

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	7530 Culberson Drive, Port Richey, FL 34668	Order ID	8891888	Property ID	34525673
Inspection Date	08/23/2023	Date of Report	08/30/2023		
Loan Number	54934	APN	16-25-22-107.0-000.01-871.0.		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Pasco		

Tracking IDs					
Order Tracking ID	08.22.23 BPO Request	Tracking ID 1	08.22.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	NUCIFORA PRISCILLA TONI EST	The subject property looks to be in average condition with no damage, the subject looks to have only normal wear, and is conforming to the neighborhood. the subject looks to be vacant but maintained, no mail or news paper in the driveway.
R. E. Taxes	\$2,525	
Assessed Value	\$162,833	
Zoning Classification	Residential R4	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes (lock box)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The subject neighborhood is close to shopping and entertainment, and the subject neighborhood is with many amenities. the market trend is steady.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$177500 High: \$329500	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	7530 Culberson Drive	7334 Mayfield Dr	9121 Haverford Ln	9911 Rainbow Ln
City, State	Port Richey, FL	Port Richey, FL	Port Richey, FL	Port Richey, FL
Zip Code	34668	34668	34668	34668
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.18 ¹	0.47 ¹	0.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$200,000	\$190,000	\$230,000
List Price \$	--	\$200,000	\$190,000	\$225,000
Original List Date		06/18/2023	05/05/2023	07/26/2023
DOM · Cumulative DOM	-- · --	66 · 73	1 · 117	28 · 35
Age (# of years)	44	49	45	46
Condition	Average	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	1,330	1,110	1,416	1,008
Bdrm · Bths · ½ Bths	3 · 2	2 · 1 · 1	3 · 2	2 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.12 acres	0.12 acres	.12 acres	.12 acres
Other	--	--	--	--

* Listing 2 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.

Current Listings - Cont.

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

- Listing 1** Welcome to this charming two bedroom, one and a half bathroom house, perfectly nestled in Port Richey. With its spacious layout, thoughtful features, and convenient access to amenities, this home presents an exceptional opportunity for comfortable living. As you approach the property, you'll immediately notice the appeal of the oversized driveway and well-maintained front landscaping, which add a welcoming touch. Step inside and be greeted by the open floor plan, creating a sense of expansiveness and versatility. Ceiling fans are thoughtfully placed throughout, ensuring a comfortable environment year-round. The house features tile flooring throughout, offering durability and easy maintenance. The open and spacious kitchen is a highlight, complete with stainless steel appliances that bring a touch of modern elegance. Cooking and entertaining are a breeze in this well-appointed space. Sliding glass doors lead from the dining room to a covered lanai, providing the perfect spot for outdoor relaxation or alfresco dining. Venture into the backyard and discover a fenced-in yard, offering privacy and security. The large concrete patio is ideal for hosting gatherings or simply enjoying the sunshine in your own oasis. Whether you have pets or simply desire a space for outdoor activities, this backyard is sure to impress. Conveniently located near US 19, this home offers easy access to transportation routes, making commuting and traveling a breeze. Additionally, you'll find a plethora of shopping and dining options just a stone's throw away, ensuring you're never far from the essentials and entertainment. Don't miss out on the opportunity to make this house your home. Schedule your showing today and embrace a lifestyle that combines modern living with a fantastic location.
- Listing 2** INVESTOR OPPORTUNITY! GREAT INVESTMENT! Popular floor plan with Family Room off Kitchen. Combo dining and Living Room with Ceramic Tiles. Located in Central Port Richey close to transportation and Shopping.
- Listing 3** Very affordable 2 bedroom/ 2 bathroom home in Pasco County. This home has a beautiful kitchen with extra cabinets for tons of storage. There is a large extra living area off the back of the house and a huge covered screen patio for Florida living. Close to shopping and restaurants and the wonderful Florida beaches. The owner will consider a new roof with a full-price offer.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	7530 Culberson Drive	7211 Robstown Dr	9740 Lakeside Ln	9803 Richwood Ln
City, State	Port Richey, FL	Port Richey, FL	Port Richey, FL	Port Richey, FL
Zip Code	34668	34668	34668	34668
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.37 ¹	0.18 ¹	0.49 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$229,000	\$239,000	\$259,000
List Price \$	--	\$200,000	\$239,000	\$209,000
Sale Price \$	--	\$200,000	\$209,000	\$217,000
Type of Financing	--	Conv	Conv	Fha
Date of Sale	--	01/31/2023	06/19/2023	01/25/2023
DOM · Cumulative DOM	-- · --	10 · 57	20 · 45	109 · 131
Age (# of years)	44	43	43	44
Condition	Average	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	1,330	1,345	1,532	1,008
Bdrm · Bths · ½ Bths	3 · 2	2 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	Pool - Yes	--
Lot Size	0.12 acres	.13 acres	.14 acres	.14 acres
Other	--	--	--	--
Net Adjustment	--	+\$2,500	-\$5,000	\$0
Adjusted Price	--	\$202,500	\$204,000	\$217,000

* Sold 1 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** Excellent opportunity to own a 2 bedroom 2 full bath home with a newer roof and AC under 10 years old in Port Richey. Fenced in yard, 13x11 screened room and covered outdoor area. There are vaulted ceilings and super spacious rooms! With a little TLC, this a perfect first time home buyers place or investors can add this property to their portfolio for a rental. Excellent location and a big piece of property makes this a don't miss! Close to shopping, medical facilities and restaurants. adjust \$2500 for bedroom.
- Sold 2** Introducing a charming and spacious house with immense potential, perfect for both investors and homeowners seeking to create their dream home. This property is situated in a neighborhood with easy access to shopping, dining, and entertainment. Upon entering this house, you will be welcomed by an open concept living and dining area, providing plenty of natural light and a comfortable ambiance. The kitchen is a blank slate ready for a new owner to create their culinary masterpiece. The house features four bedrooms, providing ample space for a growing family or guests. The house requires some TLC or full rehab to restore it to its former glory (depending on which direction you want to go), but with a bit of effort, you can turn it into a stunning and modern home. It has immense potential to increase its value, and with the right renovation. The exterior of the house is equally impressive, featuring a large backyard with endless possibilities, perfect for hosting outdoor events and gatherings. Overall, this property is an excellent opportunity for an investor looking to flip a house for a profit or a homeowner willing to put in some effort and gain equity in their home. Don't miss this chance to make this house your own and create the home of your dreams. Schedule a viewing today! adjust -\$5000 for pool.
- Sold 3** Renovated 3 bedrooms 2 bathrooms 1 car garage. Covered front patio. Large screen/vinyl enclosure. Fenced backyard. Brand new roof, interior exterior paint, flooring and renovated master bathroom. The kitchen has updated cabinets and stainless steel appliances. No flood insurance required. All measurements are approximate and should be verified by the buyer and/or buyer agent. Seller has never occupied the home and is being sold in "as-is" condition.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The subject property is not listed for sale and has not been listed in the last 12 months.			
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	\$202,500	\$202,500
Sales Price	\$202,500	\$202,500
30 Day Price	\$202,500	--
Comments Regarding Pricing Strategy		
the subject property looks to be in average condition, and the price valuation falls inside of the sold comps after the adjustments have been made to them.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes **Dispute Resolution (8/30/2023)** The report has been corrected/additional commentary provided to address the dispute requested.

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Listing Photos

L1 7334 Mayfield Dr
Port Richey, FL 34668



Front

L2 9121 Haverford Ln
Port Richey, FL 34668



Front

L3 9911 Rainbow Ln
Port Richey, FL 34668



Front

Sales Photos

S1 7211 Robstown Dr
Port Richey, FL 34668



Front

S2 9740 Lakeside Ln
Port Richey, FL 34668



Front

S3 9803 Richwood Ln
Port Richey, FL 34668



Front

ClearMaps Addendum

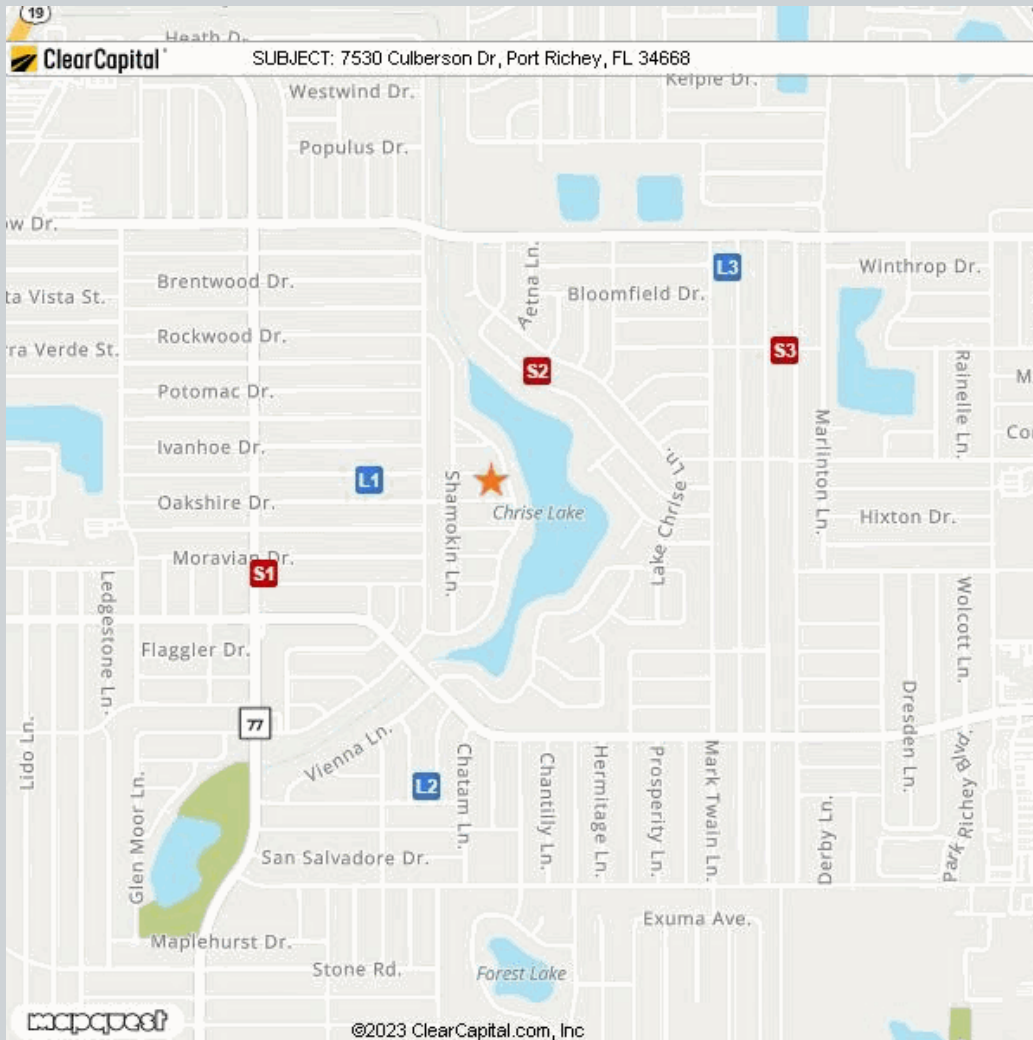
Address ★ 7530 Culberson Drive, Port Richey, FL 34668

Loan Number 54934

Suggested List \$202,500

Suggested Repaired \$202,500

Sale \$202,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	7530 Culberson Drive, Port Richey, FL 34668	--	Parcel Match
L1	7334 Mayfield Dr, Port Richey, FL 34668	0.18 Miles ¹	Parcel Match
L2	9121 Haverford Ln, Port Richey, FL 34668	0.47 Miles ¹	Parcel Match
L3	9911 Rainbow Ln, Port Richey, FL 34668	0.48 Miles ¹	Parcel Match
S1	7211 Robstown Dr, Port Richey, FL 34668	0.37 Miles ¹	Parcel Match
S2	9740 Lakeside Ln, Port Richey, FL 34668	0.18 Miles ¹	Parcel Match
S3	9803 Richwood Ln, Port Richey, FL 34668	0.49 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	Wayne Markley	Company/Brokerage	Suncoast Group Realtors
License No	BK3420349	Address	1918 Mary Ln Holiday FL 34690
License Expiration	03/31/2024	License State	FL
Phone	2157183422	Email	wmarkley63@gmail.com
Broker Distance to Subject	7.97 miles	Date Signed	08/30/2023

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.