

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>	4801 5th Street N, Saint Petersburg, FL 33703	<b>Order ID</b>	8059274	<b>Property ID</b>	32395082
<b>Inspection Date</b>	03/19/2022	<b>Date of Report</b>	03/20/2022		
<b>Loan Number</b>	48684	<b>APN</b>	063117598140020010		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Pinellas		

Tracking IDs					
<b>Order Tracking ID</b>	03.18.22 BPO	<b>Tracking ID 1</b>	03.18.22 BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	NATHAN GRAY	<b>Condition Comments</b> Subject appears to be well maintained in average condition with no noticeable defects or necessary repairs evident.
<b>R. E. Taxes</b>	\$1,498	
<b>Assessed Value</b>	\$113,745	
<b>Zoning Classification</b>	Residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
	(lockbox on front door)	
<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>	\$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> Typical residential sector in a popular area which is comprised of mostly newer (1980+) SFR and condominium/townhome complexes. Mid range prices, appeals to Military, singles, couples and families alike. Schools are considered average. Located in the "commuter corridor" for Tampa/St. Petersburg proper. Easy and close access to public transportation, highways, shopping, restaurants, schools, medical care, military bases, major airports, and entertainment.
<b>Local Economy</b>	Improving	
<b>Sales Prices in this Neighborhood</b>	Low: \$225000 High: \$487500	
<b>Market for this type of property</b>	Increased 12 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	4801 5th Street N	5535 Bay St Ne	4600 Dr Martin Luther King Jr St N	4602 3rd St N
<b>City, State</b>	Saint Petersburg, FL	Saint Petersburg, FL	Saint Petersburg, FL	Saint Petersburg, FL
<b>Zip Code</b>	33703	33703	33703	33703
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.63 <sup>1</sup>	0.43 <sup>1</sup>	0.26 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$389,000	\$399,000	\$494,988
<b>List Price \$</b>	--	\$389,000	\$399,000	\$494,988
<b>Original List Date</b>		11/30/2021	03/03/2022	02/24/2022
<b>DOM · Cumulative DOM</b>	-- · --	110 · 110	17 · 17	3 · 24
<b>Age (# of years)</b>	33	62	70	50
<b>Condition</b>	Average	Good	Average	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>	1,296	1,418	1,485	1,296
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2	4 · 3	3 · 2
<b>Total Room #</b>	8	7	9	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	None	None	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 Spa - Yes	--	--
<b>Lot Size</b>	0.13 acres	0.17 acres	0.10 acres	0.27 acres
<b>Other</b>	--	--	--	--

\* Listing 3 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** Older construction than subject on larger lot. Larger interior square footage with minus 1 bedroom. No garage. Pool. MLS Comments: Discover This Beautifully Updated 3 Bedroom 2 Bath Pool Home in the Edgemoor Neighborhood Association Area in St. Petersburg Today. Situated on a 75x 100' Lot, This Home Offers So Many Amenities, You'll Need To See To Believe. Start With Fresh Paint Inside and Out. There's A Huge Off-Street Parking Area and New Landscaping. Inside There's Plush New Carpet in the Bedrooms and Ceramic Tile Floors Everywhere Else. New Ceiling Fans and Light Fixtures Abound. Newer Windows Too. After the Living Room, There's the New Kitchen with Beautiful Shaker Style Cabinets, with Slow Close Drawers and Doors, Loads of Cabinet Space, Dry Bar All New Granite Counters! All New Stainless Steel Appliance Package Including Refrigerator, Glass Cook Top Range, Dishwasher and Microwave Oven. Split Bedroom Plan Provides Privacy and Convenience. The Master Suite Features 3 Closets, an Ensuite Bath with Shower and Direct Access to Your Beautiful Inground Concrete Pool! At The Other Side of the House: 2 More Bedrooms and Full Bath With a New Vanity, Beautiful Tile and Attractive Tub Enclosure. What's Next? Next to the Kitchen is a Formal Dining Room, and to the Right a Big Family Room as Well. Then A Large Screened in Back Porch Which Opens into the Back Yard where A "Lifetime" Brand 6x8 Shed for Storage Awaits You. But There's Still More. If You Turn Left When You Are in the Dining Room....You Will Discover a Sun Room and a Laundry Room! And Another Way to Reach the Pool Too! All This in a Privacy Fenced-In Backyard, This Home Is Sure to Please.
- Listing 2** Older construction than subject on smaller lot. Larger interior square footage with 1 add'l bath. No garage. MLS Comments: Don't miss this corner lot Allendale Terrace 3 bedroom/2 bath main home + studio/1 bath located off patio area with possible income potential. Can have separate entrance through back gate! Studio also perfect for mother-in-law or teenager. Stained oak floors and ceramic tile throughout and freshly painted. Formal living & dining rooms. Separate family room leads to fenced back patio. Kitchen offers wood cabinetry, granite counter-tops, stainless steel appliances & undermount sink. Inside laundry off master suite. Lushly landscaped and high & dry location does not require flood insurance.
- Listing 3** Older construction than subject on larger lot. Identical interior square footage with minus 1 bedroom and garage bay. MLS Comments: Private.Quiet.Location! This adorable home is nestled on a dead end street in the highly desirable North Park neighborhood in St Petersburg. Freshly painted both inside and out, boasting 3 bedrooms, 2 baths and an oversized 1 garage and a wonderful eat in kitchen. There are two very generous outside patios to enjoy your meals while entertaining friends and family. The bird cage patio just off the primary bedroom is the perfect place to read while enjoying your morning coffee, reading your favorite book or simply dining alfresco in total privacy. This charming home boasts a plethora of upgrades including a new HVAC system installed in 2020. The North East Park area is centrally located to downtown St Pete, the Pinellas Trail to ride your bike to Vinoy Park, Coffee Pot Bayou and the downtown Pier. The area is located just minutes to either St Pete or Tampa Bay International airport, restaurants, area shopping and grocery stores & close by with Weedon Island Park to the north. There are over 19 dog parks in St Petersburg to take your fur babies to play. The prestigious Shorecrest Preparatory School is just a quick 10 minute walk. Please give us a call for a private showing to preview this lovely home just waiting for you to make it your own slice of Paradise.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	4801 5th Street N	208 49th Ave N	5695 Kiwanis Pl Ne	250 Sw Jefferson Cir N
<b>City, State</b>	Saint Petersburg, FL	Saint Petersburg, FL	Saint Petersburg, FL	Saint Petersburg, FL
<b>Zip Code</b>	33703	33703	33703	33703
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.29 <sup>1</sup>	0.88 <sup>1</sup>	0.84 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$350,000	\$429,000	\$379,900
<b>List Price \$</b>	--	\$350,000	\$374,000	\$349,500
<b>Sale Price \$</b>	--	\$340,000	\$371,000	\$349,000
<b>Type of Financing</b>	--	Fha	Conventional	Conventional
<b>Date of Sale</b>	--	01/28/2022	01/14/2022	12/15/2021
<b>DOM · Cumulative DOM</b>	-- · --	28 · 70	106 · 149	37 · 82
<b>Age (# of years)</b>	33	43	34	39
<b>Condition</b>	Average	Average	Average	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>	1,296	1,316	1,507	1,101
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2	4 · 2	3 · 2
<b>Total Room #</b>	8	7	8	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	None	Attached 2 Car(s)	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>	--	--	--	--
<b>Lot Size</b>	0.13 acres	0.13 acres	.18 acres	.10 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$18,000	-\$10,400	+\$18,150
<b>Adjusted Price</b>	--	\$358,000	\$360,600	\$367,150

\* 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** Adjusted 1500 for age of construction, -1000 for interior square footage, 2500 for bedroom, 15k for garage. MLS Comments: Super cute 3 bedroom 2 bathroom home situated only minutes from downtown St Pete. Beautiful flooring in the living and dining area with a red feature wall. The kitchen is gorgeous with solid wood cabinets. The mater bedroom has a walk in closet and master bathroom. No running out of hot water as it has a tankless hot water system. The backyard is virtually maintenance free and has a fire pit and 2 sheds for extra storage and is fully fenced so the pets can roam freely outside. 3 Blocks from Tulane Community Playground & Northeast Little League Complex. Minutes to BOOMING Downtown St. Pete, restaurants, shops, parks, and a short 20 minute Drive to Tampa International Airport. This move-in Ready home won't last...It's clean, has curb appeal , and pride of Ownership!
- Sold 2** Adjusted 150 for age of construction, -10550 for interior square footage. MLS Comments: Unbelievable RARE Executive family style 4 bedrooms, 2 full baths, and a huge attached 2 car garage with cathedral ceilings in NE St Petersburg Edgemoor home! Entertain family & guests in the large family room and island kitchen open floor plan. Split bedrooms with full master bedroom bath and walk in master closet. Spacious floor plan with tile & carpet combo. New roof in 2019! Back yard screend lanai overlooking area for pool and deck for relaxation, grilling & just enjoying Florida weather. Edgemoor is experiencing rapid growth and is walking distance to beautiful Puyear park which boost amenities such as soccer, tennis, Jai Alai, Pinellas Blue water launch ramp for canoeing & kayaking, walking trail, 2 plays grounds, and more.
- Sold 3** Adjusted 900 for age of construction, 9750 for interior square footage, for bedroom, 7500 for garage bay and for condition. MLS Comments: .A tremendous opportunity sits on this corner lot with a three-bedroom two bathroom gem.1 car garage.The home has many upgrades within the last two years, ungrades include new roof in June 2020,new kitchen cabinets with granite countertop . Ideal St. Petersburg location convenient to public golf courses,shopping and ball fields, Close to popular downtown St.Pete and I-275. This fabulous deal won't last long, so come see it today.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				see below			
<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>
--	--	--	--	Sold	11/02/2010	\$145,000	Tax Records

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$360,000	\$360,000
<b>Sales Price</b>	\$360,000	\$360,000
<b>30 Day Price</b>	\$332,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Standard evaluation benchmarks w/ +/- 20% interior square footage, using the smallest location radius possible to subject, amenities, design appeal and lot size. Additionally age of construction is taken into account as well as property condition, maintenance, like neighborhood. Subject and all comparables are all typical of the subdivision, surrounding subdivisions and residential Tampa. Nothing remarkable to note. All meet standard industry evaluation benchmarks. It would expected that due to the pandemic common sense would dictate that an uptick in foreclosure activity in the next 9 months is likely.</p>		

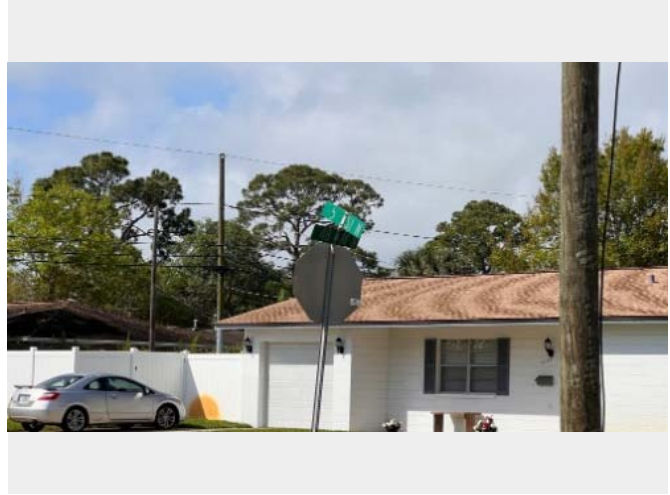
## Clear Capital Quality Assurance Comments Addendum

**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



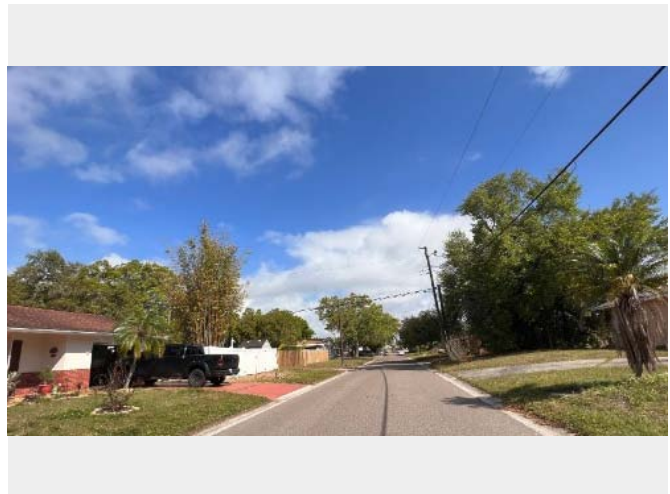
Address Verification



Side



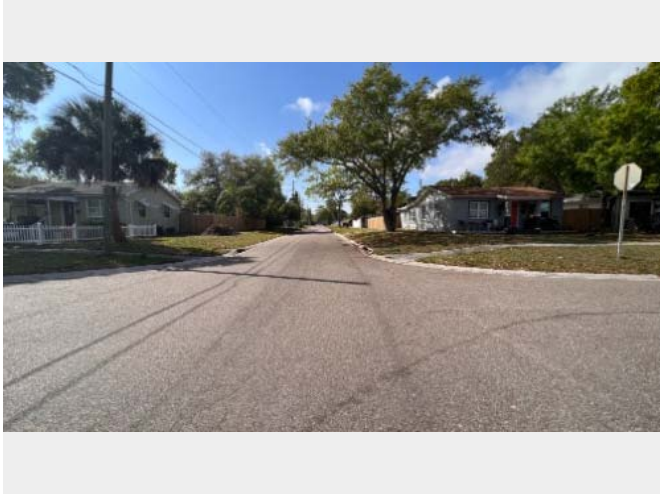
Side



Street



## Subject Photos



Street



Other

## Listing Photos

**L1** 5535 Bay St NE  
Saint Petersburg, FL 33703



Front

**L2** 4600 Dr Martin Luther King Jr St N  
Saint Petersburg, FL 33703



Front

**L3** 4602 3rd St N  
Saint Petersburg, FL 33703



Front

## Sales Photos

**S1** 208 49th Ave N  
Saint Petersburg, FL 33703



Front

**S2** 5695 KIWANIS PL NE  
Saint Petersburg, FL 33703



Front

**S3** 250 SW JEFFERSON CIR N  
Saint Petersburg, FL 33703



Front

## ClearMaps Addendum

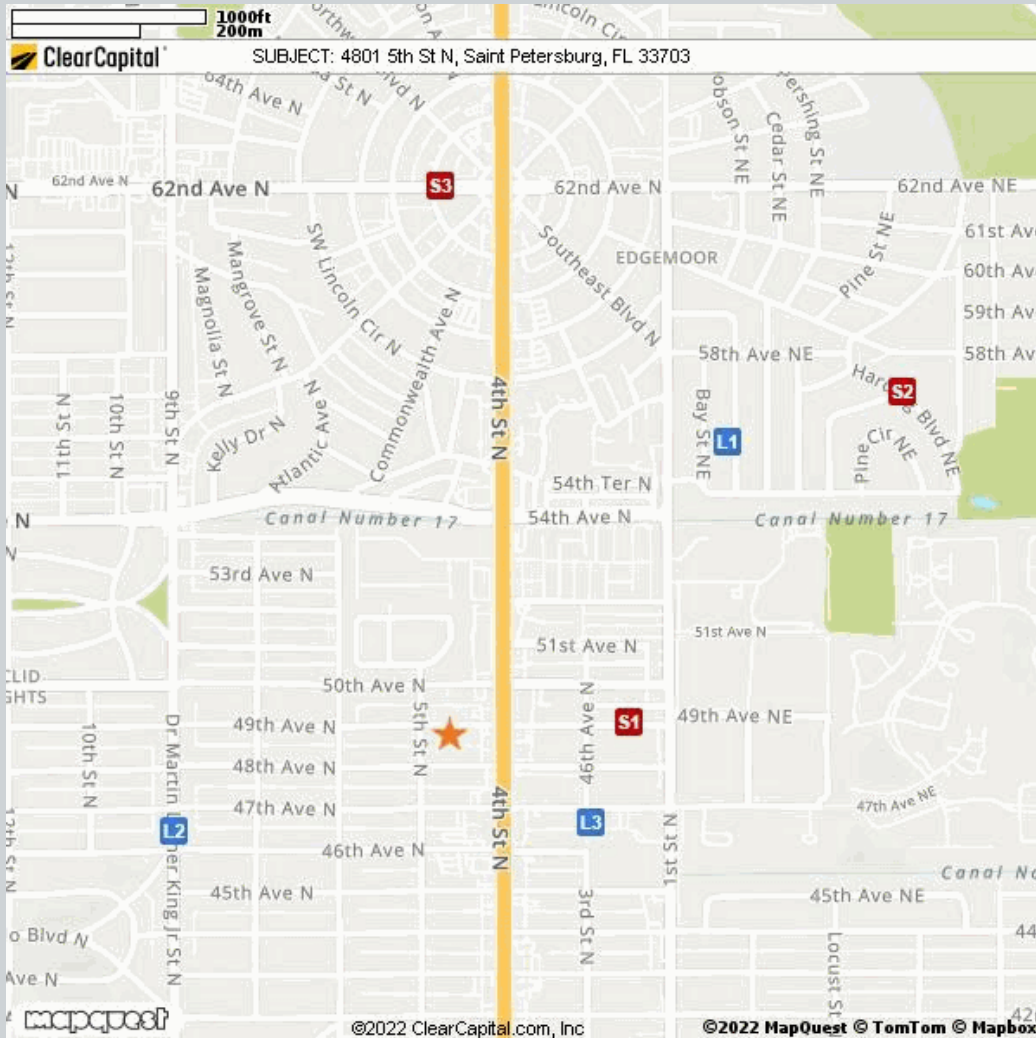
**Address** ★ 4801 5th Street N, Saint Petersburg, FL 33703

**Loan Number** 48684

**Suggested List** \$360,000

**Suggested Repaired** \$360,000

**Sale** \$360,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4801 5th Street N, Saint Petersburg, FL 33703	--	Parcel Match
L1	5535 Bay St Ne, Saint Petersburg, FL 33703	0.63 Miles <sup>1</sup>	Parcel Match
L2	4600 Dr Martin Luther King Jr St N, Saint Petersburg, FL 33703	0.43 Miles <sup>1</sup>	Parcel Match
L3	4602 3rd St N, Saint Petersburg, FL 33703	0.26 Miles <sup>1</sup>	Parcel Match
S1	208 49th Ave N, Saint Petersburg, FL 33703	0.29 Miles <sup>1</sup>	Parcel Match
S2	5695 Kiwanis Pl Ne, Saint Petersburg, FL 33703	0.88 Miles <sup>1</sup>	Parcel Match
S3	250 Sw Jefferson Cir N, Saint Petersburg, FL 33703	0.84 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>	Jayne Arden	<b>Company/Brokerage</b>	MVP Realty
<b>License No</b>	SL3458915	<b>Address</b>	3205 W. Leila Ave Tampa FL 33611
<b>License Expiration</b>	09/30/2023	<b>License State</b>	FL
<b>Phone</b>	7075673681	<b>Email</b>	rejayney@gmail.com
<b>Broker Distance to Subject</b>	9.97 miles	<b>Date Signed</b>	03/20/2022

*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.**