34759

Loan Number 48038

Suggested List \$350,000

Suggested Repaired \$350,000

Sale \$340,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1365 Nelson Park Ct, Poinciana, FL 34759	--	Parcel Match
L1	1323 Nelson Park Ct, Kissimmee, FL 34759	0.11 Miles ¹	Parcel Match
L2	428 Athabasca Ct, Kissimmee, FL 34759	0.74 Miles ¹	Parcel Match
L3	159 Athabasca Dr, Kissimmee, FL 34759	1.01 Miles ¹	Parcel Match
S1	753 Gila Dr, Kissimmee, FL 34759	0.40 Miles ¹	Parcel Match
S2	1413 Nelson Brook Way, Kissimmee, FL 34759	0.06 Miles ¹	Parcel Match
S3	1264 Nelson Park Ct, Kissimmee, FL 34759	0.10 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	03/31/2024	License State	FL
Phone	3216622348	Email	burbs70@gmail.com
Broker Distance to Subject	7.08 miles	Date Signed	02/17/2022

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.