

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>	8003 Peach Drive Unit 107, Tampa, FL 33637	<b>Order ID</b>	8869452	<b>Property ID</b>	34485811
<b>Inspection Date</b>	08/08/2023	<b>Date of Report</b>	08/08/2023		
<b>Loan Number</b>	54781	<b>APN</b>	T-24-28-19-1J9-000000-00107.0		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Hillsborough		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	08.08.23 BPO Request	<b>Tracking ID 1</b>	08.08.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	HOFER KEITH ALEXANDER GLASCOENOLAN GLASCOEROBERT	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>R. E. Taxes</b>	\$349	
<b>Assessed Value</b>	\$127,919	
<b>Zoning Classification</b>	PD	
<b>Property Type</b>	Condo	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
	(All doors and windows appear to be secure.)	
<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>	Meadowood	
<b>Association Fees</b>	\$4884 / Year (Pool,Landscaping,Insurance)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	Meadowood is a deed restricted community that is managed by an HOA. The community has easy access to all amenities and is within 5-10 minutes of local shopping, dining, and access to the nearest highway. The average marketing time for all homes here is 33 days. The current absorption rate is 33% with 3 month's supply. These factors taken together indicate a market that favors sellers.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$190,000 High: \$385,000	
<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	8003 Peach Drive Unit 107	7925 Sabal Dr	6302 Treetop Cir	5137 Puritan Cir
City, State	Tampa, FL	Temple Terrace, FL	Temple Terrace, FL	Tampa, FL
Zip Code	33637	33637	33617	33617
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 <sup>1</sup>	2.11 <sup>1</sup>	2.46 <sup>1</sup>
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$225,000	\$235,000	\$240,000
List Price \$	--	\$218,000	\$235,000	\$236,000
Original List Date		06/24/2023	07/25/2023	07/19/2023
DOM · Cumulative DOM	-- · --	24 · 45	1 · 14	20 · 20
Age (# of years)	48	48	43	42
Condition	Average	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1 Story Condo	1 Story Condo	2 Stories Condo	1 Story Condo
# Units	1	1	1	1
Living Sq. Feet	1,260	1,254	1,272	1,123
Bdrm · Bths · ½ Bths	3 · 2	2 · 1 · 1	3 · 2	3 · 2
Total Room #	6	5	6	6
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 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** This was the only listing comparable to the subject in a one mile radius. It offers similar GLA but one less bedroom and one less full bathroom.

**Listing 2** This comp was used due to an extreme shortage of comp listings close in proximity and condition to the subject. It offers more GLA, and is in good condition.

**Listing 3** This comp was used due to an extreme shortage of comp listings close in proximity and condition to the subject. It offers less GLA, but is in good condition.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	8003 Peach Drive Unit 107	8602 Palm Ln, #8602	7911 Citrus Dr, #7911	7915 Cedar Dr
<b>City, State</b>	Tampa, FL	Temple Terrace, FL	Temple Terrace, FL	Temple Terrace, FL
<b>Zip Code</b>	33637	33637	33637	33637
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.06 <sup>1</sup>	0.09 <sup>1</sup>	0.14 <sup>1</sup>
<b>Property Type</b>	Condo	Condo	Condo	Condo
<b>Original List Price \$</b>	--	\$195,000	\$195,000	\$209,900
<b>List Price \$</b>	--	\$195,000	\$195,000	\$200,000
<b>Sale Price \$</b>	--	\$190,000	\$195,000	\$195,000
<b>Type of Financing</b>	--	Cash	Conventional	Cash
<b>Date of Sale</b>	--	07/17/2023	04/28/2023	03/10/2023
<b>DOM · Cumulative DOM</b>	-- · --	161 · 272	12 · 53	100 · 118
<b>Age (# of years)</b>	48	48	46	43
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Condo Floor Number</b>	1	1	1	1
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Condo	1 Story Condo	1 Story Condo	1 Story Condo
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,260	1,254	1,254	1,254
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	None	None	None	None
<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 acres	0 acres	0 acres	0 acres
<b>Other</b>	--	--	Concessions	--
<b>Net Adjustment</b>	--	\$0	-\$4,000	\$0
<b>Adjusted Price</b>	--	\$190,000	\$191,000	\$195,000

\* 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** This was the most recent comp sale in the last 6 months. It offered similar GLA, and had the same bedroom and bathroom count. This comp is weighted at 40%
- Sold 2** This was the second most recent comp sale in the last 6 months. It offered similar GLA, and had the same bedroom and bathroom count. There were concessions (-4000). This comp is weighted at 35%
- Sold 3** This was the third most recent comp sale in the last 6 months. It offered similar GLA, and had the same bedroom and bathroom count. This comp is weighted at 25%

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed	<b>Listing History Comments</b>					
<b>Listing Agency/Firm</b>		No MLS history					
<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>	\$195,510	\$195,510
<b>Sales Price</b>	\$191,600	\$191,600
<b>30 Day Price</b>	\$190,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Due to an extreme shortage of comp listings I relaxed the bedroom and bathroom count first. I then expanded the radius up to 2.5 miles and used the closest two comps that offered two bathrooms. I had to allow for condos in good condition to locate CL2 and CL3. In the last 180 days there have only been three comp sales offering three bedrooms. All three were included in this report. 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 98% is reflected in the suggested list price. The 30-day price reflects a 1% discount.</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



Address Verification



Street

## Listing Photos

**L1** 7925 SABAL DR  
Temple Terrace, FL 33637



Front

**L2** 6302 TREETOP CIR  
Temple Terrace, FL 33617



Front

**L3** 5137 PURITAN CIR  
Tampa, FL 33617



Front



## Sales Photos

**S1** 8602 PALM LN, #8602  
Temple Terrace, FL 33637



Front

**S2** 7911 CITRUS DR, #7911  
Temple Terrace, FL 33637



Front

**S3** 7915 CEDAR DR  
Temple Terrace, FL 33637



Front

## ClearMaps Addendum

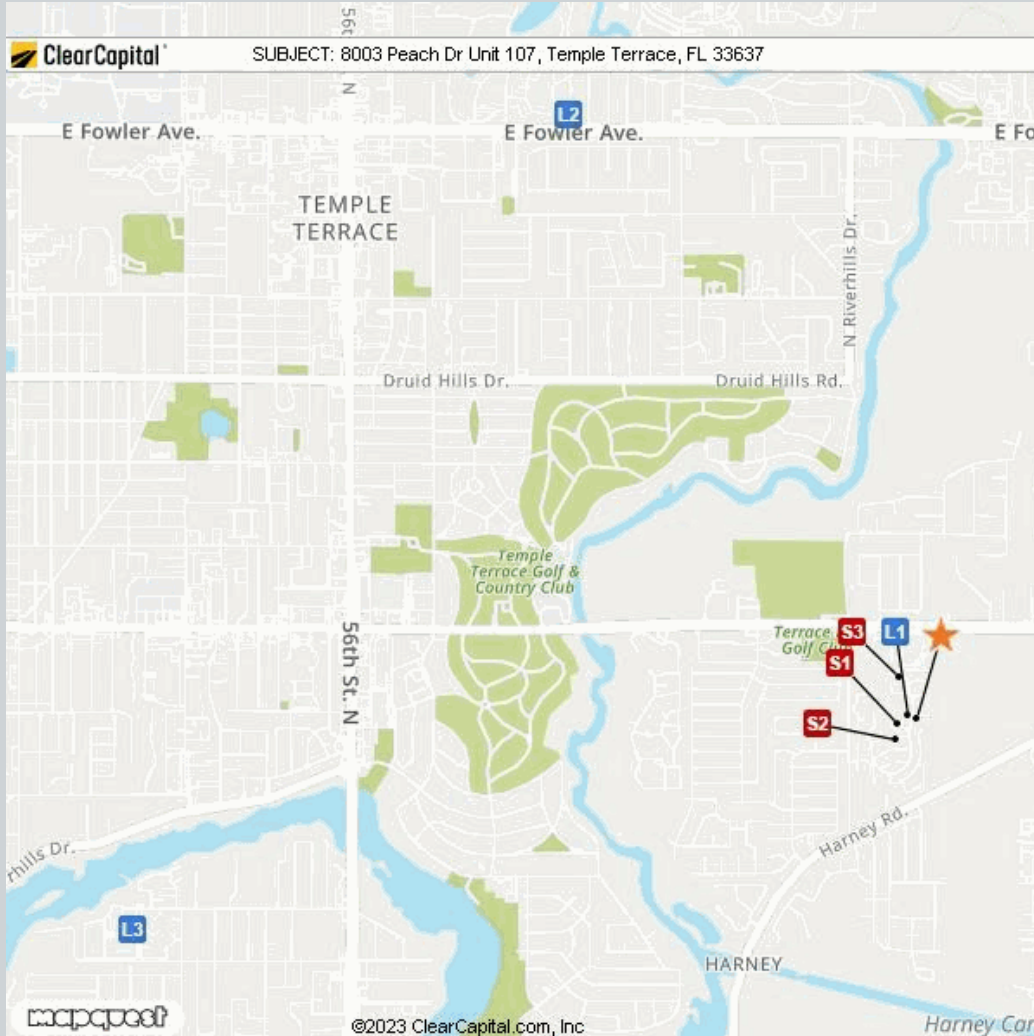
**Address** ★ 8003 Peach Drive Unit 107, Tampa, FL 33637

**Loan Number** 54781

**Suggested List** \$195,510

**Suggested Repaired** \$195,510

**Sale** \$191,600



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	8003 Peach Drive Unit 107, Tampa, FL 33637	--	Parcel Match
L1 Listing 1	7925 Sabal Dr, Tampa, FL 33637	0.03 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	6302 Treetop Cir, Tampa, FL 33617	2.11 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5137 Puritan Cir, Tampa, FL 33617	2.46 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	8602 Palm Ln, #8602, Tampa, FL 33637	0.06 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	7911 Citrus Dr, #7911, Tampa, FL 33637	0.09 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	7915 Cedar Dr, Tampa, FL 33637	0.14 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>	13.23 miles	<b>Date Signed</b>	08/08/2023

*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:

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