

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	6464 Rolling Tree Street, Jacksonville, FLORIDA 32222	Order ID	8036084	Property ID	32319848
Inspection Date	03/10/2022	Date of Report	03/10/2022		
Loan Number	48741	APN	0151940650		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Duval		

Tracking IDs					
Order Tracking ID	03.10.22_BPO	Tracking ID 1	03.10.22_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	6464 ROLLING TREE STREET LAND TRUST 6464RTS LAND T	Condition Comments Subject is assumed in good condition for area and age of structure. No physical, functional, or external inadequacies were noted. The subject has no obsolescence observed.
R. E. Taxes	\$3,673	
Assessed Value	\$202,466	
Zoning Classification	Residential PUD	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (Lock Box)	
Ownership Type	Fee Simple	
Property Condition	Good	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	SANDLER CHASE	
Association Fees	\$200 / Year (Pool,Landscaping,Other: Garbage Pickup)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments Subject is located in area convenient to shopping, dining, doctors, hospital and schools. The market trend is indicated to be increasing with supply shortage.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$257000 High: \$375000	
Market for this type of property	Increased 6 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	6464 Rolling Tree Street	6356 Trimpe Ln	6401 Rolling Tree St	6216 Sandler Chase Trail
City, State	Jacksonville, FLORIDA	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
Zip Code	32222	32222	32222	32222
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.39 ¹	0.12 ¹	0.10 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$300,000	\$335,000	\$340,500
List Price \$	--	\$300,000	\$335,000	\$340,500
Original List Date		02/11/2022	01/27/2022	02/26/2022
DOM · Cumulative DOM	-- · --	3 · 27	39 · 42	2 · 12
Age (# of years)	11	10	11	8
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Beneficial ; Water
Style/Design	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,055	1,972	2,055	1,790
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	4 · 2
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	0.16 acres	0.18 acres	0.26 acres	0.21 acres
Other	Screened Patio	Porch , Screen	Porch , Front	Patio , Covered; Sprinkler System

* 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** Similar to subject based on property type, GLA, lot, location. Bedrooms inferior. Pending fair market sale. "You will fall in love with this beautiful brick-front home located in Beatrice Walk. Complete with 3 bedrooms, 2 bathrooms, an office and a formal dining area there is plenty of room. Gourmet kitchen inspires with solid surface countertops, an island and walk in pantry. Tray ceilings are in the formal dining area and main bedroom. Enjoy the Florida weather with the screened in patio and have the benefits of a fully fenced in yard."
- Listing 2** Similar to subject based on property type, GLA, location. Lot superior. Pending fair market sale. "Located in the family friendly community of Sandler Chase, this beautiful home is move-in ready! The open concept, split floor plan boasts 10 ft ceilings, a large living room with plenty of space for entertaining, separate dining room, and formal sitting room/office space. The upgraded kitchen is complete with 42" cabinets, hard surface counter tops, tile flooring, and SS appliances as well as a breakfast bar and eat-in nook. The spacious master suite has walk-in closets with the private bathroom having dual sinks and a garden tub and glass shower. Enjoy grilling out in your private fenced backyard, and enjoy relaxing in your screened lanai! Prime location convenient to NAS Jax, restaurants and shopping."
- Listing 3** Similar to subject based on property type, lot, location. GLA inferior; pond view superior. Pending fair market sale. "Gorgeous Stucco and ledgestone front in beautiful Sandler Chase. Bright and light is what this house is. This property offers almost 1,800 square feet of living space. The spacious kitchen and family gathering area are perfect for family, friends and entertaining. Granite countertop in the kitchen where you can see the main portion of the house. The main suite is stunning with the tray ceiling and luxurious main bathroom with walk in shower and soaking tub. Covered lanai in fenced back yard overlooking the pond. Don't miss this is beauty. Call today to schedule a tour. Conveniently located near Cecil Field, Nas Jax and Easy access to First coast Highway and I-295, minutes away to Oakleaf Town center and restaurants."

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	6464 Rolling Tree Street	6208 Rolling Tree St	6285 Rolling Tree Ct	6245 Rolling Tree St
City, State	Jacksonville, FLORIDA	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
Zip Code	32222	32222	32222	32222
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	0.13 ¹	0.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$304,900	\$314,900	\$306,900
List Price \$	--	\$304,900	\$314,900	\$306,900
Sale Price \$	--	\$300,000	\$306,088	\$320,000
Type of Financing	--	Va	Va	Cash
Date of Sale	--	02/08/2022	12/30/2021	12/22/2021
DOM · Cumulative DOM	-- · --	59 · 98	10 · 44	6 · 42
Age (# of years)	11	14	10	8
Condition	Good	Good	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 Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,055	1,774	1,868	2,033
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	4 · 2
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	0.16 acres	0.16 acres	0.19 acres	0.2 acres
Other	Screened Patio	Covered Patio	None listed	Porch , Open
Net Adjustment	--	+\$6,000	+\$3,000	\$0
Adjusted Price	--	\$306,000	\$309,088	\$320,000

* Sold 3 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** Similar to subject based on property type, lot, location. GLA (+\$6000), bedrooms inferior. Fair market sale VA financing no concessions. "VACANT! Great 3 bedroom, 2 bathroom home ready for MOVE IN! You will find solid surface flooring in main areas and carpet in the bedrooms! Kitchen features stainless-steel appliances. Enjoy a fully fenced backyard with covered patio area! Don't miss out! Schedule your showing TODAY!"
- Sold 2** Similar to subject based on property type, lot, location. GLA (+\$3000) inferior. Fair market sale VA financing no concessions. "Vacant! Lovely 4 bedroom, 2 bathroom home ready for MOVE IN! Nice front yard and two car garage. You will find solid surface flooring in main areas with carpet in bedrooms. Don't miss out! Come see TODAY!"
- Sold 3** Similar to subject based on property type, GLA, lot, location. Fair market cash sale no concessions. "New Listing!! MUST SEE MOVE IN READY!! The property is located at 6245 Rolling Tree Street Jacksonville FL 32222 built in 2014. Is a 4bd 2ba and 1 half bath with a 2 car garage a Total interior livable area: 2,042 sqft. Beautiful open floor plan move in ready it has a Park view with a gate on the side of the house direct access to the baseball park. beautiful stainless steel appliances, crown molding, ceiling fans also is a smart home ready to just needs desire installation. beautiful open kitchen with available eating area. The Exterior features: Stucco, Cement / Concrete, water sprinkler system, spacious yard. Schedule your showing today."

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Subject was last listed as builder inventory 06/13/2011 for \$175,985 and sold 09/15/2011 with \$9618 closing cost and prepaids assistance after 94 DOM.				
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	\$325,000	\$325,000
Sales Price	\$315,000	\$315,000
30 Day Price	\$289,800	--
Comments Regarding Pricing Strategy		
Price was determined by using the most comparable sales at the current time. Normal adjustments have been made to acquire estimated value of subject. All comps share similar characteristics to the subject and are located in reasonable proximity. They will share marketability and buyer profile. All comps appear to be good substitutes for buyers and are viable indicators of value.		

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



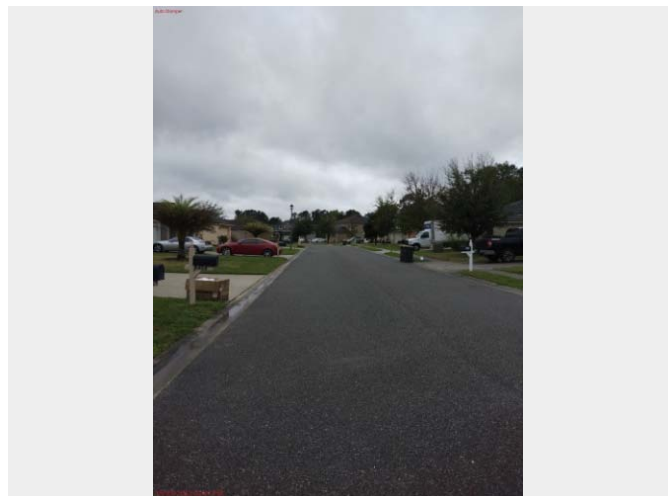
Address Verification



Side



Side



Street

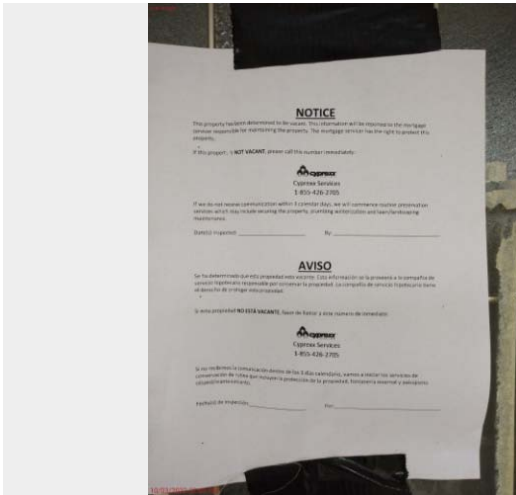
Subject Photos



Street



Other



Other



Other

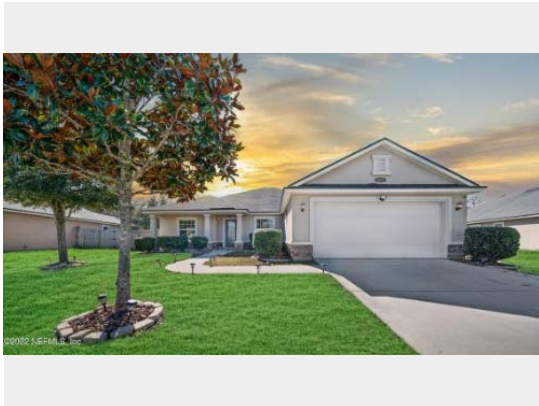
Listing Photos

L1 6356 TRIMPE LN
Jacksonville, FL 32222



Front

L2 6401 ROLLING TREE ST
Jacksonville, FL 32222



Front

L3 6216 SANDLER CHASE TRAIL
Jacksonville, FL 32222



Front

Sales Photos

S1 6208 ROLLING TREE ST
Jacksonville, FL 32222



Front

S2 6285 ROLLING TREE CT
Jacksonville, FL 32222



Front

S3 6245 ROLLING TREE ST
Jacksonville, FL 32222



Front

ClearMaps Addendum

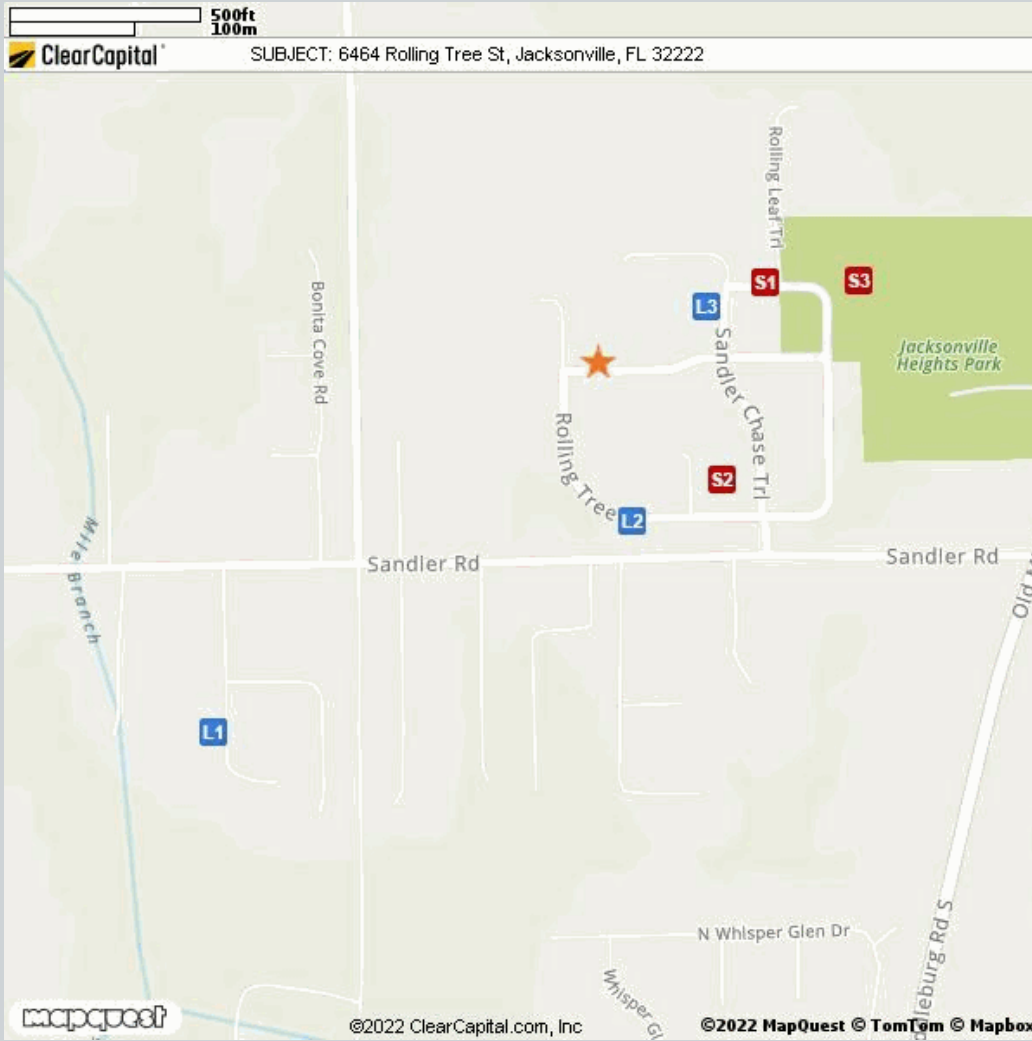
Address ★ 6464 Rolling Tree Street, Jacksonville, FLORIDA 32222

Loan Number 48741

Suggested List \$325,000

Suggested Repaired \$325,000

Sale \$315,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6464 Rolling Tree Street, Jacksonville, Florida 32222	--	Parcel Match
L1 Listing 1	6356 Trimpe Ln, Jacksonville, FL 32222	0.39 Miles ¹	Parcel Match
L2 Listing 2	6401 Rolling Tree St, Jacksonville, FL 32222	0.12 Miles ¹	Parcel Match
L3 Listing 3	6216 Sandler Chase Trail, Jacksonville, FL 32222	0.10 Miles ¹	Parcel Match
S1 Sold 1	6208 Rolling Tree St, Jacksonville, FL 32222	0.14 Miles ¹	Parcel Match
S2 Sold 2	6285 Rolling Tree Ct, Jacksonville, FL 32222	0.13 Miles ¹	Parcel Match
S3 Sold 3	6245 Rolling Tree St, Jacksonville, FL 32222	0.21 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.
9. Clear Capital and our mutual customers greatly appreciate your expertise. If you cannot

Report Instructions - cont.

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	David Nasemann	Company/Brokerage	FUTURE REALTY GROUP LLC
License No	SL3119564	Address	1404 Sapling Drive Orange Park FL 32073
License Expiration	03/31/2023	License State	FL
Phone	9043343116	Email	dnrealtor@gmail.com
Broker Distance to Subject	6.89 miles	Date Signed	03/10/2022

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.