

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>	1624 Hawkins Cove Drive W, Jacksonville, FLORIDA 32246	<b>Order ID</b>	8758891	<b>Property ID</b>	34219046
<b>Inspection Date</b>	05/27/2023	<b>Date of Report</b>	05/28/2023		
<b>Loan Number</b>	53769	<b>APN</b>	1652645140		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Duval		

Tracking IDs					
<b>Order Tracking ID</b>	05.26.23 BPO Request	<b>Tracking ID 1</b>	05.26.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	CHRISTOPHER SHARP	<b>Condition Comments</b> Subject is a brick/wood frame 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>R. E. Taxes</b>	\$4,400	
<b>Assessed Value</b>	\$281,736	
<b>Zoning Classification</b>	Residential PUD	
<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>	Hawkins Cove	
<b>Association Fees</b>	\$321 / Year (Pool,Insurance,Tennis)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> Subject current market is on a decline. 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>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$181500 High: \$490000	
<b>Market for this type of property</b>	Decreased 6 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	1624 Hawkins Cove Drive W	1860 Coldfield Dr W	12307 Sondra Cove Trl	12139 Woodsage Ct
<b>City, State</b>	Jacksonville, FLORIDA	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
<b>Zip Code</b>	32246	32246	32225	32225
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.94 <sup>1</sup>	0.98 <sup>1</sup>	0.76 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$359,900	\$300,000	\$449,900
<b>List Price \$</b>	--	\$359,900	\$300,000	\$429,900
<b>Original List Date</b>		11/21/2022	04/13/2023	04/27/2023
<b>DOM · Cumulative DOM</b>	-- · --	5 · 188	45 · 45	18 · 31
<b>Age (# of years)</b>	22	23	27	14
<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	Beneficial ; Water	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>	1,555	1,511	1,181	1,863
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<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>	0.15 acres	0.49 acres	0.11 acres	0.34 acres
<b>Other</b>	Porch, Patio, FP	Porch, Patio, FP	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** Renovations are completed: New roof, new vinyl plank flooring throughout, new white shaker cabinets in kitchen and baths, new granite countertops in kitchen and baths, new faucets, new sinks in kitchen and baths, new light fixtures throughout, new appliances, newly painted ... too much to list! Home features large eat-in kitchen with breakfast that opens to the family room with wood burning fireplace. Nice patio and fenced backyard overlooking the community pond. Schedule your showing ASAP!
- Listing 2** Owner Financing opportunity, no qualification required to purchase, only \$45,000 down payment and \$2,364 monthly payments for 15 yrs + Tax and Insurance. Beautiful spacious house with backyard, in excellent condition, great and desirable family oriented neighborhood, in a quiet community
- Listing 3** Beautiful newer home on a wooded lot close to the beaches and shopping with tons of upgrades and natural light! Vaulted ceilings, hardwood floors and recessed lights are throughout most of the home including owner's suite! Newly redone kitchen has new quartz countertops, updated cabinets, new marble backsplash and stainless steel appliances! Spacious owner's suite with bay windows, vaulted ceiling and large walk-in closet. Newer marble top vanities are in both bathrooms. Fully fenced in backyard, that goes beyond current fence line, has huge paver patio with fire pit and sitting wall accessible from the kitchen! 1/3 acre lot has Irrigation system and palm trees front and back! Ring Alarm with doorbell and 3 floodlight cameras stay as well as shed in backyard!

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	1624 Hawkins Cove Drive W	1675 Hawkins Cove Dr W	1633 Hawkins Cove Dr W	12218 Woodbend Ct
<b>City, State</b>	Jacksonville, FLORIDA	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
<b>Zip Code</b>	32246	32246	32246	32246
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.10 <sup>1</sup>	0.04 <sup>1</sup>	0.56 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$370,000	\$452,000	\$469,900
<b>List Price \$</b>	--	\$370,000	\$420,000	\$445,000
<b>Sale Price \$</b>	--	\$375,000	\$420,000	\$435,000
<b>Type of Financing</b>	--	Fha	Fha	Cash
<b>Date of Sale</b>	--	05/12/2023	02/24/2023	05/16/2023
<b>DOM · Cumulative DOM</b>	-- · --	12 · 43	146 · 210	27 · 64
<b>Age (# of years)</b>	22	22	23	15
<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	Beneficial ; Water	Beneficial ; Water	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>	1,555	1,565	1,743	1,829
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	4 · 2	4 · 2
<b>Total Room #</b>	7	7	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<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>	0.15 acres	0.28 acres	0.28 acres	0.14 acres
<b>Other</b>	Porch, Patio, FP	Porch, Patio, FP	Porch, Patio	Porch, Patio
<b>Net Adjustment</b>	--	-\$7,700	-\$34,380	-\$10,740
<b>Adjusted Price</b>	--	\$367,300	\$385,620	\$424,260

\* 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** Come see this beautifully maintained 3 bed 2 bath home in Hawkins Cove. You can not beat the location close to shopping, restaurants and less than 15 minutes from the beach. Upon entering you will feel right at home in the large living room with vaulted ceilings and fireplace. The eat-in kitchen overlooks the screened porch and fabulous lake view. There is NO carpet to worry about anywhere in the home with tile floors throughout! New light fixtures brighten and update the main living spaces, refrigerator, microwave and stove have all been updated in the last few years. The ROOF was replaced in 2018. This home is completely move in ready and just waiting for its new owners to add their personal touch! Adjustments made for Concessions (-\$1200), View (-\$5000) and Lot size (-\$1500).
- Sold 2** Welcome to this gorgeous neighborhood! Home was just updated in January, 2023 including: Kitchen renovated with refinished counters, freshly painted cabinets, and upgraded stainless steel appliances. Bathrooms renovated with updated vanities. Terrific 4 bedroom and 2 bath home with a 2 car garage. The kitchen boasts generous counter space and a breakfast bar, making cooking and entertaining a delight. Picture evenings by the fireplace and mornings having coffee out on the patio in the backyard. The main bedroom boasts a private ensuite with a walk-in closet. Other bedrooms offer plush carpet, ceiling fans, and sizable closets. Relax with your favorite drink in the fenced in backyard with a patio, lush grass, and great opportunity for adding personal touches. Don't miss this opportunity! Adjustments made for Concessions (-\$19,000), Condition (-\$10,000), GLA (-\$1880), Bedroom Count (-\$4000), Lot size (-\$1500) and FP (\$2000).
- Sold 3** This is a stunning 4-bedroom, 2-bath home with a beautifully crafted stucco exterior, in immaculate condition. The family room is seamlessly integrated with a well-appointed kitchen, featuring 42" cabinets, quartz countertops, stainless steel appliances, and ceramic tile flooring. The spacious master bedroom has a large en suite bathroom with a soaking tub, separate shower, and his & her vanities. The neighborhood has many amenities including a pool, playground, tennis courts, and a fitness room, and it's located near beaches, schools, shopping, and entertainment. In addition to these features, the backyard of the house is perfect for entertaining with a pool, an outdoor kitchen, and a pool table. Whether you're having a summer BBQ or a winter get-together, the backyard is AMAZING! Adjustments made for Condition (-\$10,000), GLA (-\$2740) and FP (\$2000).

## 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>	\$385,000	\$385,000
<b>Sales Price</b>	\$375,000	\$375,000
<b>30 Day Price</b>	\$345,000	--
<b>Comments Regarding Pricing Strategy</b>		
Subject is located close to a high traffic roadway and commercial property. This may have a negative affect on marketability. It was necessary to expand beyond AGE, Distance 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 a neighborhood where most comps have been renovated/updated. I gave most weight to CL1 and CS1 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.		

## 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** 1860 COLDFIELD DR W  
Jacksonville, FL 32246



Front

**L2** 12307 SONDRRA COVE TRL  
Jacksonville, FL 32225



Front

**L3** 12139 WOODSAGE CT  
Jacksonville, FL 32225



Front

## Sales Photos

**S1** 1675 HAWKINS COVE DR W  
Jacksonville, FL 32246



Front

**S2** 1633 HAWKINS COVE DR W  
Jacksonville, FL 32246



Front

**S3** 12218 WOODBEND CT  
Jacksonville, FL 32246



Front

## ClearMaps Addendum

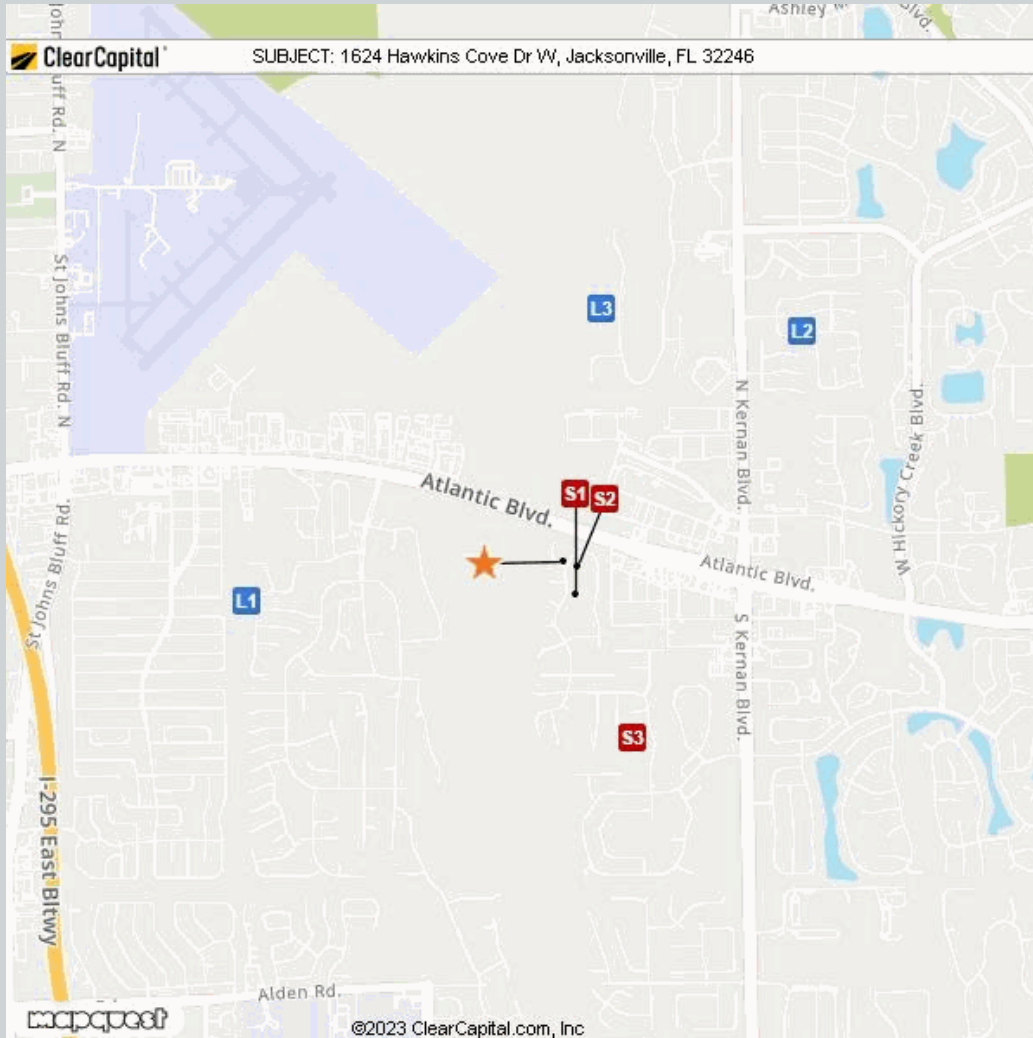
**Address** ★ 1624 Hawkins Cove Drive W, Jacksonville, FLORIDA 32246

**Loan Number** 53769

**Suggested List** \$385,000

**Suggested Repaired** \$385,000

**Sale** \$375,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1624 Hawkins Cove Drive W, Jacksonville, Florida 32246	--	Parcel Match
L1	1860 Coldfield Dr W, Jacksonville, FL 32246	0.94 Miles <sup>1</sup>	Parcel Match
L2	12307 Sondra Cove Trl, Jacksonville, FL 32225	0.98 Miles <sup>1</sup>	Parcel Match
L3	12139 Woodsage Ct, Jacksonville, FL 32225	0.76 Miles <sup>1</sup>	Parcel Match
S1	1675 Hawkins Cove Dr W, Jacksonville, FL 32246	0.10 Miles <sup>1</sup>	Parcel Match
S2	1633 Hawkins Cove Dr W, Jacksonville, FL 32246	0.04 Miles <sup>1</sup>	Parcel Match
S3	12218 Woodbend Ct, Jacksonville, FL 32246	0.56 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>	James Morgan	<b>Company/Brokerage</b>	James Morgan
<b>License No</b>	SL3153800	<b>Address</b>	1450 Holly Oaks Lake Rd W Jacksonville FL 32225
<b>License Expiration</b>	09/30/2023	<b>License State</b>	FL
<b>Phone</b>	9045367867	<b>Email</b>	jmdaryl50@gmail.com
<b>Broker Distance to Subject</b>	2.73 miles	<b>Date Signed</b>	05/28/2023

*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.**