

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>	6235 Belle Isles Drive, Groveland, FL 34736	<b>Order ID</b>	8817888	<b>Property ID</b>	34337372
<b>Inspection Date</b>	07/07/2023	<b>Date of Report</b>	07/07/2023		
<b>Loan Number</b>	54316	<b>APN</b>	18-22-25-0100-001-00100		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Lake		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	07.06.23 BPO Request	<b>Tracking ID 1</b>	07.06.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

## General Conditions

<b>Owner</b>	jose F Rodriguez and I Mor Maria	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$872	home looks to need exterior cleanup yard work, some clutter. inspection of exterior for any issues and/or paint. estimated at top end for work	
<b>Assessed Value</b>	\$69,530		
<b>Zoning Classification</b>	R1		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Occupied		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Fair		
<b>Estimated Exterior Repair Cost</b>	\$3,000		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$3,000		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

## Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	this is located at start of a dirt street. older home area of community, established. nearby are newer homes and better care from drive by view. NOTE: no address noted at home. although tax map verified and google map search. pictures are of correct home	
<b>Sales Prices in this Neighborhood</b>	Low: \$90,000 High: \$350,000		
<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
Street Address	6235 Belle Isles Drive	21719 Queen Mary Ct	204 Ayrshire Pl	1451 Disston Ave
City, State	Groveland, FL	Leesburg, FL	Mascotte, FL	Clermont, FL
Zip Code	34736	34748	34753	34711
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	6.56 <sup>1</sup>	2.96 <sup>1</sup>	6.39 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$269,000	\$284,900	\$275,000
List Price \$	--	\$269,000	\$274,900	\$275,000
Original List Date		06/13/2023	05/22/2023	07/05/2023
DOM · Cumulative DOM	-- · --	24 · 24	39 · 46	1 · 2
Age (# of years)	26	25	21	35
Condition	Fair	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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,040	1,257	1,123	1,100
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	3 · 2	2 · 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	--	--	--	--
Lot Size	.19 acres	.27 acres	.25 acres	.09 acres
Other	none considered	none considered	none considered	none considered

\* 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.

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

**Listing 1** one of few similar criteria listings in market. listings low at this time chosen as one of few as close to subjects current status for value. no issues noted. clean home

**Listing 2** one of few similar criteria listings in market. listings low at this time chosen as one of few as close to subjects current status for value. nearby location. common ranch home. price normal for move in ready home

**Listing 3** one of few similar criteria listings in market. listings low at this time chosen as one of few as close to subjects current status for value. in city town just east of subject. in better condition from price and mls .

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	6235 Belle Isles Drive	602 Rising Sun Cir	242 Ashley Rd	30 Bay Ridge Loop
City, State	Groveland, FL	Mascotte, FL	Mascotte, FL	Mascotte, FL
Zip Code	34736	34753	34753	34753
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	2.22 <sup>1</sup>	3.04 <sup>1</sup>	2.58 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$250,000	\$192,900	\$254,900
List Price \$	--	\$250,000	\$192,900	\$254,900
Sale Price \$	--	\$205,000	\$183,000	\$230,000
Type of Financing	--	Cash	Conv	Fha
Date of Sale	--	02/23/2023	12/20/2022	02/27/2023
DOM · Cumulative DOM	-- · --	18 · 57	13 · 21	23 · 62
Age (# of years)	26	30	19	28
Condition	Fair	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 ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,040	1,360	1,123	1,098
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	None	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	--	--	--	--
Lot Size	.19 acres	.35 acres	.25 acres	.29 acres
Other	none considered	none considered	none considered	none considered
Net Adjustment	--	-\$3,000	\$0	-\$3,000
Adjusted Price	--	\$202,000	\$183,000	\$227,000

\* Sold 2 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** area home. on site parking only. basic ranch home in nearby location. price normal for current market. no issues noted

**Sold 2** some cosmetics most likely no particular damages noted. common basic similar style home as subject in nearby location. best match by opinion for price range

**Sold 3** stated in good care. new paint. price at normal market sales for move in ready similar ranch style homes as subject. difference of home is 1 car garage

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				none in records may be original owner			
<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>	\$190,000	\$193,000
<b>Sales Price</b>	\$187,000	\$190,000
<b>30 Day Price</b>	\$180,000	--
<b>Comments Regarding Pricing Strategy</b>		
due to view of home of its location and condition noticed. chose lower end of overall recent market sales.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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.
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### Subject Photos



Front



Address Verification



Side



Street



Street



## Listing Photos

**L1** 21719 queen mary ct  
Leesburg, FL 34748



Front

**L2** 204 ayrshire pl  
Mascotte, FL 34753



Front

**L3** 1451 disston ave  
Clermont, FL 34711



Front

## Sales Photos

**S1** 602 rising sun cir  
Mascotte, FL 34753



Front

**S2** 242 ashley rd  
Mascotte, FL 34753



Front

**S3** 30 bay ridge loop  
Mascotte, FL 34753



Front



### ClearMaps Addendum

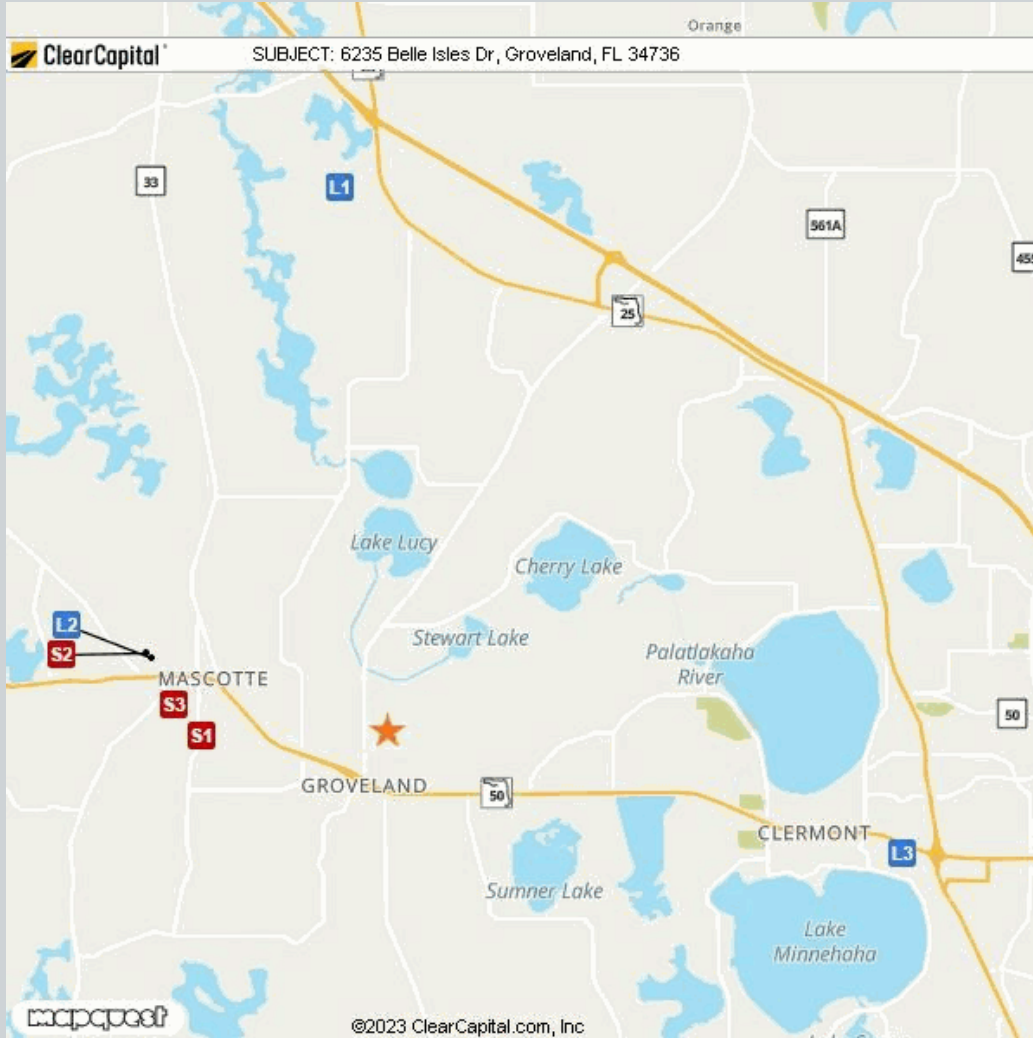
**Address** ★ 6235 Belle Isles Drive, Groveland, FL 34736

**Loan Number** 54316

**Suggested List** \$190,000

**Suggested Repaired** \$193,000

**Sale** \$187,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	6235 Belle Isles Drive, Groveland, FL 34736	--	Parcel Match
L1 Listing 1	21719 Queen Mary Ct, Leesburg, FL 34748	6.56 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	204 Ayrshire Pl, Mascotte, FL 34753	2.96 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	1451 Disston Ave, Clermont, FL 34711	6.39 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	602 Rising Sun Cir, Mascotte, FL 34753	2.22 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	242 Ashley Rd, Mascotte, FL 34753	3.04 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	30 Bay Ridge Loop, Mascotte, FL 34753	2.58 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>	Martin Sparks	<b>Company/Brokerage</b>	Optima One Realty
<b>License No</b>	BK3019547	<b>Address</b>	720 w montrose street CLERMONT FL 34711
<b>License Expiration</b>	09/30/2024	<b>License State</b>	FL
<b>Phone</b>	3525611651	<b>Email</b>	martinoptimaone@gmail.com
<b>Broker Distance to Subject</b>	5.18 miles	<b>Date Signed</b>	07/07/2023

*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.**