

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>	6413 Golden Field Street, Jacksonville, FL 32218	<b>Order ID</b>	8773906	<b>Property ID</b>	34254010
<b>Inspection Date</b>	06/08/2023	<b>Date of Report</b>	06/08/2023		
<b>Loan Number</b>	53952	<b>APN</b>	0045185860		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Duval		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	06.07.23 BPO Request	<b>Tracking ID 1</b>	06.07.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	LYNDA A RUSSELL	Subject is a stucco 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>	\$3,909	
<b>Assessed Value</b>	\$248,226	
<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>	BARRINGTON COVE	
<b>Association Fees</b>	\$400 / Year (Pool)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	Subject current market is on an incline due to lack of similar comps in subject's immediate neighborhood. 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: \$187450 High: \$404000	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	6413 Golden Field Street	6850 Rapid River Dr	6706 Rasper Ct	12349 Cadley Cir
<b>City, State</b>	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
<b>Zip Code</b>	32218	32219	32219	32219
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.46 <sup>1</sup>	0.70 <sup>1</sup>	0.70 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$400,000	\$330,000	\$340,000
<b>List Price \$</b>	--	\$339,000	\$320,000	\$340,000
<b>Original List Date</b>		07/28/2022	02/02/2023	03/04/2023
<b>DOM · Cumulative DOM</b>	-- · --	299 · 315	87 · 126	36 · 96
<b>Age (# of years)</b>	14	17	6	17
<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	2 Stories Traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	2,195	2,200	1,837	2,516
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	3 · 2	3 · 2	4 · 3
<b>Total Room #</b>	8	7	7	9
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 3 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>	0.21 acres	0.39 acres	0.43 acres	0.17 acres
<b>Other</b>	Porch, Patio	Porch, Patio	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** Your dream home is waiting just for you in Jacksonville! The impeccable kitchen has spacious counters and stainless steel appliances, helping you cook the perfect meal every time. Flow into the living room featuring a cozy fireplace, perfect for entertaining. Primary bathroom features a separate tub and shower and dual sinks. Relax in your spacious backyard filled with incredibly lush green grass. A must see! This home has been virtually staged to illustrate its potential.
- Listing 2** BACK ON MARKET & PRICED TO SELL!! Welcome home to this all brick ranch 3 bed, 2 bath home nestled in a quiet cul-de-sac of the Villages of Westport. Step inside this spacious floor plan designed for family and entertainment. Master bath features tub/shower and double vanity. Open kitchen boasts plenty of counter space, and a wrap around bar that seats 6. Grab your favorite drink and unwind on the screened lanai that overlooks an oversized backyard. Store your vehicles safely in the 3 car garage! Enjoy The Villages of Westport resident amenities featuring a pool, fitness center, cabana, grilling area, covered pavilion, playground, soccer field & tennis court. Conveniently located to shopping and dining, Jax International Airport (15 min), Dinsmore Boat Ramp (4 min) and I-295 (8 m)
- Listing 3** Buyers financing fell though Beautiful well maintained spacious 4 bedroom home in the villages of Westport. It's a must see!! The house features an upstairs bonus room, formal dining room, living room, 42" Kitchen cabinets,, stainless steel appliances, walk in closet, and entire owner's suite with garden tub, and much more! Community center with swimming pool, exercise room, and playground. !!!!Window treatments do not convey!!!! Apprised at value all inspections have been completed.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	6413 Golden Field Street	12361 Cadley Cir	11407 Deep Springs Dr S	6681 Smithfield Plantation Rd
<b>City, State</b>	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
<b>Zip Code</b>	32218	32219	32219	32218
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.70 <sup>1</sup>	0.51 <sup>1</sup>	0.45 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$340,000	\$329,900	\$435,000
<b>List Price \$</b>	--	\$290,000	\$309,900	\$374,000
<b>Sale Price \$</b>	--	\$275,000	\$297,500	\$340,000
<b>Type of Financing</b>	--	Va	Conv	Cash
<b>Date of Sale</b>	--	03/06/2023	12/19/2022	01/12/2023
<b>DOM · Cumulative DOM</b>	-- · --	208 · 263	106 · 140	257 · 281
<b>Age (# of years)</b>	14	17	19	4
<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	Neutral ; Residential	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>	2,195	1,855	1,710	2,201
<b>Bdrm · Bths · ½ Bths</b>	4 · 2	4 · 2	4 · 2	4 · 2
<b>Total Room #</b>	8	8	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>	0.21 acres	0.22 acres	1.91 acres	0.79 acres
<b>Other</b>	Porch, Patio	Porch, Patio	Porch, Patio, FP	Porch, Patio
<b>Net Adjustment</b>	--	+\$1,400	-\$27,150	-\$7,800
<b>Adjusted Price</b>	--	\$276,400	\$270,350	\$332,200

\* 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** Welcome to this gorgeous neighborhood! 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. Discover a bright interior with neutral tile floors and plush carpet in all the right places. 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 incredible opportunity. Adjustment made for Concessions (-\$2000) and GLA (\$3400).
- Sold 2** 1.92 acre lot with 4 bedrooms, 2 baths and a 2-car garage in a cul-de-sac within Rolling River Estates! NEW ROOF! Freshly painted interior! You'll find tile, LVP and new carpet throughout open and split floor plan. Entering the foyer you have a flex room just to your right and formal dining to your left, which opens to a hallway and across is your kitchen. Fully equipped kitchen has refinished cabinets, solid surface countertops, breakfast nook area near big window and stainless steel appliances. Off this hallway is the door to garage and the master suite, nestled in the rear corner of the home. Master suite has a walk-in closet, dual vanity, soaking tub, and a tiled walk-in shower. Adjustments made for View (-\$5000), Condition (-\$10,000), GLA (\$4850), Lot size (-\$15,000) and FP (-\$2000).
- Sold 3** Come see this charming 4 bedroom, 2 bathroom home now on the market! Fully equipped eat-in kitchen includes updated counters, a breakfast bar, and stainless steel appliances. Discover a bright interior with neutral wood floors and plush carpet in all the right places. A luxurious primary suite, complete with a walk-in closet, and an en-suite bathroom with dual sinks. Relax with your favorite drink in the spacious backyard with great potential for adding personal touches. Don't miss this incredible opportunity. Adjustment made for Concessions (-\$800), Age (-\$1000) and Lot size (-\$6000).

## Subject Sales & Listing History

<b>Current Listing Status</b>	Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>	MONUMENTAL REALTY SERVICES LLC	Please see attached MLS SHEET.					
<b>Listing Agent Name</b>	SHAUN JONES						
<b>Listing Agent Phone</b>	904-307-4086						
<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>
04/27/2023	\$270,000	--	--	--	--	--	MLS

## Marketing Strategy

	As Is Price	Repaired Price
<b>Suggested List Price</b>	\$285,000	\$285,000
<b>Sales Price</b>	\$275,000	\$275,000
<b>30 Day Price</b>	\$253,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject is located close to several ponds but this has no positive effect towards marketability. It was necessary to expand beyond AGE 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.</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



Street



Street



## Listing Photos

**L1** 6850 RAPID RIVER DR  
Jacksonville, FL 32219



Front

**L2** 6706 RASPER CT  
Jacksonville, FL 32219



Front

**L3** 12349 CADLEY CIR  
Jacksonville, FL 32219



Front

## Sales Photos

**S1** 12361 CADLEY CIR  
Jacksonville, FL 32219



Front

**S2** 11407 DEEP SPRINGS DR S  
Jacksonville, FL 32219



Front

**S3** 6681 SMITHFIELD PLANTATION RD  
Jacksonville, FL 32218



Front

## ClearMaps Addendum

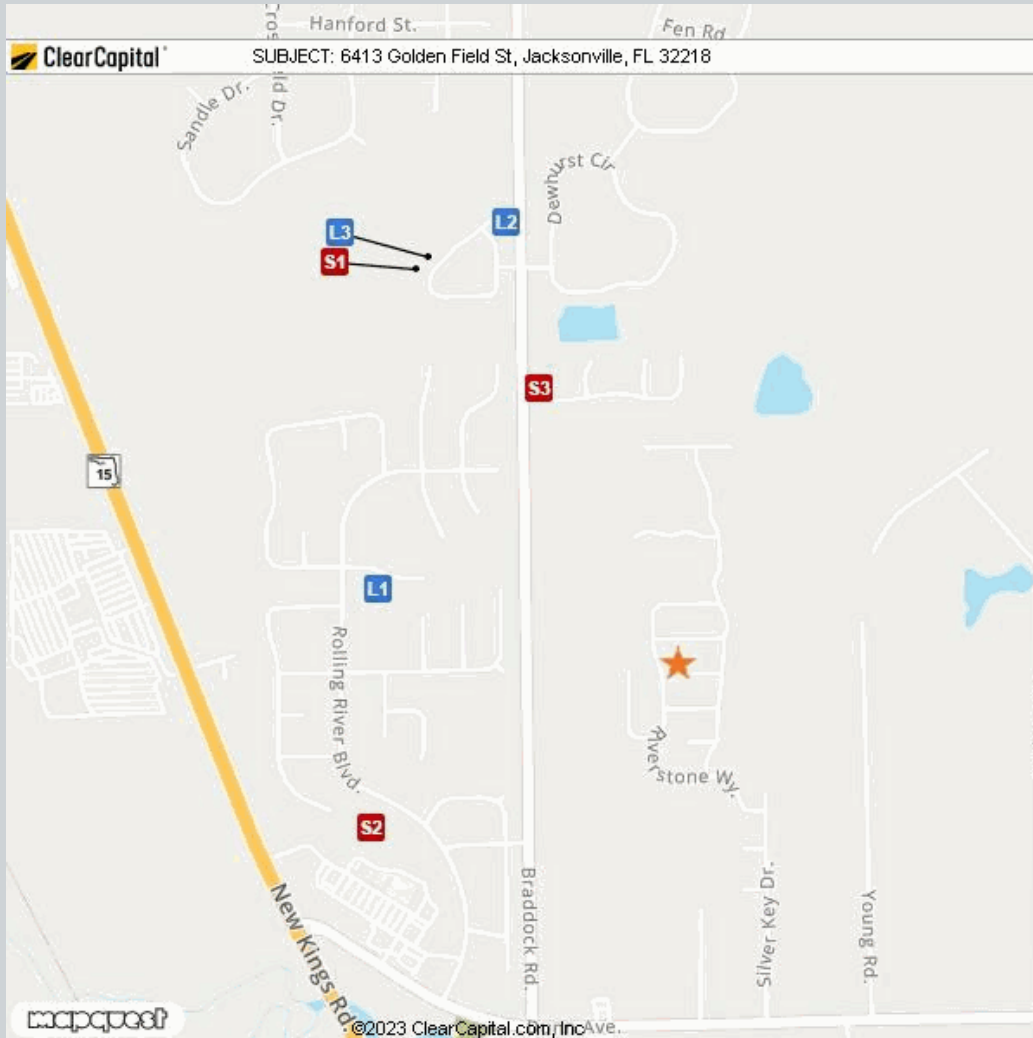
**Address** ★ 6413 Golden Field Street, Jacksonville, FL 32218

**Loan Number** 53952

**Suggested List** \$285,000

**Suggested Repaired** \$285,000

**Sale** \$275,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6413 Golden Field Street, Jacksonville, FL 32218	--	Parcel Match
L1 Listing 1	6850 Rapid River Dr, Jacksonville, FL 32219	0.46 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	6706 Rasper Ct, Jacksonville, FL 32219	0.70 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	12349 Cadley Cir, Jacksonville, FL 32219	0.70 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	12361 Cadley Cir, Jacksonville, FL 32219	0.70 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	11407 Deep Springs Dr S, Jacksonville, FL 32219	0.51 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	6681 Smithfield Plantation Rd, Jacksonville, FL 32218	0.45 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.

\*\*\* 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.

## Report Instructions - cont.

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.

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>	14.89 miles	<b>Date Signed</b>	06/08/2023

*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.**