

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>	4829 Grove Point Drive, Tampa, FL 33624	<b>Order ID</b>	8831429	<b>Property ID</b>	34389172
<b>Inspection Date</b>	07/17/2023	<b>Date of Report</b>	08/14/2023		
<b>Loan Number</b>	54409	<b>APN</b>	U17281813300000000670		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Hillsborough		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	07.14.23 BPO Request	<b>Tracking ID 1</b>	07.14.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

### General Conditions

<b>Owner</b>	PLANTATION HOMEOWNERS INC	<b>Condition Comments</b>
<b>R. E. Taxes</b>	\$4,675	The subject appears to have been maintained and is consistent with the average condition of the surrounding homes. Based on the drive by there were no signs of needed repair.
<b>Assessed Value</b>	\$244,327	
<b>Zoning Classification</b>	Residential PD	
<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>	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	Grove Point Village is a non-deed restricted community. It is roughly a 10-minute drive to the nearest interstate and has access to most all amenities within 5-10 minutes. The average marketing time for all homes here is 23 days. The current absorption rate is 74% with a 1.4 month's supply. These factors taken together indicate a market that favors sellers.
<b>Sales Prices in this Neighborhood</b>	Low: \$245000 High: \$432450	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	4829 Grove Point Drive	5108 Springwater Ct	11220 Bramblebrush St	10753 Glen Ellen Dr
City, State	Tampa, FL	Tampa, FL	Tampa, FL	Tampa, FL
Zip Code	33624	33624	33624	33624
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.64 <sup>1</sup>	0.35 <sup>1</sup>	0.47 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$335,000	\$405,000	\$459,900
List Price \$	--	\$325,000	\$405,000	\$409,000
Original List Date		06/25/2023	07/05/2023	05/18/2023
DOM · Cumulative DOM	-- · --	21 · 50	11 · 40	59 · 88
Age (# of years)	46	43	29	39
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	Beneficial ; Water	Neutral ; Residential	Beneficial ; Water	Beneficial ; Water
Style/Design	2 Stories Split Level	1 Story SFR	1 Story Traditional	2 Stories Bungalow
# Units	1	1	1	1
Living Sq. Feet	1,550	1,107	1,515	1,589
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2	3 · 2 · 1
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	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	0.09 acres	0.08 acres	0.14 acres	0.09 acres
Other	--	--	--	--

\* 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** To locate a comp that was not already upgraded within a mile of the subject property I had to allow for GLA outside of the 20% of GLA parameter. This comp brackets the subject's GLA on the low end. It offers less GLA, no driveway, one less half bathroom, no view and less land but is younger.

**Listing 2** This comp brackets the subject's GLA on the low end. It offers less GLA and one less half bathroom but is younger, offers more land, a garage and has a "Good" condition.

**Listing 3** This comp brackets the subject's GLA on the high end. It offers more GLA, is younger and has a "Good" condition.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	4829 Grove Point Drive	4507 Shadberry Dr	10342 Chadbourne Dr	11447 Cypress Park St
<b>City, State</b>	Tampa, FL	Tampa, FL	Tampa, FL	Tampa, FL
<b>Zip Code</b>	33624	33624	33624	33624
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.25 <sup>1</sup>	0.60 <sup>1</sup>	0.42 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$320,000	\$330,000	\$410,000
<b>List Price \$</b>	--	\$335,000	\$330,000	\$410,000
<b>Sale Price \$</b>	--	\$335,000	\$330,000	\$406,500
<b>Type of Financing</b>	--	Conventional	Fha	Conventional
<b>Date of Sale</b>	--	05/12/2023	07/11/2023	02/28/2023
<b>DOM · Cumulative DOM</b>	-- · --	37 · 37	7 · 40	41 · 41
<b>Age (# of years)</b>	46	38	43	26
<b>Condition</b>	Average	Average	Average	Average
<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>	Beneficial ; Water	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	2 Stories Split Level	1 Story SFR	1 Story SFR	1 Story SFR
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,550	1,416	1,441	1,550
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	4 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	7	6	6
<b>Garage (Style/Stalls)</b>	None	None	Attached 1 Car	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>	0.09 acres	0.13 acres	0.09 acres	0.17 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	+\$2,320	+\$7,470	+\$1,700
<b>Adjusted Price</b>	--	\$337,320	\$337,470	\$408,200

\* 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** This comp brackets the subject's GLA on the low end. It offered less GLA (+4020), no view (+3000) and one less half bathroom (+1500) but with one more bedroom (-5000), more land (-400) and younger (-800). This comp is weighted at 20%
- Sold 2** This comp brackets the subject's GLA on the low end. It offered less GLA (+3270), no view (+3000) and one less half bathroom (+1500) but is younger (-300). This comp is weighted at 60%
- Sold 3** This comp brackets the subject's GLA equally. It offered one less half bathroom (+1500) and no view (+3000) but offers more land (-800) and is younger (-2000). This comp is weighted at 20%

### Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				The subject property is not currently listed			
<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>	\$351,586	\$351,586
<b>Sales Price</b>	\$351,586	\$351,586
<b>30 Day Price</b>	\$351,586	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Due to an extreme shortage of comp sales, I expanded the radius up to 1 mile and back 6 months to locate three comps that bracketed the subject's GLA. A weighted comparable method was used to reconcile the subject's current market value with more weight given to the sold comp most like the subject. A list to sale ratio of 100% is reflected in the suggested list price. The 30-day price is the same as the sale price given the speed of the current market, the low supply, and the high demand.</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

## Listing Photos

**L1** 5108 Springwater Ct  
Tampa, FL 33624



Front

**L2** 11220 Bramblebrush St  
Tampa, FL 33624



Front

**L3** 10753 Glen Ellen Dr  
Tampa, FL 33624



Front



## Sales Photos

**S1** 4507 Shadberry Dr  
Tampa, FL 33624



Front

**S2** 10342 CHADBOURNE DR  
Tampa, FL 33624



Front

**S3** 11447 Cypress Park St  
Tampa, FL 33624



Front

### ClearMaps Addendum

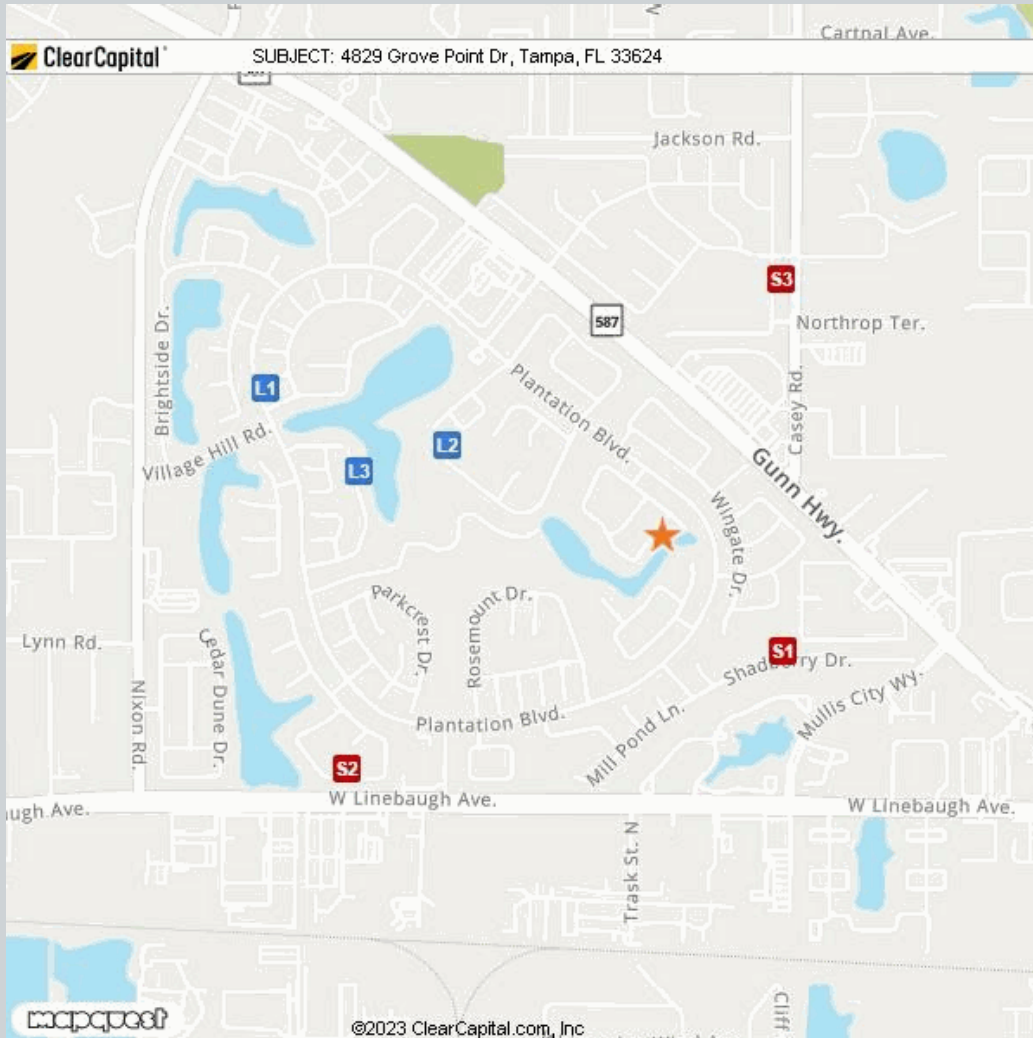
**Address** ★ 4829 Grove Point Drive, Tampa, FL 33624

**Loan Number** 54409

**Suggested List** \$351,586

**Suggested Repaired** \$351,586

**Sale** \$351,586



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4829 Grove Point Drive, Tampa, FL 33624	--	Parcel Match
L1 Listing 1	5108 Springwater Ct, Tampa, FL 33624	0.64 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	11220 Bramblebrush St, Tampa, FL 33624	0.35 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	10753 Glen Ellen Dr, Tampa, FL 33624	0.47 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	4507 Shadberry Dr, Tampa, FL 33624	0.25 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	10342 Chadbourne Dr, Tampa, FL 33624	0.60 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	11447 Cypress Park St, Tampa, FL 33624	0.42 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>	Jeremy Rickard	<b>Company/Brokerage</b>	Excellecore Real Estate, Inc
<b>License No</b>	BK3217961	<b>Address</b>	20719 Sterlington Dr Unit 101 Land O Lakes FL 34638
<b>License Expiration</b>	03/31/2025	<b>License State</b>	FL
<b>Phone</b>	8132989325	<b>Email</b>	jeremy@excellecore.com
<b>Broker Distance to Subject</b>	10.65 miles	<b>Date Signed</b>	07/17/2023

*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.**