

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	3013 Barrymore Court, Orlando, FLORIDA 32835	Order ID	8036084	Property ID	32319847
Inspection Date	03/10/2022	Date of Report	03/10/2022		
Loan Number	48742	APN	022328680101195		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Orange		

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	MARIA M CASTRO	Condition Comments Subject is located in a single family neighborhood. Subject conforms to neighborhood. There are no adverse site conditions or external factors such as easements, encroachments, environmental conditions or land uses. Subject appears to be in overall average condition
R. E. Taxes	\$4,116	
Assessed Value	\$234,747	
Zoning Classification	Residential R-2	
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	Pembroke Homeowners Association 407-327-5824	
Association Fees	\$632 / Year (Other: Deed Restrictions)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments This community dates back to 1989. Homes in Pembroke are on the market for an average of 29 days and are typically purchased at close to the asking price. Property taxes hover around \$2,900 per year. On average, homes here are \$179 per square foot and typically list for around \$420,000. REO properties are currently uncommon. There is a shortage of supply in this neighborhood.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$245000 High: \$673000	
Market for this type of property	Decreased 2 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	3013 Barrymore Court	917 Summer Lakes Dr	1004 Nin St	6516 Piccadilly Ln
City, State	Orlando, FLORIDA	Orlando, FL	Orlando, FL	Orlando, FL
Zip Code	32835	32835	32835	32835
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.56 ¹	1.65 ¹	1.74 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$268,888	\$310,000	\$329,900
List Price \$	--	\$268,888	\$310,000	\$332,900
Original List Date		09/14/2021	02/24/2022	01/08/2022
DOM · Cumulative DOM	-- · --	5 · 177	14 · 14	36 · 61
Age (# of years)	33	36	33	32
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,659	1,472	1,512	1,508
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	2 · 2	3 · 2
Total Room #	6	6	5	6
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	Pool - Yes	--	--	--
Lot Size	0.19 acres	0.16 acres	0.12 acres	0.14 acres
Other	None	None	None	None

* Listing 3 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.

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

Listing 1 Slightly inferior in living area and lot size offering similar condition, style, construction quality, location, room count and garage. It features no pool and has been adjusted accordingly. This comp went under contract after 5 days on the market

Listing 2 Inferior comp to subject in living area, lot size, pool feature and room count. It is similar in age, construction quality, condition and location. Currently in pending status.

Listing 3 Inferior comp to subject in living area, lot size, pool feature and room count. It is similar in age, construction quality, condition and location. Currently in pending status.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	3013 Barrymore Court	3037 Barrymore Ct	2748 Grantham Ct	1032 Nin St
City, State	Orlando, FLORIDA	Orlando, FL	Orlando, FL	Orlando, FL
Zip Code	32835	32835	32835	32835
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.35 ¹	1.72 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$260,000	\$319,000	\$319,000
List Price \$	--	\$260,000	\$319,000	\$314,000
Sale Price \$	--	\$280,000	\$319,000	\$320,000
Type of Financing	--	Cash	Conventional	Fha
Date of Sale	--	01/21/2022	05/25/2021	03/22/2021
DOM · Cumulative DOM	-- · --	23 · 23	89 · 89	66 · 66
Age (# of years)	33	33	32	34
Condition	Average	Average	Average	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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,659	1,443	1,899	1,490
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
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	Pool - Yes	--	--	Pool - Yes
Lot Size	0.19 acres	0.18 acres	0.15 acres	0.15 acres
Other	None	None	None	None
Net Adjustment	--	+\$13,500	-\$1,800	-\$3,400
Adjusted Price	--	\$293,500	\$317,200	\$316,600

* Sold 2 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** Inferior comp to subject in living area and pool feature. It went under contract after 6 days on the market and was sold at 108% of asking price. GLA \$6,500 Pool \$7,000
- Sold 2** Larger home on a smaller lot. Sale date had to be expanded to locate this sale within the same subdivision as subject. It went under contract after 23 days on the market and was sold at asking price with no concessions. GLA -\$7,200 Lot -\$1,600 Pool \$7,000
- Sold 3** Inferior comp to subject in living area and lot size offering superior condition, based on MLS listing agent's remarks: "Beautifully renovated home in Summer Lakes! This home has gourmet kitchen, open floor plan, with fireplace wood floors throughout, updated baths with luxury master bath. Saltwater pool for when you just want to hang out and chill, even has a child fence so no added expense, private backyard, complete new A/C system within the last 4 months only a few houses to the park which includes tennis courts, volleyball court, and a boat launch Summer Lake for a relaxing afternoon. Do miss miss out on this amazing home!" GLA \$5,100 Lot \$1,600 Condition -\$10,000

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		No listing History					
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	\$305,000	--
Comments Regarding Pricing Strategy		
<p>All selected sold comps are located within the same immediate market as subject. Proximity and location were given more weight when selecting comps. There are limited comps for the subject due to current market conditions. Due to the limited comps available within the subject's area resulted in comparable(s) with proximities, GLA, age, and lot size that are slightly excessive of the guidelines. This does not have a significant impact on subject price opinion. Sales and list data within the guidelines were outside the subject characteristic guidelines and would not be representative of the subject. Based on the comps selected and other comps in the area, this is a fair representation of the subject property in the current market for this area. Other comps of similar GLA and features are listed and selling at around the price I have suggested for the subject. Direct sales comparison approach given most weight it best reflects actions of buyers and sellers in the market place. The subject price opinion is reasonable and supported.</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



Side



Side



Street



Street

Listing Photos

L1 917 SUMMER LAKES DR
Orlando, FL 32835



Front

L2 1004 NIN ST
Orlando, FL 32835



Front

L3 6516 PICCADILLY LN
Orlando, FL 32835



Front

Sales Photos

S1 3037 Barrymore Ct
Orlando, FL 32835



Front

S2 2748 Grantham Ct
Orlando, FL 32835



Front

S3 1032 NIN ST
Orlando, FL 32835



Front

ClearMaps Addendum

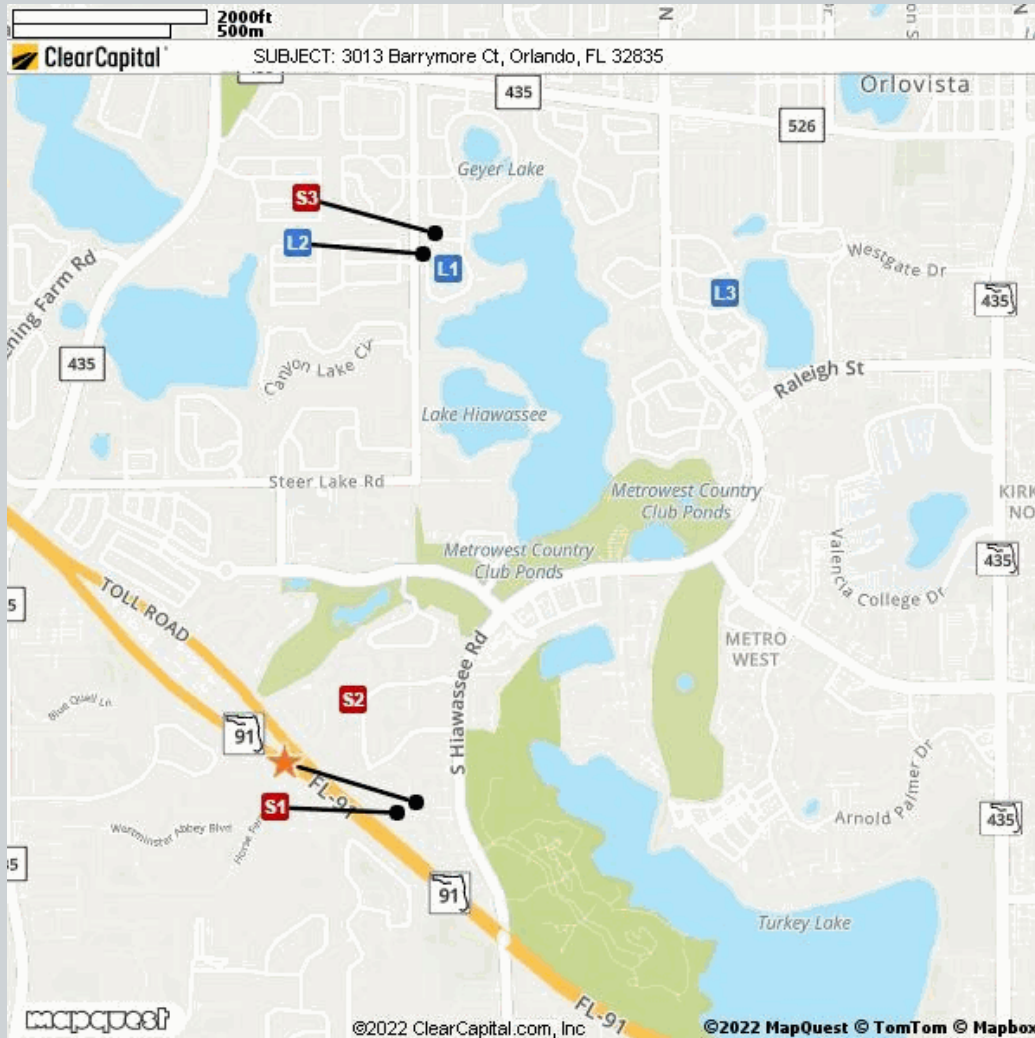
Address ★ 3013 Barrymore Court, Orlando, FLORIDA 32835

Loan Number 48742

Suggested List \$325,000

Suggested Repaired \$325,000

Sale \$315,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3013 Barrymore Court, Orlando, Florida 32835	--	Parcel Match
L1 Listing 1	917 Summer Lakes Dr, Orlando, FL 32835	1.56 Miles ¹	Parcel Match
L2 Listing 2	1004 Nin St, Orlando, FL 32835	1.65 Miles ¹	Parcel Match
L3 Listing 3	6516 Piccadilly Ln, Orlando, FL 32835	1.74 Miles ¹	Parcel Match
S1 Sold 1	3037 Barrymore Ct, Orlando, FL 32835	0.07 Miles ¹	Parcel Match
S2 Sold 2	2748 Grantham Ct, Orlando, FL 32835	0.35 Miles ¹	Parcel Match
S3 Sold 3	1032 Nin St, Orlando, FL 32835	1.72 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	Nicoletta Buonaccordo	Company/Brokerage	Invest Realty Group
License No	SL3150651	Address	735 OAKDALE ST WINDERMERE FL 34786
License Expiration	09/30/2023	License State	FL
Phone	3212978266	Email	bpocentralflorida@gmail.com
Broker Distance to Subject	2.90 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.