

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>	5412 S Sellas Street, Tampa, FL 33611	<b>Order ID</b>	8006114	<b>Property ID</b>	32251980
<b>Inspection Date</b>	03/01/2022	<b>Date of Report</b>	03/02/2022		
<b>Loan Number</b>	48256	<b>APN</b>	134547-0300		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Hillsborough		

### Tracking IDs

<b>Order Tracking ID</b>	02.28.22 BPO	<b>Tracking ID 1</b>	02.28.22 BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Jones Danielle M	<b>Condition Comments</b> The subject appears to be in average overall condition from the exterior, having been well maintained. No external obsolescence was noted.
<b>R. E. Taxes</b>	\$2,670	
<b>Assessed Value</b>	\$169,347	
<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>		
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>		
<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> The subject is situated in a neighborhood that consists mainly of conventional style SFR homes of various ages, displaying general similarity in design, and location views. The subject appears to be well maintained.
<b>Local Economy</b>	Improving	
<b>Sales Prices in this Neighborhood</b>	Low: \$460,000 High: \$579,000	
<b>Market for this type of property</b>	Increased 10 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	5412 S Sellas Street	6213 S Kelly Rd	2913 Trudy Ln	5310 S Quincy St
City, State	Tampa, FL	Tampa, FL	Tampa, FL	Tampa, FL
Zip Code	33611	33611	33611	33611
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.61 <sup>1</sup>	0.34 <sup>1</sup>	0.14 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$430,000	\$519,000	\$549,900
List Price \$	--	\$430,000	\$519,000	\$549,900
Original List Date		02/04/2022	02/26/2022	02/08/2022
DOM · Cumulative DOM	-- · --	3 · 26	1 · 4	3 · 22
Age (# of years)	34	71	49	50
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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,575	1,508	1,529	1,386
Bdrm · Bths · ½ Bths	3 · 2	4 · 1	3 · 2	4 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Carport 1 Car	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.11 acres	0.22 acres	0.18 acres	0.18 acres
Other	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.

**Listing Comments** Why the comparable listing is superior or inferior to the subject.

**Listing 1** A fair market property, it has 4/1-floor plan, inferior in age, similar in GLA, similar in view, similar in style and condition, it has 1 carport space.

**Listing 2** It has 3/2-floor plan, a fair market property, similar in style and condition, similar in view, inferior in age, it has no garage space, similar in GLA.

**Listing 3** Similar in style and condition, similar in view, it has 4/2-floor plan, inferior in GLA, it has 1 garage space, a fair market property, similar in age, it has a pool.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	5412 S Sellas Street	2810 W Pearl Ave	2820 W Bay Ave	5320 S Russell St
<b>City, State</b>	Tampa, FL	Tampa, FL	Tampa, FL	Tampa, FL
<b>Zip Code</b>	33611	33611	33611	33611
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.10 <sup>1</sup>	0.31 <sup>1</sup>	0.13 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$493,900	\$525,000	\$459,900
<b>List Price \$</b>	--	\$489,900	\$450,000	\$449,900
<b>Sale Price \$</b>	--	\$470,000	\$453,000	\$449,900
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	11/05/2021	11/12/2021	12/09/2021
<b>DOM · Cumulative DOM</b>	-- · --	25 · 61	40 · 88	12 · 43
<b>Age (# of years)</b>	34	49	39	45
<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>	1,575	1,551	1,536	1,734
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 1 · 1	3 · 2 · 1	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	None	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>	0.11 acres	0.16 acres	0.11 acres	0.17 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$6,700	+\$3,450	-\$7,650
<b>Adjusted Price</b>	--	\$476,700	\$456,450	\$442,250

\* 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** A fair market property, similar in GLA, similar in style and condition, inferior in age, it has 3/1.5-floor plan, similar in view, it has 1 garage space. Estimated adjustment(s): Age \$4500, GLA \$1200, Full bath \$5000, Half bath -\$4000
- Sold 2** It has 3/2.5-floor plan, it has no garage space, similar in age, similar in GLA, a fair market property, similar in style and condition, similar in view. Estimated adjustment(s): Age \$1500, GLA \$1950, Half bath -\$4000, Garage \$4000
- Sold 3** Inferior in age, similar in view, similar in style and condition, it has 3/2-floor plan, superior in GLA, it has 2 carport spaces, a fair market property. Estimated adjustment(s): Age \$3300, GLA -\$7950, Carport -\$3000

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				There were no available records found in 36 months of sales history.			
<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>	\$480,000	\$480,000
<b>Sales Price</b>	\$465,000	\$465,000
<b>30 Day Price</b>	\$458,000	--

### Comments Regarding Pricing Strategy

\*\*\*NOTES\*\*\* I went back 11 months with GLA 20%-30% variance, and age 30 years variance. Using MLS and county records, I have checked all suggested comps and 2810 W PEARL AVENUE, TAMPA, Florida 33611 and 5320 S RUSSELL STREET, TAMPA, Florida 33611 used as comparables. While 5420 Bayshore Blvd, Tampa, FL 33611 is not suitable for the subject for the following reasons. It has a different property type to the subject which is a Townhouse. The comps I have utilized are the best possible currently available comps within the subject marketable area and the adjustments are sufficient for this area to account for the differences in the subject and comparables. Comparison analysis was done by collecting market data, selecting the most appropriate comparable properties, verifying market data, applying appropriate adjustments, and reconciling the various adjusted indicators of value into a value estimate. Market prices are increasing. Low-interest rates, low inventory, and increased demand are driving prices upward. The average marketing time is 60 days. All comps were the closest possible to the subject in lot size, sq ft., and age, no better sale and active comps were found; therefore I include comps over 1 mile far from the subject property with inferior and superior features. I went back 11 months, out in distance 1-miles, GLA 20%-30% variance, age 30 years variance, lot size within 0.10- 0.50 acre. The comps used are the best possible currently available comps within 1-mile and the adjustments are sufficient for this area to account for the differences in the subject and comparables. The estimated adjustments for the comparables noted are as follows; GLA \$50 per square feet variance), age \$300 every year variance, bed \$6000 per bed count, half bath \$4000, carport \$3000, and garage \$4000 per garage space. The subject has unique attributes and there are no other sold and listing comps similar to the subject property's characteristics and sale date within 6 months that are within the immediate market area. The criteria and search area was expanded and all necessary adjustments have been made.

## Clear Capital Quality Assurance Comments Addendum

**Reviewer's** The best possible comps are used to support the variance. The broker's as-is conclusion reflects the market for the subject. Comps are within a  
**Notes** 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



Side



Side



Street



Street



## Subject Photos



Other



Other



## Listing Photos

**L1** 6213 S KELLY RD  
Tampa, FL 33611



Front

**L2** 2913 TRUDY LN  
Tampa, FL 33611



Front

**L3** 5310 S QUINCY ST  
Tampa, FL 33611



Front

## Sales Photos

**S1** 2810 W PEARL AVE  
Tampa, FL 33611



Front

**S2** 2820 W BAY AVE  
Tampa, FL 33611



Front

**S3** 5320 S RUSSELL ST  
Tampa, FL 33611



Front

### ClearMaps Addendum

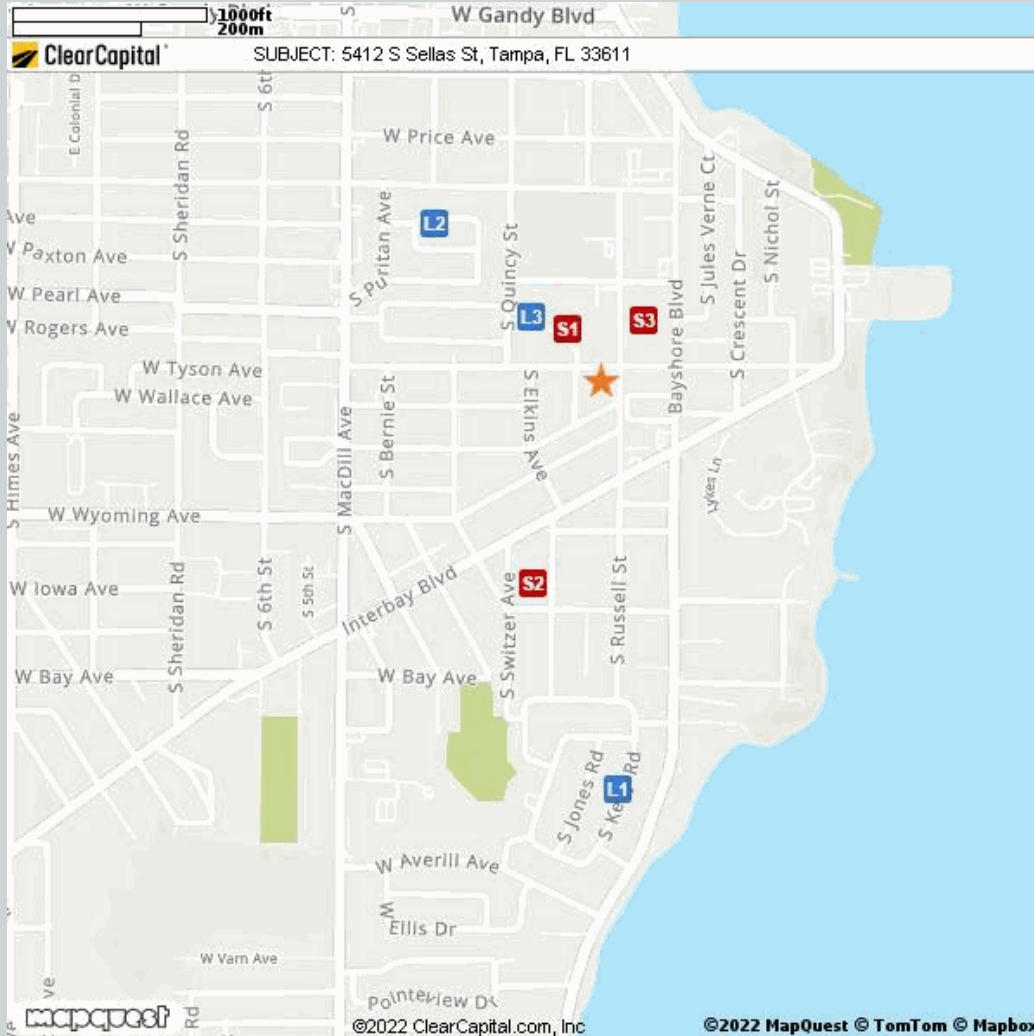
**Address** ★ 5412 S Sellas Street, Tampa, FL 33611

**Loan Number** 48256

**Suggested List** \$480,000

**Suggested Repaired** \$480,000

**Sale** \$465,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5412 S Sellas Street, Tampa, FL 33611	--	Parcel Match
L1 Listing 1	6213 S Kelly Rd, Tampa, FL 33611	0.61 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	2913 Trudy Ln, Tampa, FL 33611	0.34 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5310 S Quincy St, Tampa, FL 33611	0.14 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2810 W Pearl Ave, Tampa, FL 33611	0.10 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	2820 W Bay Ave, Tampa, FL 33611	0.31 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	5320 S Russell St, Tampa, FL 33611	0.13 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.

\*\*\* 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.



## Report Instructions - cont.

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.

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>	Matthew Duryea	<b>Company/Brokerage</b>	Yellowfin Realty
<b>License No</b>	SL3245371	<b>Address</b>	11256 Winthrop Main Street Riverview FL 33578
<b>License Expiration</b>	03/31/2023	<b>License State</b>	FL
<b>Phone</b>	9043273239	<b>Email</b>	mduryea@allpending.com
<b>Broker Distance to Subject</b>	10.52 miles	<b>Date Signed</b>	03/01/2022

*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.**