

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 | 3134 Hampton Avenue, Jacksonville, FL 32216 | Order ID | 7993593 | Property ID | 32226725 |
| Inspection Date | 02/23/2022 | Date of Report | 02/23/2022 | | |
| Loan Number | 48458 | APN | 1549100000 | | |
| Borrower Name | Breckenridge Property Fund 2016 LLC | County | Duval | | |

Tracking IDs

| | | | |
|--------------------------|--------------|----------------------|--------------|
| Order Tracking ID | 02.23.22_BPO | Tracking ID 1 | 02.23.22_BPO |
| Tracking ID 2 | -- | Tracking ID 3 | -- |

General Conditions

| | | | |
|---------------------------------------|---------------------------|--|--|
| Owner | MILCHERSKA RANDY S JR EST | Condition Comments | |
| R. E. Taxes | \$3,321 | Subject is a concrete exterior home in average condition. Subject conforms to neighboring homes. Subject is located on a low traffic side street mostly used by neighboring homes. | |
| Assessed Value | \$177,635 | | |
| 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 | |
| Local Economy | Improving | Subject current market is on an incline due to lack of similar comps in subject's immediate neighborhood. Comps were chosen because of value opinion and condition. There are 0 REO's and 0 Short Sales for Active comps. There are 0 REO's and 0 Short Sales for Sold comps. I conducted 1.0 mile (radius) search for both Active/Sold comps. All comps should be considered similar to subject in condition. Within 1 mile of shopping, schools, restaurants and major roadways. Typically, \$3000 is being offered for seller concessions. | |
| Sales Prices in this Neighborhood | Low: \$172000 High: \$305540 | | |
| Market for this type of property | Increased 9 % in the past 6 months. | | |
| Normal Marketing Days | <30 | | |
| | | | |

Current Listings

| | Subject | Listing 1 | Listing 2 * | Listing 3 |
|-------------------------------|-----------------------|-----------------------|-----------------------|-------------------------|
| Street Address | 3134 Hampton Avenue | 2707 Ilene Dr | 3135 Victoria Park Rd | 6340 Victoria Park Ct |
| City, State | Jacksonville, FL | Jacksonville, FL | Jacksonville, FL | Jacksonville, FL |
| Zip Code | 32216 | 32216 | 32216 | 32216 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.54 ¹ | 0.21 ¹ | 0.23 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | \$ | \$224,900 | \$249,900 | \$289,000 |
| List Price \$ | -- | \$224,900 | \$249,900 | \$289,000 |
| Original List Date | | 01/20/2022 | 01/22/2022 | 12/01/2021 |
| DOM · Cumulative DOM | -- · -- | 34 · 34 | 32 · 32 | 84 · 84 |
| Age (# of years) | 67 | 63 | 59 | 59 |
| 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/Rambler | 1 Story Ranch/Rambler | 1 Story Ranch/Rambler |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,732 | 1,409 | 1,357 | 1,867 |
| Bdrm · Bths · ½ Bths | 4 · 2 | 3 · 1 · 1 | 3 · 2 | 4 · 1 |
| Total Room # | 7 | 6 | 6 | 6 |
| Garage (Style/Stalls) | Detached 2 Car(s) | Carport 1 Car | Carport 1 Car | Detached 5+ Car(s) |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | Pool - Yes Spa - Yes |
| Lot Size | 0.46 acres | 0.25 acres | 0.19 acres | 0.35 acres |
| Other | porch, patio | porch, patio | porch, patio | porch, patio |

* Listing 2 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** Well maintained, mid-century ranch home, 3 bedrooms, 1-1/2 bathrooms with beautiful hardwood flooring, freshly painted throughout. Plenty of living area in the front living room and huge great room, which leads to the office and the laundry room. Rear French doors open to an oversized, fully fenced yard with a large wooden deck, 15' x 15' Work Shop (with electric!) and a storage/utility shed.
- Listing 2** Nice all block home with a brick veneer finish on the front. Split Three BR 2 full bath arrangement. Two outside sheds for storage of your lawn equipment and other items. 2 car driveway/1 car carport. 5 year old roof, 3 year old Central Heat and Air.
- Listing 3** Pool house in the center of the city,easy acces to everywhere!Twenty min from the Beach,10 minutes to Town Center/10 min from Down Town/ walking distance to the park & schools !Gorgeous (fenced) backyard with pool & gazibo where you can enjoy the sun & a glass of wine,unic Man CAVE !New roof/new carpet will be installed Thursday / updated electric, wood shed/ lundry room/ 2 drive way and 7 parking space!

Recent Sales

| | Subject | Sold 1 * | Sold 2 | Sold 3 |
|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Street Address | 3134 Hampton Avenue | 3434 Greenfield Blvd | 3145 Victoria Park Rd | 6632 Ortolan Ave |
| City, State | Jacksonville, FL | Jacksonville, FL | Jacksonville, FL | Jacksonville, FL |
| Zip Code | 32216 | 32216 | 32216 | 32216 |
| Datasource | Public Records | MLS | MLS | MLS |
| Miles to Subj. | -- | 0.26 ¹ | 0.20 ¹ | 0.14 ¹ |
| Property Type | SFR | SFR | SFR | SFR |
| Original List Price \$ | -- | \$235,000 | \$265,000 | \$309,000 |
| List Price \$ | -- | \$235,000 | \$265,000 | \$298,800 |
| Sale Price \$ | -- | \$230,000 | \$255,000 | \$299,000 |
| Type of Financing | -- | Conventional | Fha | Conventional |
| Date of Sale | -- | 09/15/2021 | 11/22/2021 | 05/21/2021 |
| DOM · Cumulative DOM | -- · -- | 70 · 70 | 8 · 46 | 118 · 118 |
| Age (# of years) | 67 | 74 | 59 | 52 |
| 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/Rambler | 1 Story Ranch/Rambler | 1 Story Ranch/Rambler |
| # Units | 1 | 1 | 1 | 1 |
| Living Sq. Feet | 1,732 | 2,084 | 1,665 | 1,950 |
| Bdrm · Bths · ½ Bths | 4 · 2 | 4 · 2 | 3 · 2 | 4 · 3 · 1 |
| Total Room # | 7 | 7 | 6 | 9 |
| Garage (Style/Stalls) | Detached 2 Car(s) | Detached 2 Car(s) | None | None |
| Basement (Yes/No) | No | No | No | No |
| Basement (% Fin) | 0% | 0% | 0% | 0% |
| Basement Sq. Ft. | -- | -- | -- | -- |
| Pool/Spa | -- | -- | -- | -- |
| Lot Size | 0.46 acres | 0.46 acres | 0.19 acres | 0.45 acres |
| Other | porch, patio | porch, patio | porch, patio | porch, patio, FP |
| Net Adjustment | -- | +\$6,480 | -\$9,580 | -\$3,180 |
| Adjusted Price | -- | \$236,480 | \$245,420 | \$295,820 |

* 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** This home boasts four bedrooms and two bathrooms. There are beautiful wood floors throughout and plenty of space. Situated on nearly a half-acre lot, this home is close to shopping and the Southpoint area. This is an as-is sale. Adjustments made in DATED COMP = \$10000 and GLA = \$-3520.
- Sold 2** Beautifully updated block bungalow freshly painted inside and out. Quiet neighborhood with no HOA or CDD fees! Kitchen was completely redone with upgrade granite and a large Center Island complete with a wine rack! Master Bath is also completely redone. High quality engineered wood laminate flooring in common areas. Tile in the Kitchen, both bathrooms and the Master Bedroom. Carpet in the 2nd and 3rd bedrooms. Covered lanai in back with a large open patio! Adjustments made in CONCESSIONS = \$-6750, CONDITION = \$-10000, GLA = \$670, PARKING = \$4000 and LOT SIZE = \$2500.
- Sold 3** Spacious Ranch home located in the southside area of Jacksonville (Next to 95 and JTB). Fully remodeled with beautifully renovated kitchen granite countertops and Stainless Steel Appliances (dishwasher replaced 01/26/21). This home features: living room, a family room, 4 Br, 3 1/2 Bath completely renovated in the last year to 2 years, master bath with the garden tub, huge Art Studio in the back with A/C (see pics and sketch with additional 419 sqft area). House is fully fenced and has a backyard for entertaining. Major upgrades including A/C Replaced, Water Heater, Septic Tank Replaced (2020), commercial-grade laminate flooring throughout. NEW ROOF installation on 02/2021 with the transferable warranty. Buyer to verify SqFt. Additional Shed. Adjustments made in DATED COMP = \$10000, CONDITION = \$-10000, GLA = \$-2180, BATH COUNT = \$-3000, PARKING = \$4000 and FP = \$-2000.

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 | \$250,000 | \$250,000 |
| Sales Price | \$240,000 | \$240,000 |
| 30 Day Price | \$220,800 | -- |
| Comments Regarding Pricing Strategy | | |
| <p>Subject is in the vicinity of powerlines and a park. This could have a negative effect on subject's marketability. I gave most weight to CL2 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, DISTANCE 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 1.0 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 The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes 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 2707 Ilene Dr
Jacksonville, FL 32216



Front

L2 3135 Victoria Park Rd
Jacksonville, FL 32216



Front

L3 6340 Victoria Park Ct
Jacksonville, FL 32216



Front

Sales Photos

S1 3434 Greenfield Blvd
Jacksonville, FL 32216



Front

S2 3145 Victoria Park Rd
Jacksonville, FL 32216



Front

S3 6632 Ortolan Ave
Jacksonville, FL 32216



Front

ClearMaps Addendum

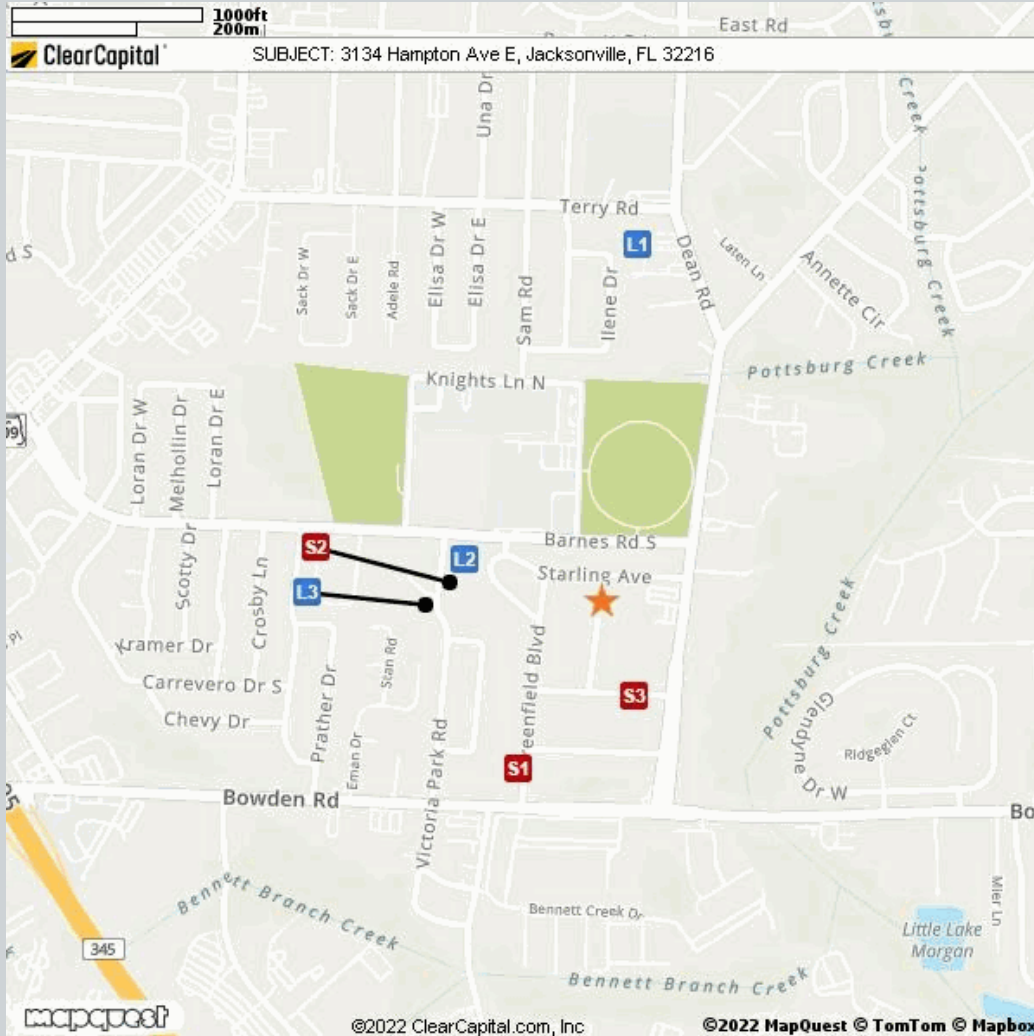
Address ★ 3134 Hampton Avenue, Jacksonville, FL 32216

Loan Number 48458

Suggested List \$250,000

Suggested Repaired \$250,000

Sale \$240,000



Comparable

| Comparable | Address | Miles to Subject | Mapping Accuracy |
|--------------|---|-------------------------|------------------|
| ★ Subject | 3134 Hampton Avenue, Jacksonville, FL 32216 | -- | Parcel Match |
| L1 Listing 1 | 2707 Ilene Dr, Jacksonville, FL 32216 | 0.54 Miles ¹ | Parcel Match |
| L2 Listing 2 | 3135 Victoria Park Rd, Jacksonville, FL 32216 | 0.21 Miles ¹ | Parcel Match |
| L3 Listing 3 | 6340 Victoria Park Ct, Jacksonville, FL 32216 | 0.23 Miles ¹ | Parcel Match |
| S1 Sold 1 | 3434 Greenfield Blvd, Jacksonville, FL 32216 | 0.26 Miles ¹ | Parcel Match |
| S2 Sold 2 | 3145 Victoria Park Rd, Jacksonville, FL 32216 | 0.20 Miles ¹ | Parcel Match |
| S3 Sold 3 | 6632 Ortolan Ave, Jacksonville, FL 32216 | 0.14 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.

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

| | | | |
|-----------------------------------|-----------------|--------------------------|---|
| Broker Name | Michelle Morgan | Company/Brokerage | CCarter Realty Group |
| License No | SL3294209 | Address | 1450 Holly Oaks Lake Road West Jacksonville FL 32225 |
| License Expiration | 03/31/2024 | License State | FL |
| Phone | 9044349457 | Email | aldraemorgan@gmail.com |
| Broker Distance to Subject | 6.37 miles | Date Signed | 02/23/2022 |

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.