

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	4135 Amber Ridge Lane, Valrico, FLORIDA 33594	Order ID	8917966	Property ID	34569993
Inspection Date	09/11/2023	Date of Report	09/16/2023		
Loan Number	54949	APN	U29292132VD00000000220		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Hillsborough		

Tracking IDs					
Order Tracking ID	09.08.23 BPO Request	Tracking ID 1	09.08.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	US Bk Na Series 2006-Rm1	Condition Comments
R. E. Taxes	\$2,464	The subject appears to be in average overall condition from the exterior and has been well-maintained. No external obsolescence was noted.
Assessed Value	\$171,639	
Zoning Classification	Residencial	
Property Type	SFR	
Occupancy	Occupied	
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

Location Type	Suburban	Neighborhood Comments
Local Economy	Stable	The market appears stable as there is roughly an equal number of homes that have been bought and sold over the past 12 months. Current list prices remain in line with sale prices, and REO/short sale inventory has decreased.
Sales Prices in this Neighborhood	Low: \$205,000 High: \$369,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4135 Amber Ridge Lane	4013 Alafia Blvd	1002 Old Field Dr	143 Valley Cir
City, State	Valrico, FLORIDA	Brandon, FL	Brandon, FL	Brandon, FL
Zip Code	33594	33511	33511	33510
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	5.27 ¹	5.13 ¹	4.23 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$215,000	\$269,800	\$339,900
List Price \$	--	\$215,000	\$269,800	\$339,900
Original List Date		09/07/2023	09/06/2023	03/25/2023
DOM · Cumulative DOM	-- · --	1 · 9	2 · 10	104 · 175
Age (# of years)	26	51	40	50
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	1,402	1,564	1,173	1,564
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Carport 3 Car(s)	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	--	--	Pool - Yes
Lot Size	0.17 acres	0.15 acres	0.17 acres	0.16 acres
Other	NONE	NONE	NONE	NONE

* 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.

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

Listing 1 A fair market property, superior in GLA, similar in style and condition, inferior in age, it has 3/2-floor plan, similar in view, it has no garage spaces. Estimated adjustment(s): GLA: -\$9720 Age: \$25,000 Pool: \$25000 Carport: -\$15000 Garage: \$12000

Listing 2 It has 3/2-floor plan, it has 1 garage spaces, inferior in age, inferior in GLA, a fair market property, similar in style and condition, similar in view. Estimated adjustment(s): GLA: -\$9,720 Age: \$14,000 Pool: \$25000 Garage: \$6000

Listing 3 inferior in age, similar in view, similar in style and condition, it has 3/2-floor plan, superior in GLA, it has 1 garage spaces, a fair market property. Estimated adjustment(s): GLA: \$13,740 Age: \$24,000 Garage: \$6000

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	4135 Amber Ridge Lane	605 Falkirk Ave	1242 Piney Branch Cir	2536 Ridgetop Way
City, State	Valrico, FLORIDA	Valrico, FL	Valrico, FL	Valrico, FL
Zip Code	33594	33594	33594	33594
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.27 ¹	0.23 ¹	0.87 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$319,900	\$250,000	\$235,000
List Price \$	--	\$319,900	\$255,000	\$235,000
Sale Price \$	--	\$325,000	\$255,000	\$235,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	04/26/2023	02/28/2023	07/18/2023
DOM · Cumulative DOM	-- · --	8 · 47	16 · 85	1 · 0
Age (# of years)	26	46	38	41
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	1,402	1,118	1,194	1,480
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	4 · 2
Total Room #	6	6	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	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	Pool - Yes	--	--
Lot Size	0.17 acres	0.16 acres	0.17 acres	0.28 acres
Other	NONE	NONE	NONE	NONE
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$325,000	\$255,000	\$235,000

* Sold 2 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** A fair market property, it has 3/2-floor plan, inferior in age, inferior in GLA, similar in view, similar in style and condition, it has 1 garage spaces. Estimated adjustment(s): GLA: \$17,040 age: \$20,000
- Sold 2** It has 3/2-floor plan, a fair market property, similar in style and condition, similar in view, inferior in age, it has 1 garage spaces, inferior in GLA. Estimated adjustment(s): GLA :\$12,480 Age :\$\$12,000 Pool : \$25000
- Sold 3** Similar in style and condition, similar in view, it has 4/2-floor plan, similar in GLA, it has 1 garage spaces, a fair market property, inferior in age. Estimated adjustment(s): Age: \$24000 Bed: -\$6000 Lotsize -\$1000 Pool : \$25000

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	GRAHAM AND ASSOCIATES	The subject was sold last (09/06/2023) with the price of (\$286,650)					
Listing Agent Name	Yolanda Graham						
Listing Agent Phone	813-434-0568						
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
08/10/2023	\$313,000	--	--	Sold	09/06/2023	\$286,650	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$296,650	\$296,650
Sales Price	\$286,650	\$286,650
30 Day Price	\$281,650	--
Comments Regarding Pricing Strategy		
<p>Comparison analysis was done by collecting market data, selecting the most appropriate comparable properties, verifying market data, applying appropriate adjustments, and reconciling the various adjusted indicators of value into a value estimate. Market prices are increasing. Low-interest rates, low inventory, and increased demand are driving prices upward. The average marketing time is 90 days. All comps were the closest possible to the subject in lot size, sq ft., and age, no better sale and active comps were found; therefore I include comps over 5 mile far from the subject property with inferior and superior features. I went back 11 months, out in distance 5 - miles, GLA 20%-30% variance, age 30 years variance, lot size within 0.10- 0.50 acre. The comps used are the best possible currently available comps within 5 -mile and the adjustments are sufficient for this area to account for the differences in the subject and comparables. The estimated adjustments for the comparables noted are as follows; GLA \$60 per square feet variance, lot size \$1000 (if reached more than 0.10 acre variance), age \$1000 every year variance, bed \$6000 per bed count,, pool variance \$25000, carport \$5000, and garage \$6000 per garage space. The subject has unique attributes and there are no other sold and listing comps similar to the subject property's characteristics that are within the immediate market area. The criteria and search area was expanded and all necessary adjustments have been made.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes **Dispute Resolution (9/16/2023)** The report has been corrected/additional commentary provided to address the dispute requested.
The APN has been updated

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other



Other

Listing Photos

L1 4013 ALAFIA BLVD
Brandon, FL 33511



Front

L2 1002 OLD FIELD DR
Brandon, FL 33511



Front

L3 143 VALLEY CIR
Brandon, FL 33510



Front

Sales Photos

S1 605 FALKIRK AVE
Valrico, FL 33594



Front

S2 1242 PINEY BRANCH CIR
Valrico, FL 33594



Front

S3 2536 RIDGETOP WAY
Valrico, FL 33594



Front

ClearMaps Addendum

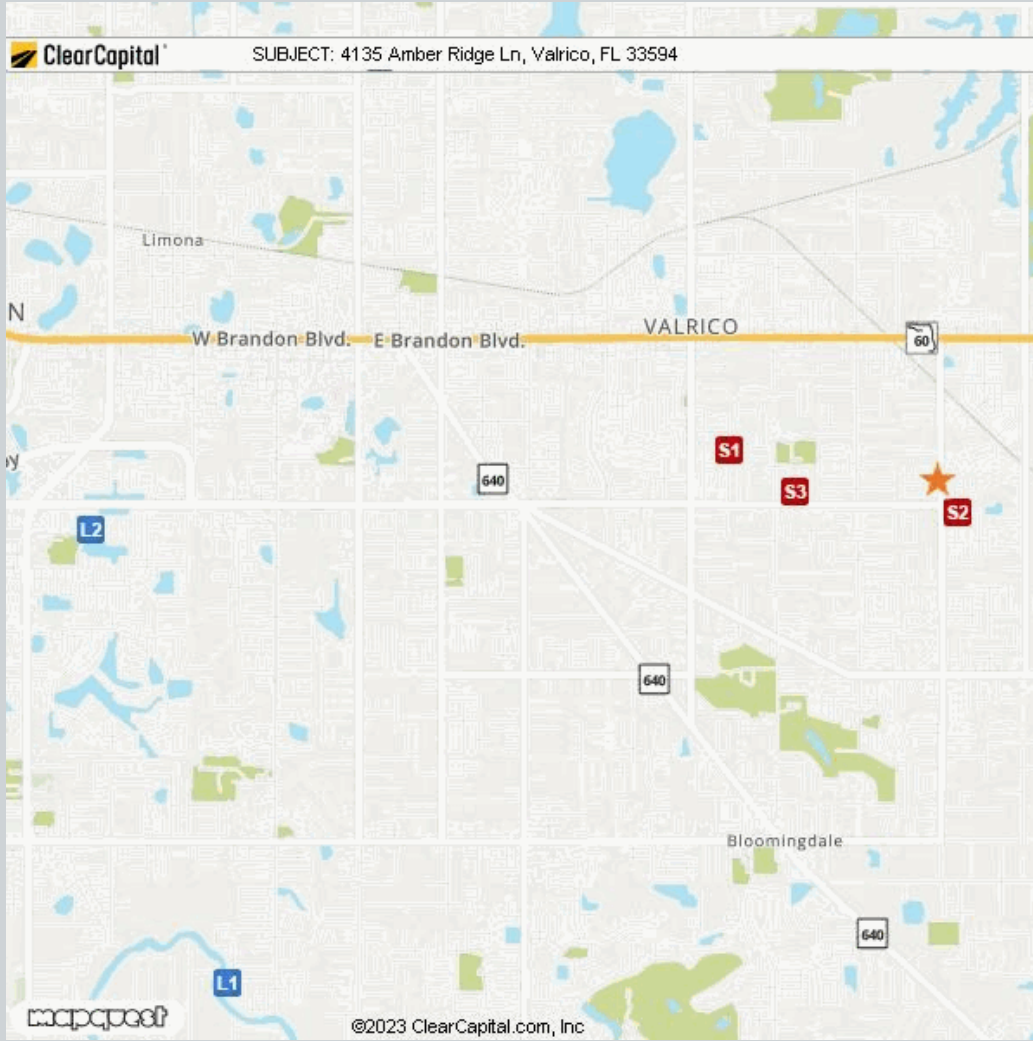
Address ★ 4135 Amber Ridge Lane, Valrico, FLORIDA 33594

Loan Number 54949

Suggested List \$296,650

Suggested Repaired \$296,650

Sale \$286,650



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4135 Amber Ridge Lane, Valrico, Florida 33594	--	Parcel Match
L1 Listing 1	4013 Alafia Blvd, Brandon, FL 33511	5.27 Miles ¹	Parcel Match
L2 Listing 2	1002 Old Field Dr, Brandon, FL 33511	5.13 Miles ¹	Parcel Match
L3 Listing 3	143 Valley Cir, Brandon, FL 33510	4.23 Miles ¹	Parcel Match
S1 Sold 1	605 Falkirk Ave, Valrico, FL 33594	1.27 Miles ¹	Parcel Match
S2 Sold 2	1242 Piney Branch Cir, Valrico, FL 33594	0.23 Miles ¹	Parcel Match
S3 Sold 3	2536 Ridgetop Way, Valrico, FL 33594	0.87 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	Matthew Duryea	Company/Brokerage	Yellowfin Realty
License No	SL3245371	Address	5404 N Central Ave Tampa FL 33604
License Expiration	03/31/2025	License State	FL
Phone	9043273239	Email	mduryea@allpending.com
Broker Distance to Subject	14.72 miles	Date Signed	09/11/2023

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.