

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>	6213 Mercado Drive, Jacksonville, FL 32210	<b>Order ID</b>	8846278	<b>Property ID</b>	34425453
<b>Inspection Date</b>	07/27/2023	<b>Date of Report</b>	07/27/2023		
<b>Loan Number</b>	48482	<b>APN</b>	0956330000		
<b>Borrower Name</b>	Champerly Real Estate 2015 LLC	<b>County</b>	Duval		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	20230725_BPO	<b>Tracking ID 1</b>	20230725_BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	BRECKENRIDGE PROPERTY FUND 2016 LLC	<b>Condition Comments</b>
<b>R. E. Taxes</b>	\$2,453	Subject is a concrete block exterior home in average condition. Subject conforms to neighboring homes. Subject is located on a low traffic side street mostly used by neighboring homes.
<b>Assessed Value</b>	\$131,587	
<b>Zoning Classification</b>	Residential RLD-60	
<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 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 a 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.
<b>Sales Prices in this Neighborhood</b>	Low: \$124500 High: \$278770	
<b>Market for this type of property</b>	Increased 8 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	6213 Mercado Drive	3828 Tyndale Dr	6170 Cedar Hills Blvd	6335 Claret Dr
<b>City, State</b>	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
<b>Zip Code</b>	32210	32210	32210	32210
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.74 <sup>1</sup>	0.62 <sup>1</sup>	0.34 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$218,000	\$210,000	\$259,000
<b>List Price \$</b>	--	\$218,000	\$210,000	\$259,000
<b>Original List Date</b>		06/21/2023	07/20/2023	04/29/2023
<b>DOM · Cumulative DOM</b>	-- · --	36 · 36	7 · 7	89 · 89
<b>Age (# of years)</b>	67	69	68	66
<b>Condition</b>	Average	Average	Good	Good
<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>	1,194	1,431	1,178	1,479
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 1 · 1	3 · 1	3 · 2
<b>Total Room #</b>	5	6	5	6
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	None	None
<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>	0.21 acres	0.22 acres	0.21 acres	0.23 acres
<b>Other</b>	Porch, Patio	Porch, Patio	Porch, Patio	Porch, Patio

\* Listing 1 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** Come see this charming little 3/1.5 home in a lovely neighborhood less than 5 miles from the vibrant Avondale and Ortega neighborhoods. This home has endless potential and is in great shape! A block home with a newer roof and HVAC - this Move-In ready home is waiting for you to come add your personal touches
- Listing 2** Welcome to your newly remodeled single-story home minutes away from NAS JAX! This charming property features 3 bedrooms, an updated kitchen and bathrooms, refurbished hardwood floors, and a spacious open floor plan. Enjoy the bonus Florida sunroom, outdoor shed, and the beauty of mature trees in the serene neighborhood. This home offers comfort, style, and a delightful living experience. Move-in ready and waiting for you! Call me today for your personalized showing!!
- Listing 3** BEAUTIFUL ALL REMODELED 4 BEDROOM, 2 FULL BATH, KITCHEN GRANITE TOP,NEW FLOORING AND PAINT. Roof 2013. All Stainelss Steel Appliances. Huge Backyard, fully fenced. Seller has never occupied the property. Seller is licensed Real Estate Broker.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	6213 Mercado Drive	6718 Snow White Dr	6220 Alexon Dr	6707 Harlow Blvd ,
<b>City, State</b>	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
<b>Zip Code</b>	32210	32210	32210	32210
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.62 <sup>1</sup>	0.03 <sup>1</sup>	0.61 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$189,000	\$240,000	\$257,000
<b>List Price \$</b>	--	\$184,000	\$227,000	\$250,000
<b>Sale Price \$</b>	--	\$195,000	\$227,000	\$244,000
<b>Type of Financing</b>	--	Fha	Va	Fha
<b>Date of Sale</b>	--	03/03/2023	03/03/2023	05/04/2023
<b>DOM · Cumulative DOM</b>	-- · --	30 · 86	98 · 116	108 · 118
<b>Age (# of years)</b>	67	65	68	65
<b>Condition</b>	Average	Average	Good	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>	1,194	1,334	1,180	1,364
<b>Bdrm · Bths · ½ Bths</b>	3 · 1	3 · 2	3 · 1	4 · 2
<b>Total Room #</b>	5	6	5	7
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Carport 1 Car	Carport 1 Car	Attached 1 Car
<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>	--	--	--	Pool - Yes
<b>Lot Size</b>	0.21 acres	0.23 acres	0.19 acres	0.29 acres
<b>Other</b>	Porch, Patio	Porch, Patio, FP	Porch, Patio	Porch, Patio
<b>Net Adjustment</b>	--	-\$10,900	-\$17,500	-\$36,700
<b>Adjusted Price</b>	--	\$184,100	\$209,500	\$207,300

\* Sold 3 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** Dishwasher , Stove and Fridge convey. Nice sized fenced in back yard and huge laundry room inside , large storage room in the carport area. Large kitchen and both bathrooms are big and in good shape. Home has 200 amp Siemens panel box and pvc pipes. Being offered for CASH ONLY roof in good shape and NO leaks !! Large driveway and 1 carport. Nice sized front yard and quiet neighborhood !! AC installed 2017. See private remarks for additional info. Adjustments made for Concessions (-\$3500), GLA (-\$1400), Bath Count (-\$4000) and FP (-\$2000).
- Sold 2** Come see this beautifully renovated home now on the market featuring a new roof and HVAC! This brand new kitchen is ready for cooking with granite counters, shaker cabinets, modern tile backsplash and stainless appliances. Discover a bright and open interior with plenty of natural light and a neutral color palette, complimented by a fireplace and all new flooring. The renovated bathroom with a custom tile tub-shower gives you the perfect space for everyday living. Backyard is a blank canvas to make your own. Don't miss this wonderful opportunity! Adjustments made for Concessions (-\$7500) and Condition (-\$10,000), .
- Sold 3** Schedule your showing to see this cozy Cedar Hills charmer. This is a huge .29 acre corner lot that has 2 entrances onto the property and access to park an RV/boat. In 2016 a new HVAC, water heater and home H2O was repiped. In 2017 a new roof and gutters were installed. In 2020 the main sewer line in both bathrooms were replaced. Wow! Need I say more? Oh yes, it has the perfect size in-ground pool where you can spend time relaxing and floating to take the day's stress away! The motor was replaced in 2022 and pump in 2021. Sellers will leave the outside pool furniture and gas grill! The location is perfect because you are close to interstates, restaurants, shopping etc. The fridge on back patio does not convey and the shed and pool are as is. Sellers have had no issues with the pool or shed. Adjustments made for Concessions (-\$7000), Condition (-\$10,000), GLA (-\$1700), Bedroom/Bath Count (-\$8000) and Pool (-\$10,000).

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				There is no listing history available for subject for the past 12 months. Information was researched in MLS.			
<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>	\$215,000	\$215,000
<b>Sales Price</b>	\$205,000	\$205,000
<b>30 Day Price</b>	\$188,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject is located close to a high traffic roadway, power lines and commercial property. This may have a negative effect on marketability. Subject is located close to the Butcher Pen Creek but this has no positive effect towards marketability. It was necessary to expand beyond AGE, GLA and Wide Comp Value Range guidelines due to limited comps in the area. Please note that I was forced to use good condition comps due to proximity. Also, subject neighborhood is an investor neighborhood where most comps have been renovated/updated. I gave most weight to CL1 and CS3 which is similar to subject in overall appeal and condition. The Anticipated Value (ASV) given should allow subject to get under contract within 90 days. Final value conclusion given is based on Fair market value.</p>		

## 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.

## Subject Photos



Front



Address Verification



Street



Street



Other



## Listing Photos

**L1** 3828 TYNDALE DR  
Jacksonville, FL 32210



Front

**L2** 6170 CEDAR HILLS BLVD  
Jacksonville, FL 32210



Front

**L3** 6335 CLARET DR  
Jacksonville, FL 32210



Front

## Sales Photos

**S1** 6718 SNOW WHITE DR  
Jacksonville, FL 32210



Front

**S2** 6220 ALEXON DR  
Jacksonville, FL 32210



Front

**S3** 6707 HARLOW BLVD ,  
Jacksonville, FL 32210



Front

### ClearMaps Addendum

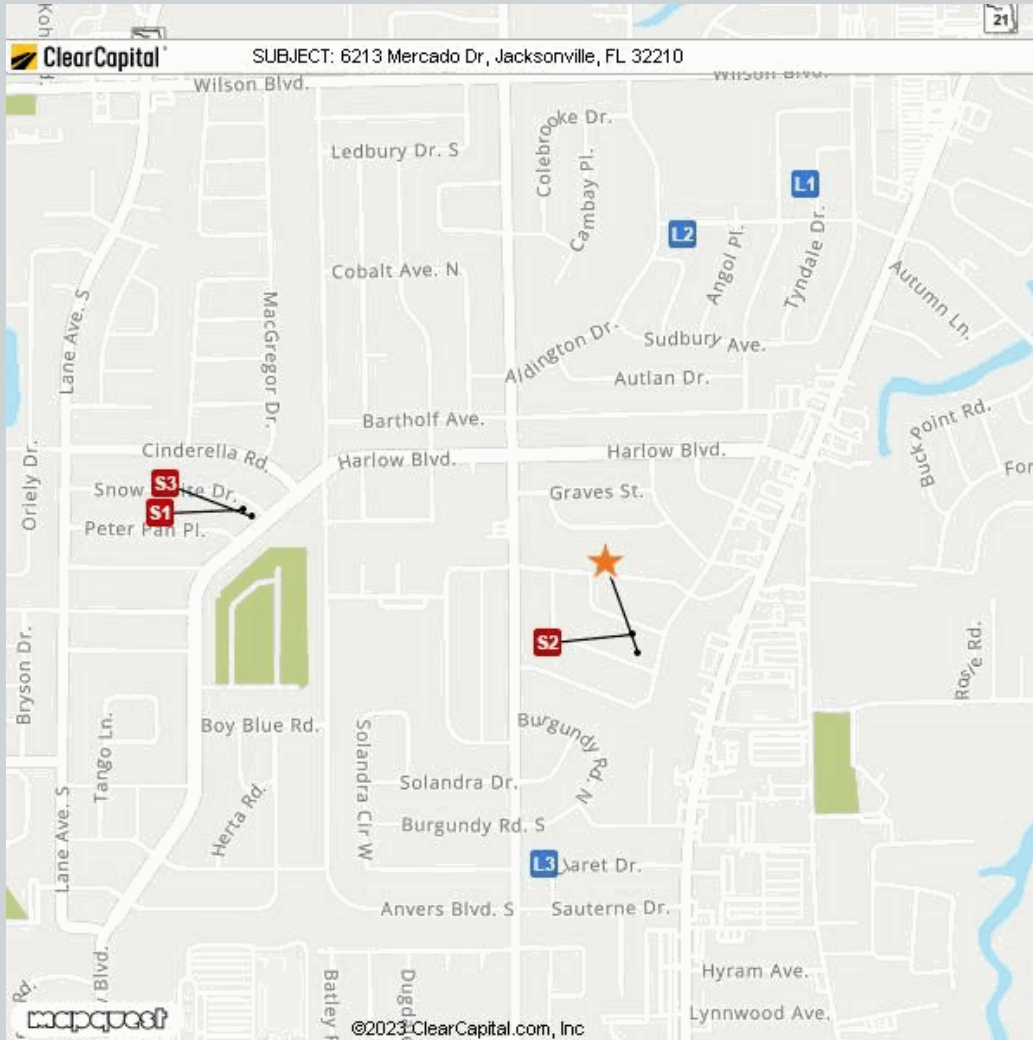
**Address** ★ 6213 Mercado Drive, Jacksonville, FL 32210

**Loan Number** 48482

**Suggested List** \$215,000

**Suggested Repaired** \$215,000

**Sale** \$205,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6213 Mercado Drive, Jacksonville, FL 32210	--	Parcel Match
L1 Listing 1	3828 Tyndale Dr, Jacksonville, FL 32210	0.74 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	6170 Cedar Hills Blvd, Jacksonville, FL 32210	0.62 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	6335 Claret Dr, Jacksonville, FL 32210	0.34 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	6718 Snow White Dr, Jacksonville, FL 32210	0.62 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	6220 Alexon Dr, Jacksonville, FL 32210	0.03 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	6707 Harlow Blvd, Jacksonville, FL 32210	0.61 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>	Michelle Morgan	<b>Company/Brokerage</b>	CCarter Realty Group
<b>License No</b>	SL3294209	<b>Address</b>	1450 W Holly Oaks Lake Road Jacksonville FL 32225
<b>License Expiration</b>	03/31/2024	<b>License State</b>	FL
<b>Phone</b>	9044349457	<b>Email</b>	aldraemorgan@gmail.com
<b>Broker Distance to Subject</b>	13.88 miles	<b>Date Signed</b>	07/27/2023

*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.