

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>	12822 Buffalo Run Drive, Gibsonton, FL 33534	<b>Order ID</b>	8891888	<b>Property ID</b>	34525415
<b>Inspection Date</b>	08/22/2023	<b>Date of Report</b>	08/29/2023		
<b>Loan Number</b>	54937	<b>APN</b>	U073120A02000000002050		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Hillsborough		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	08.22.23 BPO Request	<b>Tracking ID 1</b>	08.22.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	US BANK NATIONAL ASSOCIATION	Subject is located in a gated community. Subject appears to be well maintained in good condition with no noticeable defects or necessary repairs evident.
<b>R. E. Taxes</b>	\$4,026	
<b>Assessed Value</b>	\$221,792	
<b>Zoning Classification</b>	Residential PD	
<b>Property Type</b>	Townhouse	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes (locked)	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Good	
<b>Estimated Exterior Repair Cost</b>		
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	Copper Creek HOA 727-868-8680	
<b>Association Fees</b>	\$185 / Month (Pool,Landscaping,Insurance,Greenbelt)	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Private	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	Typical residential sector in a popular area which is comprised of mostly newer (1980>) SFR and condominium/townhome complexes. Mid range prices, appeals to Military, singles, couples and families alike. Schools are considered average to above average. Located in the "commuter corridor" for Tampa/St. Petersburg proper. Easy and close access to public transportation, highways, shopping, restaurants, schools, medical care, military bases, major airports, and entertainment.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$277400 High: \$428000	
<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
<b>Street Address</b>	12822 Buffalo Run Drive	12941 Shady Fern Ln	9855 Hound Chase Dr	12909 Shady Fern Ln
<b>City, State</b>	Gibsonton, FL	Gibsonton, FL	Gibsonton, FL	Gibsonton, FL
<b>Zip Code</b>	33534	33534	33534	33534
<b>Datasource</b>	MLS	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.12 <sup>1</sup>	0.07 <sup>1</sup>	0.05 <sup>1</sup>
<b>Property Type</b>	Other	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$295,000	\$297,000	\$295,000
<b>List Price \$</b>	--	\$291,000	\$297,000	\$295,000
<b>Original List Date</b>		07/18/2023	06/05/2023	08/10/2023
<b>DOM · Cumulative DOM</b>	-- · --	24 · 42	2 · 85	13 · 19
<b>Age (# of years)</b>	7	5	6	6
<b>Condition</b>	Good	Good	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Waterfront	Neutral ; Residential	Beneficial ; Waterfront	Neutral ; Residential
<b>View</b>	Beneficial ; Water	Neutral ; Residential	Beneficial ; Water	Neutral ; Residential
<b>Style/Design</b>	2 Stories Townhome	2 Stories Townhome	2 Stories Townhome	2 Stories Townhome
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,684	1,478	1,684	1,478
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
<b>Total Room #</b>	8	8	8	8
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 1 Car
<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>	Pool - Yes	--	--	--
<b>Lot Size</b>	.05 acres	0.05 acres	0.05 acres	0.05 acres
<b>Other</b>	--	--	--	--

\* Listing 2 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.

## Current Listings - Cont.

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

- Listing 1** Same age of construction as subject on same size lot. Less interior square footage with same room count. Not waterfront. MLS Comments: This stunning single-family home is a must-see! With its natural color palette, fresh interior paint, partial flooring replacement in some areas, and flexible living space, you won't want to miss out on this opportunity. The primary bathroom is equipped with double sinks and good under sink storage, while the backyard is fully fenced in and includes a covered sitting area. With all of these features, you'll be able to make this house into a home!
- Listing 2** Same age of construction as subject on same size lot. Identical interior square footage with same room count. MLS Comments: 3 bedroom / 2.5 bath /1 car garage townhome in the community of Copper Creek has a LOW HOA and NO CDD fees! This end unit has tons of natural light with triple sliding glass doors that lead out to your huge screened and covered lanai overlooking a peaceful pond. The kitchen features wood cabinets, tile floors, a sunny front window, and an eat-in space/breakfast nook, along with seating at the bar. The family room and dining room combo is very open and gives you a spacious feeling. A half bath and a 1 car garage rounds off the first floor. All bedrooms are upstairs along with a laundry room. The master bedroom features a pond view, a large closet, and a private bathroom with a double vanity and a large shower. HOA includes a pool, playground, and shaded cabana and also includes your water.
- Listing 3** Same age of construction as subject on same size lot. Less interior square footage with same room count. Not waterfront. MLS Comments: kitchen is large with a breakfast bar, tile backsplash, wood cabinets with plenty of countertop space and a pantry. Walk out the sliding glass doors and enjoy yourself in the enclosed lanai. The living room and dining area includes laminate flooring as well as the upstairs hallway and flex area. On the second floor you will find the master bedroom with mater bathroom with double sink vanities, upgraded shower enclosure as well as a walk-in closet. The laundry is conveniently located on the 2nd floor. Followed by 2 spacious bedrooms and the 2nd full bath. All appliances (Refrig, Range, Dishwasher, Microwave, washer and Dryer are included.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	12822 Buffalo Run Drive	9802 Hound Chase Dr	12704 Buffalo Run Dr	12866 Buffalo Run Dr
City, State	Gibsonton, FL	Gibsonton, FL	Gibsonton, FL	Gibsonton, FL
Zip Code	33534	33534	33534	33534
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.13 <sup>1</sup>	0.09 <sup>1</sup>	0.05 <sup>1</sup>
Property Type	Other	SFR	SFR	SFR
Original List Price \$	--	\$299,900	\$299,000	\$295,000
List Price \$	--	\$299,900	\$299,000	\$295,000
Sale Price \$	--	\$297,500	\$302,000	\$301,000
Type of Financing	--	Conventional	Fha	Conventional
Date of Sale	--	05/02/2023	06/26/2023	06/15/2023
DOM · Cumulative DOM	-- · --	47 · 71	8 · 51	3 · 34
Age (# of years)	7	6	7	7
Condition	Good	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Waterfront	Neutral ; Residential	Neutral ; Residential	Beneficial ; Waterfront
View	Beneficial ; Water	Neutral ; Residential	Neutral ; Residential	Beneficial ; Water
Style/Design	2 Stories Townhome	2 Stories Townhome	2 Stories Townhome	2 Stories Townhome
# Units	1	1	1	1
Living Sq. Feet	1,684	1,684	1,684	1,684
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	8	8	8	8
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	.05 acres	0.05 acres	0.05 acres	0.05 acres
Other	--	--	--	--
Net Adjustment	--	+\$5,000	+\$5,000	\$0
Adjusted Price	--	\$302,500	\$307,000	\$301,000

\* Sold 3 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** Adjusted for no waterfront. Identical to subject in age, size and amenities. MLS Comments: 3 bedroom. 2.5 bath townhome community of Copper Creek with low HOA and NO CDD fees! Refreshed with NEW interior paint, luxury vinyl plank flooring in main area and brand new carpet in bedrooms and thru out the 2nd story.. Beautiful end unit backing to serene greenspace! Entering the home you will find a spacious family room with large sliders leading to the covered lanai. Kitchen features wood cabinets, tile floors, sunny front window and eat-in space along with bar seating. A half bath a 1 car garage rounds off the first floor. All bedrooms are privately tucked upstairs along with a laundry room. Master features large closet and private bath overlooking pond. HOA includes pool, playground, shaded cabana and also includes water.
- Sold 2** Adjusted for no waterfront. Identical to subject in age, size and amenities. MLS Comments: CORNER unit offers plenty of room for a family. Downstairs is the kitchen (with breakfast bar), dining, large family room and a convenient updated half bath. Upgraded laminate flooring in the living area is easy to care for and extends out to the lanai, this along with the light fixtures add a touch of elegance. Upstairs you'll find the three bedrooms and two full bathrooms. The generous MASTER SUITE has a large bedroom closet, the master bathroom includes double vanity sink and a large LINEN CLOSET. The other two bedrooms are at the opposite end of the hall and are also very spacious; one even has a large WALK-IN CLOSET. The laundry is conveniently located upstairs between the bedrooms. Appliances are included so you can move right in.
- Sold 3** There are no adjustments necessary. Identical to subject in age, size and amenities. MLS Comments: renovated CORNER UNIT and WATER VIEW 3 bedroom/2.5 bathroom townhome is a must-see! LOW HOA, no CDD, and a gated community. The first level has an open floor plan with wood laminate flooring joining the living and dining rooms, and sliding glass doors off the living room open onto a screened lanai overlooking the pond. The kitchen features new solid wood cabinets and a quartz countertop. All bedrooms are on the second level. The spacious master suite has a bathroom with a double sink vanity and a shower. The laundry room is on the second floor, convenient from the bedrooms. Many highlights, improvements, and upgrades have been made to the home, including fresh paint, new waterproof laminate flooring and carpet, and 2016 AC.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				see below			
<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>
--	--	--	--	Sold	06/09/2016	\$168,900	Tax Records

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$302,000	\$302,000
<b>Sales Price</b>	\$302,000	\$302,000
<b>30 Day Price</b>	\$278,000	--
<b>Comments Regarding Pricing Strategy</b>		
Standard evaluation benchmarks w/ +/- 20% interior square footage, using the smallest location radius possible to subject, amenities, design appeal and lot size. Additionally age of construction is taken into account as well as property condition, maintenance, like neighborhood. Subject and all comparables are all typical of the subdivision, surrounding subdivisions and residential Gibsonton. Nothing remarkable to note. All meet standard industry evaluation benchmarks.		

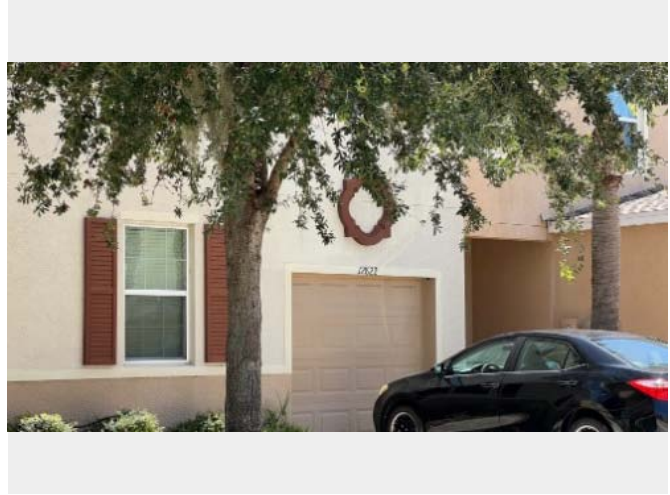
## Clear Capital Quality Assurance Comments Addendum

**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



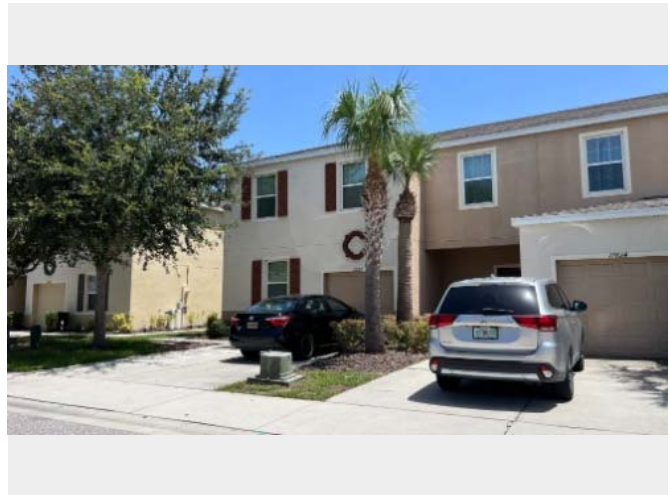
Front



Address Verification



Address Verification



Side



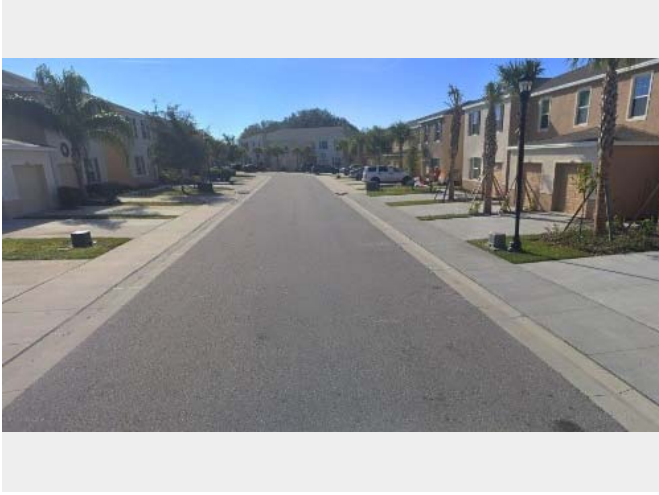
Side



Street



## Subject Photos



Street



Other

## Listing Photos

**L1** 12941 Shady Fern Ln  
Gibsonton, FL 33534



Front

**L2** 9855 Hound Chase Dr  
Gibsonton, FL 33534



Front

**L3** 12909 Shady Fern Ln  
Gibsonton, FL 33534



Front

## Sales Photos

**S1** 9802 Hound Chase Dr  
Gibsonton, FL 33534



Front

**S2** 12704 Buffalo Run Dr  
Gibsonton, FL 33534



Front

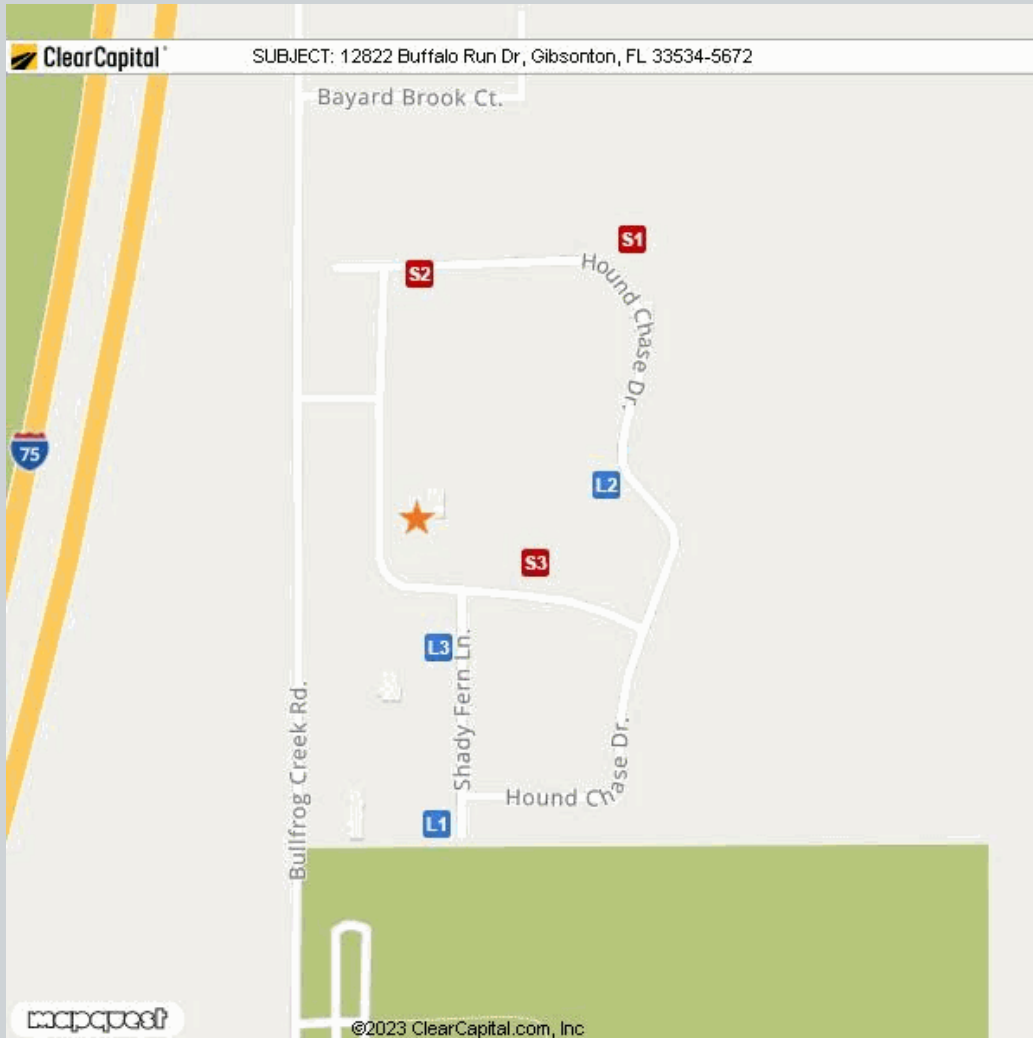
**S3** 12866 Buffalo Run Dr  
Gibsonton, FL 33534



Front

## ClearMaps Addendum

**Address** ★ 12822 Buffalo Run Drive, Gibsonton, FL 33534  
**Loan Number** 54937      **Suggested List** \$302,000      **Suggested Repaired** \$302,000      **Sale** \$302,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	12822 Buffalo Run Drive, Gibsonton, FL 33534	--	Parcel Match
L1 Listing 1	12941 Shady Fern Ln, Gibsonton, FL 33534	0.12 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	9855 Hound Chase Dr, Gibsonton, FL 33534	0.07 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	12909 Shady Fern Ln, Gibsonton, FL 33534	0.05 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	9802 Hound Chase Dr, Gibsonton, FL 33534	0.13 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	12704 Buffalo Run Dr, Gibsonton, FL 33534	0.09 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	12866 Buffalo Run Dr, Gibsonton, FL 33534	0.05 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>	Jayne Arden	<b>Company/Brokerage</b>	MVP Realty
<b>License No</b>	SL3458915	<b>Address</b>	3205 W. Leila Ave Tampa FL 33611
<b>License Expiration</b>	09/30/2023	<b>License State</b>	FL
<b>Phone</b>	7075673681	<b>Email</b>	rejayney@gmail.com
<b>Broker Distance to Subject</b>	10.52 miles	<b>Date Signed</b>	08/23/2023

*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.**