

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	4038 Bent Tree Boulevard, Sarasota, FL 34241	Order ID	8767429	Property ID	34233118
Inspection Date	06/04/2023	Date of Report	06/05/2023		
Loan Number	53854	APN	0257050039		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Sarasota		

Tracking IDs					
Order Tracking ID	06.02.23 BPO Request	Tracking ID 1	06.02.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	DANNETTE RYNEE GRIFFITH LIVING TRUST	Condition Comments No damage noted to the exterior of this home, No broken windows or doors, No damage siding and no sign of a roof leak (missing shingles/tile and or a tarp on the roof). over all this home is maintained and marketable in current exterior condition.
R. E. Taxes	\$1,749	
Assessed Value	\$140,683	
Zoning Classification	Residential RSF1	
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	BENT TREE VILLAGE 941-921-5393	
Association Fees	\$35 / Month (Other: Deed restriction.)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The subject is in a MINIMAL deed restricted neighborhood, Self managed HOA, Not gated/guarded community. Other residential aka condos, apartments, villas etc. are a part of the neighborhood, so is commercial along major roads and intersections. Most amenities with in 3-5 miles, beaches with in 10 miles.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$443600 High: \$1300000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4038 Bent Tree Boulevard	4233 Malden Dr	7253 Java Dr	3942 Wake Ave
City, State	Sarasota, FL	Sarasota, FL	Sarasota, FL	Sarasota, FL
Zip Code	34241	34241	34241	34241
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.93 ¹	0.55 ¹	0.53 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$419,900	\$420,000	\$475,000
List Price \$	--	\$419,900	\$420,000	\$475,000
Original List Date		03/15/2023	05/25/2023	05/19/2023
DOM · Cumulative DOM	-- · --	82 · 82	11 · 11	17 · 17
Age (# of years)	47	23	22	26
Condition	Average	Average	Average	Excellent
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	Beneficial ; Water	Neutral ; Residential
Style/Design	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,306	1,356	1,436	1,835
Bdrm · Bths · ½ Bths	2 · 2	3 · 2	3 · 2	4 · 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	Pool - Yes
Lot Size	0.31 acres	0.17 acres	0.19 acres	0.17 acres
Other	--	--	--	--

* 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** AWE-INSPIRING!!!! This house has it AWLL for anyone. This 3 bedroom 2 bath split plan home is in the perfectly located community of Lake Sarasota, which is centrally located in Sarasota right off of I-75. Need a place to put your boat or camper? THIS is the Home! NO deed restrictions here. Worried about those dreaded HOA fees? - NONE here. Also, no need to replace the roof, AC, washer, dryer, refrigerator, and disposal because it is AWLL less than 3 years old. This is HUGE!! What else could you want in a house you ask? Well.....This home has a gorgeous, spacious backyard with a scenic lanai. The property boasts beautiful trees throughout the property and a patio to place your amazing grill on, it even has a starter firepit for those chilly evenings. This house is perfect for a starter home, family, downsizers, or investors. It truly has it AWLL. Don't miss out on all the HYPE. Schedule your showing today before its GONE, GONE, GONE!!
- Listing 2** Looking for that Florida pool home that provides that perfect balance of indoor/outdoor living space? If so, I have the perfect home for you. Welcome to 7253 Java Drive. This adorable 3- bedroom 2-bathroom, pool home, tucked away in Lake Sarasota has been lived in and loved and now it's looking for its new owner to put their finishing touches on it. As you walk through the front door you will immediately notice how open the living space is and its proximity to the kitchen and dining area. Large glass sliders sit adjacent from the living room, allowing you to have views directly out to your heated pool and fenced in yard. The split floor plan allows for the primary owner's suite to be on one side of the home, just off of the living room. The owner's suite boasts ample space for a king size bed and plenty of storage space with the walk-in closet. The ensuite has a walk-in shower and direct access out to the covered patio and pool area. The two guest bedrooms and guest bathroom sit on the opposite side of the home. This home also features an oversized indoor laundry room. The main attraction to this home is the outdoor living space which really allows this house to shine. Large sliders open in the living room and in the kitchen, allowing there to be seamless indoor/outdoor living all year long. Of course, we would be silly not to mention the oversized heated swimming pool which is the crown jewel of this backyard oasis. Beyond the screened in enclosure, the new owner will find a fully fenced in yard with plenty of space for gardening and many other activities. Another great bonus is the storage shed which will be left for the new owner to use however they best feel fits their needs. Last, but certainly not least, the new owner of this home can have peace of mind knowing that the roof is only 3 years old. Lake Sarasota is popular and well established. Just 4-minutes down the newly designed stretch of Bee Ridge Road to I-75 for care-free access to all points north and south. NO HOA OR CDD FEES. A straight shot down Bee Ridge to Siesta Key and other area beaches. A short 3-minute drive to Lakeview park.
- Listing 3** Welcome to Lake Sarasota. Discover the ideal pool home in beautiful Sarasota, Florida! This spacious residence features 4 bedrooms and 2 baths, providing ample space for comfortable living. With an open, light, and bright interior, the home radiates a welcoming atmosphere. The open floor plan enhances the flow of the living spaces, creating a sense of connectedness throughout. Located close to shopping, award winning beaches and Downtown Sarasota, this property offers a prime advantage—an absence of deed restrictions. This means you can conveniently park your boat or recreational vehicle right at home, eliminating the need for off-site storage. Embrace the freedom to explore the area's waterways or embark on adventurous road trips, all while enjoying the convenience of keeping your recreational vehicles close by. Take advantage of this fantastic opportunity to own a pool home that combines a convenient location, spacious living, and the flexibility to accommodate your outdoor lifestyle.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4038 Bent Tree Boulevard	4204 Berkshire Dr	4230 Berkshire Dr	4271 Berkshire Dr
City, State	Sarasota, FL	Sarasota, FL	Sarasota, FL	Sarasota, FL
Zip Code	34241	34241	34241	34241
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.42 ¹	0.43 ¹	0.43 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$400,000	\$479,900	\$449,900
List Price \$	--	\$400,000	\$439,900	\$449,900
Sale Price \$	--	\$420,000	\$430,000	\$440,000
Type of Financing	--	Conv	Fha	Cash
Date of Sale	--	05/19/2023	12/28/2022	05/30/2023
DOM · Cumulative DOM	-- · --	36 · 36	113 · 113	53 · 53
Age (# of years)	47	37	37	32
Condition	Average	Average	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	Beneficial ; Water
Style/Design	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler	1 Story Ranch/Rambler
# Units	1	1	1	1
Living Sq. Feet	1,306	1,445	1,823	1,368
Bdrm · Bths · ½ Bths	2 · 2	3 · 2	4 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Detached 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	0.31 acres	0.17 acres	0.17 acres	0.17 acres
Other	--	--	--	--
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$420,000	\$430,000	\$440,000

* Sold 1 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** Three bedroom two bath home in desirable Lake Sarasota subdivision. Great open plan with vaulted ceilings, split bedrooms and a large 33X13 pool. Large 29X46 lanai. 2 car garage. Granite countertops. Close to shopping, restaurants, and I-75. Only 10 miles to Siesta Key. Roof replaced June 2017. Great opportunity, hurry this one won't last long..
- Sold 2** Beautiful 4 bedroom, 2 bath home in Lake Sarasota. Formal living and dining room plus a Family room or like the owner you can have a second great dining room. The house is a show piece with crown molding and plantation shutters all in the house. Behind the house there is a private room for hobbies , finished with electricity, could be used as a guest room as well. New roof in 2022; this home shows pride of ownership it won't disappoint. Close to 75 with easy access to every other city around, 10 minutes to the UTC mall and the best shopping and restaurants around.
- Sold 3** Beautiful updated home in Lake Sarasota with views of the canal and golf course. This home has a new roof (10/2021), new gutters with leaf guards (06/2021), new fencing (early 2018), new hot water heater (late 2022), new front door (07/2020), and more!! The AC has Halo LED UV light air purification technology and was installed in 03/2022. From the moment you walk through the new front door you'll be welcomed into this home. The kitchen has solid wood cabinets with stone countertops. There is also an eat-in area, an island, and the laundry closet with washer and dryer. The open floor plan invites you into the living room area complete with sliding doors to the screened in lanai. From the lanai you can see that canal that runs along the back of the lot and the golf course just beyond the canal. The master bedroom has an en-suite bathroom with walk in shower and large closet space. With a split floor plan, the two additional bedrooms are on the opposite side of the home separated by the second bathroom.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Last sold in 2001			
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	\$420,000	\$420,000
Sales Price	\$420,000	\$420,000
30 Day Price	\$410,000	--
Comments Regarding Pricing Strategy		
<p>It is NOT possible to get comps for the subject from the same exact community, It is too small of a POOL home. Most homes in bent tree village that has a pool are much bigger, with some also much newer. Changing market conditions across the county, from a hot market to stable conditions through the county with some spots do have current inventory that is NOT under agreement, also back on the market and price reduced properties. all signs of decline in the future. REO'S and SHORT sale are rare as of late. some do come on the market every once in a while.</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.

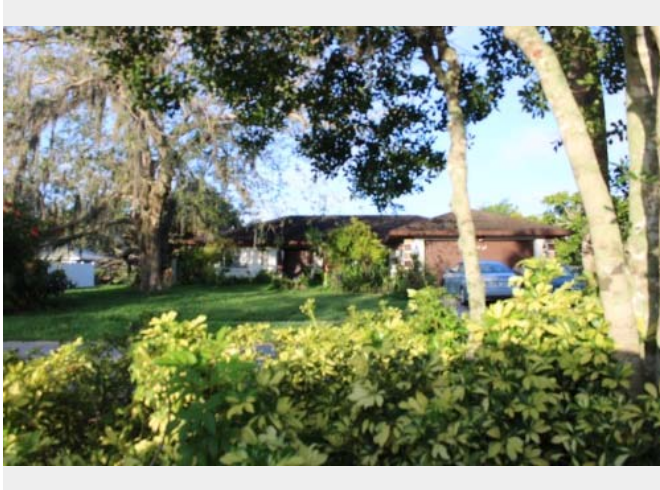
Subject Photos



Front



Front



Front



Address Verification



Address Verification



Side

Subject Photos



Side



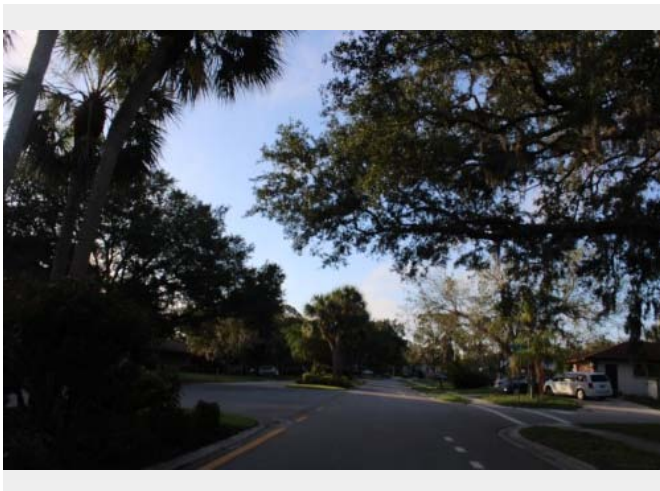
Side



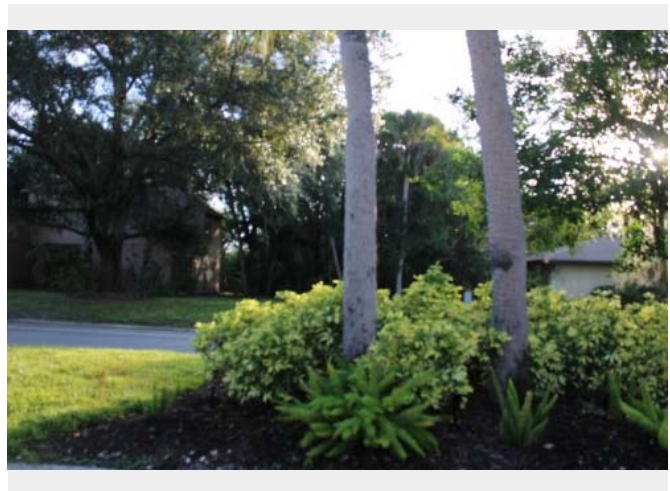
Side



Street



Street



Other

Listing Photos

L1 4233 Malden Dr
Sarasota, FL 34241



Front

L2 7253 Java Dr
Sarasota, FL 34241



Front

L3 3942 Wake Ave
Sarasota, FL 34241



Front

Sales Photos

S1 4204 Berkshire Dr
Sarasota, FL 34241



Front

S2 4230 Berkshire Dr
Sarasota, FL 34241



Front

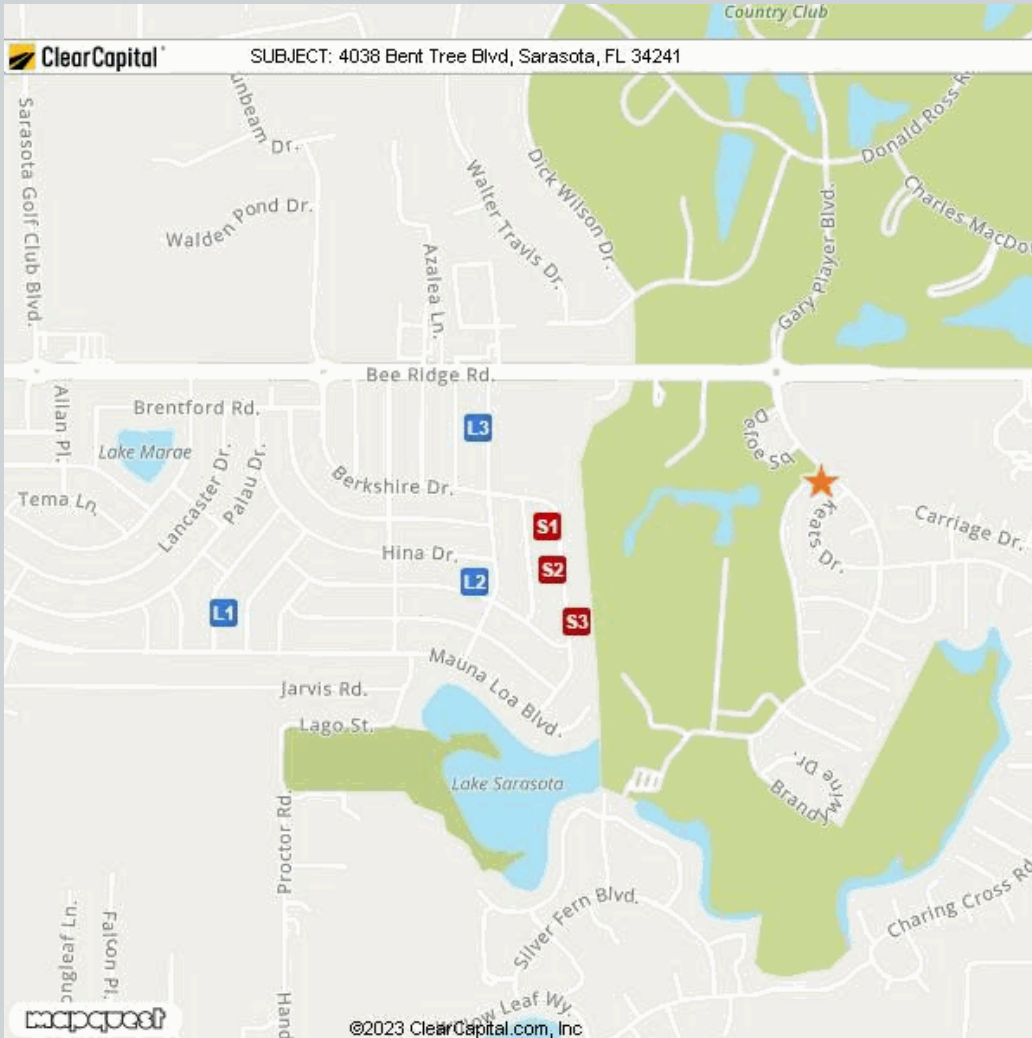
S3 4271 Berkshire Dr
Sarasota, FL 34241



Front

ClearMaps Addendum

Address ★ 4038 Bent Tree Boulevard, Sarasota, FL 34241
Loan Number 53854 **Suggested List** \$420,000 **Suggested Repaired** \$420,000 **Sale** \$420,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4038 Bent Tree Boulevard, Sarasota, FL 34241	--	Parcel Match
L1 Listing 1	4233 Malden Dr, Sarasota, FL 34241	0.93 Miles ¹	Parcel Match
L2 Listing 2	7253 Java Dr, Sarasota, FL 34241	0.55 Miles ¹	Parcel Match
L3 Listing 3	3942 Wake Ave, Sarasota, FL 34241	0.53 Miles ¹	Parcel Match
S1 Sold 1	4204 Berkshire Dr, Sarasota, FL 34241	0.42 Miles ¹	Parcel Match
S2 Sold 2	4230 Berkshire Dr, Sarasota, FL 34241	0.43 Miles ¹	Parcel Match
S3 Sold 3	4271 Berkshire Dr, Sarasota, FL 34241	0.43 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.

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

Broker Name	Elias Bittar	Company/Brokerage	Coldwell Banker
License No	bk3176085	Address	8181 S Tamiami Trail SARASOTA FL 34231
License Expiration	03/31/2024	License State	FL
Phone	9418069054	Email	eliassbittar@gmail.com
Broker Distance to Subject	6.62 miles	Date Signed	06/05/2023

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.