

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	1706 W Donegan Avenue, Kissimmee, FL 34741	Order ID	8817888	Property ID	34337552
Inspection Date	07/07/2023	Date of Report	07/09/2023		
Loan Number	54313	APN	16 25 29 1076 0001 0470		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Osceola		

Tracking IDs					
Order Tracking ID	07.06.23 BPO Request	Tracking ID 1	07.06.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	TYLER LOWERY & ANGELA LYNN LOWERY	Subject appears to have a boarded front window. It also has some discoloration on the front wall. It needs exterior paint. The pool has a tarp over it. The trees and bushes are overgrown, too. There was no personal property visible during the inspection. Subject is assumed to be in vacant.
R. E. Taxes	\$3,971	
Assessed Value	\$226,300	
Zoning Classification	Single Family	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (Deadbolt)	
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$6,500	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$6,500	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The market was increasing rapidly, but has begun to soften. Interest rates have risen sharply since the beginning of last year causing homes to become less affordable. Inventory has increased. Homes are sitting on the market longer now than they were at the beginning of last year. Seller concessions of 2 - 3% are becoming more common. Homes are still selling near list price.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$190,000 High: \$420,000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1706 W Donegan Avenue	2223 Janet St	850 Horseshoe Bay Dr	3444 Sugar Mill Rd
City, State	Kissimmee, FL	Kissimmee, FL	Kissimmee, FL	Kissimmee, FL
Zip Code	34741	34741	34741	34741
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.33 ¹	0.69 ¹	1.02 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$399,000	\$275,000	\$325,000
List Price \$	--	\$384,000	\$275,000	\$315,000
Original List Date		05/31/2023	06/30/2023	05/13/2023
DOM · Cumulative DOM	-- · --	38 · 39	6 · 9	25 · 57
Age (# of years)	44	52	33	34
Condition	Fair	Good	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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,462	1,552	1,598	1,184
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 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	Pool - Yes
Lot Size	0.33 acres	0.18 acres	0.11 acres	0.09 acres
Other	--	--	--	--

* Listing 1 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 Inferior because it is smaller in lot size and older. It appears to be in good condition with granite counter tops, stainless appliances and tile flooring.

Listing 2 Superior because it is larger in sq ft and newer. It appears to be in average condition with granite counter tops and tile flooring being the only noticeable upgrades.

Listing 3 Inferior because it is smaller in sq ft, lot and garage size. It appears to be in average condition with stainless appliances, tile and laminate flooring being the only noticeable upgrades.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1706 W Donegan Avenue	2318 Carriage Run Rd	952 Whalebone Bay Dr	2370 Sue Dr
City, State	Kissimmee, FL	Kissimmee, FL	Kissimmee, FL	Kissimmee, FL
Zip Code	34741	34741	34741	34741
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.00 ¹	0.61 ¹	0.36 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$270,000	\$315,000	\$425,000
List Price \$	--	\$270,000	\$315,000	\$410,000
Sale Price \$	--	\$280,000	\$315,000	\$365,000
Type of Financing	--	Cash	Conventional	Conventional
Date of Sale	--	04/04/2023	03/09/2023	05/23/2023
DOM · Cumulative DOM	-- · --	4 · 53	5 · 25	32 · 68
Age (# of years)	44	34	34	56
Condition	Fair	Average	Good	Fair
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Beneficial ; Water	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,462	1,184	1,598	1,873
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 1 Car	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	Pool - Yes
Lot Size	0.33 acres	0.09 acres	0.13 acres	0.37 acres
Other	--	--	--	--
Net Adjustment	--	+\$13,450	+\$1,600	-\$13,775
Adjusted Price	--	\$293,450	\$316,600	\$351,225

* 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** Inferior because it is smaller in sq ft, lot and garage size. It appears to be in average condition with tile flooring being the only noticeable upgrade. Adj: -\$5,000 for age; -\$5,000 for view; +\$6,950 for sq ft; +\$2,500 for garage size; -\$8,000 for condition; +\$10,000 for lot size; +\$12,000 for pool.
- Sold 2** Superior because it is larger in sq ft and newer. It appears to be in good condition with granite counter tops, stainless appliances and updated bathrooms. Adj: -\$5,000 for age; -\$12,000 for condition; -\$3,400 for sq ft; +\$10,000 for lot size; +\$12,000 for pool.
- Sold 3** Superior because it is larger in sq ft and lot size. It appears to be in fair condition needing a new roof and having broken appliances. Adj: -\$6,000 for age; -\$10,275 for sq ft; +\$2,500 for garage size.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		Subject has no MLS history. It has not been sold since 1991.					
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	\$350,000	\$358,000
Sales Price	\$345,000	\$353,000
30 Day Price	\$335,000	--
Comments Regarding Pricing Strategy		
Due to the shortage of inventory in this area it was necessary to go 1.3 miles out for List Comp 1. All other comps are within a mile of the subject. All comps are within 20% of the subject's sq ft and 11 years of its year built. Sold Comp 3 is similar in condition and lot size to the subject. It also has a pool like the subject. I gave it the most weight in this report.		

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



Front



Address Verification



Side



Side



Street

Subject Photos



Street



Other



Other

Listing Photos

L1 2223 JANET ST
Kissimmee, FL 34741



Front

L2 850 HORSESHOE BAY DR
Kissimmee, FL 34741



Front

L3 3444 SUGAR MILL RD
Kissimmee, FL 34741



Front

Sales Photos

S1 2318 CARRIAGE RUN RD
Kissimmee, FL 34741



Front

S2 952 WHALEBONE BAY DR
Kissimmee, FL 34741



Front

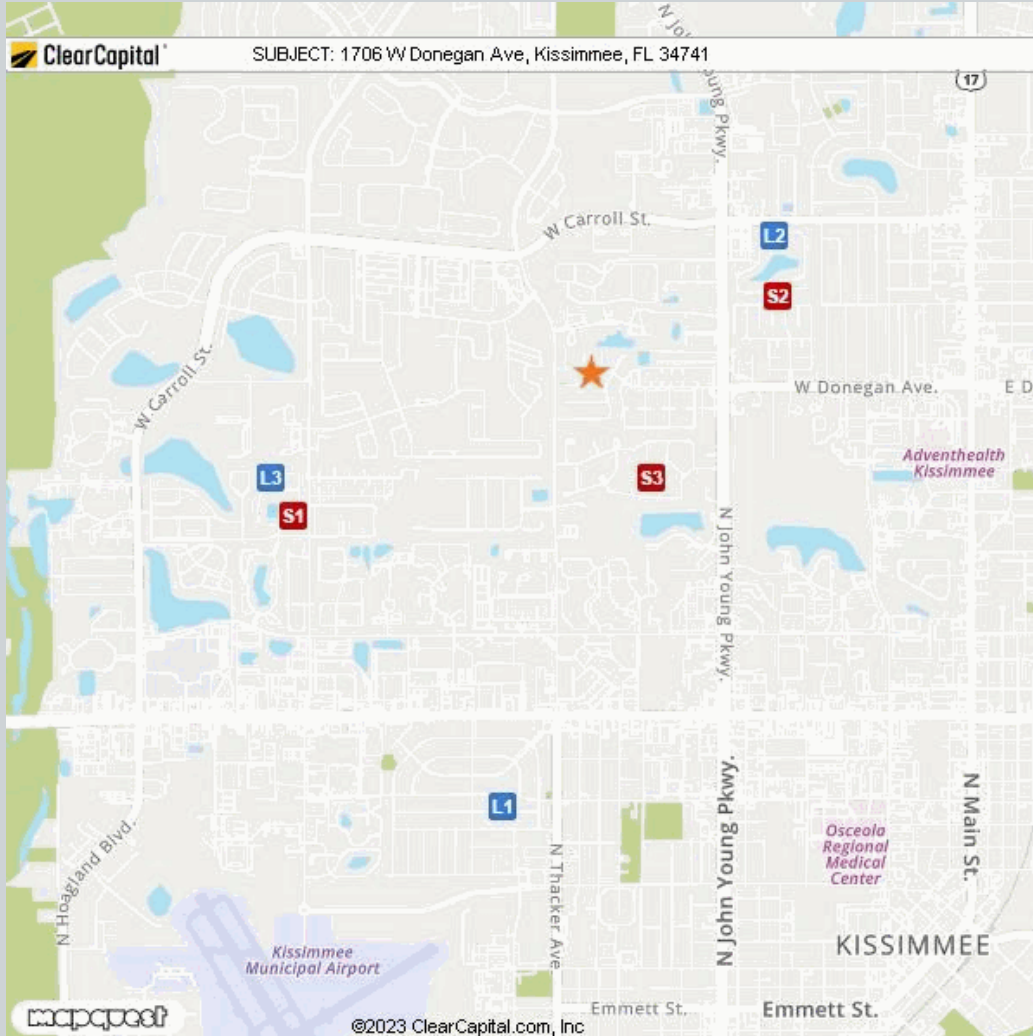
S3 2370 SUE DR
Kissimmee, FL 34741



Front

ClearMaps Addendum

Address ★ 1706 W Donegan Avenue, Kissimmee, FL 34741
Loan Number 54313 **Suggested List** \$350,000 **Suggested Repaired** \$358,000 **Sale** \$345,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1706 W Donegan Avenue, Kissimmee, FL 34741	--	Parcel Match
L1 Listing 1	2223 Janet St, Kissimmee, FL 34741	1.33 Miles ¹	Parcel Match
L2 Listing 2	850 Horseshoe Bay Dr, Kissimmee, FL 34741	0.69 Miles ¹	Parcel Match
L3 Listing 3	3444 Sugar Mill Rd, Kissimmee, FL 34741	1.02 Miles ¹	Parcel Match
S1 Sold 1	2318 Carriage Run Rd, Kissimmee, FL 34741	1.00 Miles ¹	Parcel Match
S2 Sold 2	952 Whalebone Bay Dr, Kissimmee, FL 34741	0.61 Miles ¹	Parcel Match
S3 Sold 3	2370 Sue Dr, Kissimmee, FL 34741	0.36 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	Eric Roman	Company/Brokerage	Coldwell Banker Ackley Realty
License No	3184195	Address	7799 Styles Blvd Kissimmee FL 34747
License Expiration	09/30/2023	License State	FL
Phone	4073425594	Email	erom1015@gmail.com
Broker Distance to Subject	13.34 miles	Date Signed	07/09/2023

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.