

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>	3037 Kline Road, Jacksonville, FLORIDA 32246	<b>Order ID</b>	8917966	<b>Property ID</b>	34569824
<b>Inspection Date</b>	09/10/2023	<b>Date of Report</b>	09/10/2023		
<b>Loan Number</b>	55017	<b>APN</b>	1249650000		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Duval		

Tracking IDs					
<b>Order Tracking ID</b>	09.08.23 BPO Request	<b>Tracking ID 1</b>	09.08.23 BPO Request		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	BRUCE CLARK	<b>Condition Comments</b> Subject is a concrete block exterior home in average condition. Subject conforms to neighboring homes. Subject is located on a low traffic side street mostly used by neighboring homes.
<b>R. E. Taxes</b>	\$1,382	
<b>Assessed Value</b>	\$110,691	
<b>Zoning Classification</b>	Residential RLD-60	
<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> Subject current market is on an incline due to lack of similar comps in subject's immediate neighborhood. Comps were chosen because of value opinion and condition. There are 0 REO's and 0 Short Sales for Active comps. There are 0 REO's and 0 Short Sales for Sold comps. I conducted a 1.0 mile (radius) search for both Active/Sold comps. All comps should be considered similar to subject in condition. Within 1 mile of shopping, schools, restaurants and major roadways. Typically, \$3000 is being offered for seller concessions.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$182900 High: \$381470	
<b>Market for this type of property</b>	Increased 5 % in the past 6 months.	
<b>Normal Marketing Days</b>	<90	

## Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	3037 Kline Road	3223 Barkley Rd	9726 Nimitz Ct S	2819 Kline Rd
<b>City, State</b>	Jacksonville, FLORIDA	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
<b>Zip Code</b>	32246	32246	32246	32246
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.15 <sup>1</sup>	0.20 <sup>1</sup>	0.27 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$280,000	\$319,999	\$280,000
<b>List Price \$</b>	--	\$270,000	\$309,999	\$280,000
<b>Original List Date</b>		08/19/2023	06/18/2023	09/05/2023
<b>DOM · Cumulative DOM</b>	-- · --	22 · 22	84 · 84	5 · 5
<b>Age (# of years)</b>	69	74	76	69
<b>Condition</b>	Average	Average	Good	Good
<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>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,525	1,800	1,442	1,160
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Carport 2 Car(s)	Attached 1 Car	Attached 1 Car	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>	0.17 acres	0.28 acres	0.31 acres	0.18 acres
<b>Other</b>	Porch, Patio	Porch, Patio, FP	Porch, Patio, FP	Porch, Patio

\* 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.

## Current Listings - Cont.

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

- Listing 1** Location! Location! Location! This beautiful 3 bedroom 2 full bathroom spacious and centrally located home can be yours! This home does require a little TLC and will be perfect for a first time home buyer or anyone to add to thier investment portfolio! Backyard is large enough to store a boat and/or in ground pool. This home is to be sold "AS-IS" with seller to make minimal repairs. This home offers so much possibilities for your ideas and renovations!
- Listing 2** Beautiful brick 3 bedrooms 2 bath home in desirable location. Immaculately maintained with recent renovations AND HUGE RV/BOAT covered parking area. Inviting entrance leads to spectacular hardwood floor FLEX room with fireplace leading to the spacious living room area. New elegant tile flooring throughout. Remodeled kitchen with breakfast bar, pantry and nook area. Plenty of natural light in the spacious owner suite with huge new bathroom. Formal dining area leads to incredible fully fenced backyard great for entertaining. Yard features deck with gazebo, large storage shed and plenty of room for enjoyment. New water heater recently installed. Attached 1 car garage. Great location close to shopping, dining and Jacksonville Beach.
- Listing 3** Quaint and cozy and tastefully done. This 3/2 is light ad bright and ready for its forever owners. Kitchen is spacious with quartz countertops, white shaker cabinets, and stainless-steel appliances. Vinyl plank flooring throughout. Primary bathroom is huge, with walk in shower, sit down vanity area and barn doors that accent it perfectly. The other bathroom is also updated with a bathtub/shower combo. Roof, A/C, plumbing, electrical and water heater are all 3 years new. Seller had screened in porch built in the back last year, so you can enjoy your privacy in the fenced in backyard that is backed up to a conservation preserve.

## Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3037 Kline Road	2904 Peach Dr	9725 Elaine Rd	2583 Sandusky Ave E
City, State	Jacksonville, FLORIDA	Jacksonville, FL	Jacksonville, FL	Jacksonville, FL
Zip Code	32246	32246	32246	32216
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.37 <sup>1</sup>	0.41 <sup>1</sup>	0.64 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$265,000	\$300,000	\$310,000
List Price \$	--	\$265,000	\$300,000	\$310,000
Sale Price \$	--	\$275,000	\$300,000	\$307,500
Type of Financing	--	Fha	Fha	Conv
Date of Sale	--	09/06/2023	06/12/2023	09/08/2023
DOM · Cumulative DOM	-- · --	4 · 40	5 · 47	13 · 36
Age (# of years)	69	73	68	41
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	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	1,525	1,617	1,595	1,445
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	4 · 2	3 · 2
Total Room #	7	7	8	7
Garage (Style/Stalls)	Carport 2 Car(s)	None	Carport 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.17 acres	0.46 acres	0.21 acres	0.18 acres
Other	Porch, Patio	Porch, Patio, FP	Porch, Patio	Porch, Patio, FP
Net Adjustment	--	-\$850	-\$12,000	-\$21,000
Adjusted Price	--	\$274,150	\$288,000	\$286,500

\* 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** Welcome to 2904 Peach Drive, a hidden gem in the heart of Jacksonville, Florida! This city oasis offers a delightful single-family home with 3 bedrooms, 1 full bathroom, and 1 half bathroom. Step into the screened patio and unwind in absolute bliss. The large yard is perfect for outdoor gatherings and activities, while the included chicken coop and treehouse add an extra touch of whimsy to this urban retreat. Embrace the best of city living with all amenities at your fingertips. Don't miss this unique opportunity to own a home that combines convenience and charm. Make 2904 Peach Drive yours today! Adjustments made for Concessions (-\$1850), Bath Count (\$2000), Parking (\$4000), Lot size (-\$3000) and FP (-\$2000).
- Sold 2** Beautiful Fully Modernized Home in the Very Desirable Southside Estates. Located in the Heart of Southside, Convenient to Tinseltown, St. Johns Town Center & Gate Pkwy. Newer Kitchen with White Shaker Cabinets, Granite Counter Tops, Tile Back splash, Under Cabinet Lighting. Newer Bathrooms w/ Gorgeous Tiled Accents, Newer Tile Floors & New Waterproof LVP Floors, Fresh Paint Inside & Out, Updated Electrical, Newer Lighting & Plumbing Fixtures, Newer Plumbing Supply & Sewer Lines, Newer Septic System, Newer Hot Water Heater, Newer HVAC, Newer Double Pane Vinyl Windows, Newer Roof, & Detached Fully Finished Air Conditioned Bonus/Game Room. Please come to see for yourself. Adjustments made for Condition (-\$10,000), Bedroom Count (-\$4000) and Parking (\$2000).
- Sold 3** Excellent starter home with 3 bedrooms, 2 baths, great room with stone fireplace 2 car garage AND in move in condition. Large fenced-in backyard offers great area for children and family. 2 living area. Adjustments made for Concessions (-\$6000), Condition (-\$10,000), Age (-\$3000) and FP (-\$2000).

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				There is no listing history available for subject for the past 12 months. Information was researched in MLS.			
<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>	\$290,000	\$290,000
<b>Sales Price</b>	\$280,000	\$280,000
<b>30 Day Price</b>	\$257,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>Subject is located close to a high traffic roadway, power lines and commercial property. This may have a negative effect on marketability. It was necessary to expand beyond AGE, GLA and Wide Comp Value Range guidelines due to limited comps in the area. Please note that I was forced to use good condition comps due to proximity. Also, subject neighborhood is an investor neighborhood where most comps have been renovated/updated. I gave most weight to CL1 and CS1 which is similar to subject in overall appeal and condition. The Anticipated Value (ASV) given should allow subject to get under contract within 90 days. Final value conclusion given is based on Fair market value.</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



Street



## Listing Photos

**L1** 3223 BARKLEY RD  
Jacksonville, FL 32246



Front

**L2** 9726 NIMITZ CT S  
Jacksonville, FL 32246



Front

**L3** 2819 KLINE RD  
Jacksonville, FL 32246



Front

## Sales Photos

**S1** 2904 PEACH DR  
Jacksonville, FL 32246



Front

**S2** 9725 ELAINE RD  
Jacksonville, FL 32246



Front

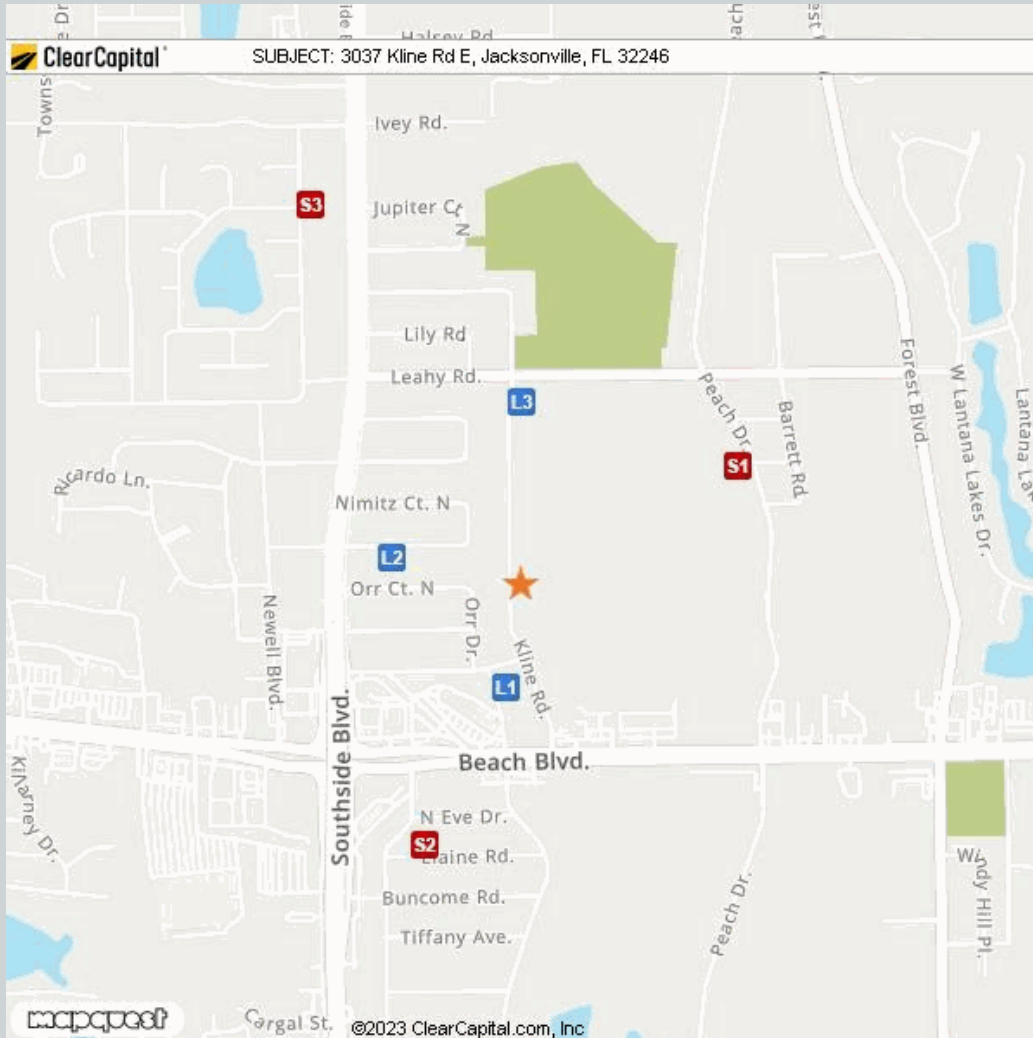
**S3** 2583 SANDUSKY AVE E  
Jacksonville, FL 32216



Front

## ClearMaps Addendum

**Address** ★ 3037 Kline Road, Jacksonville, FLORIDA 32246  
**Loan Number** 55017      **Suggested List** \$290,000      **Suggested Repaired** \$290,000      **Sale** \$280,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3037 Kline Road, Jacksonville, Florida 32246	--	Parcel Match
L1 Listing 1	3223 Barkley Rd, Jacksonville, FL 32246	0.15 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	9726 Nimitz Ct S, Jacksonville, FL 32246	0.20 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	2819 Kline Rd, Jacksonville, FL 32246	0.27 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	2904 Peach Dr, Jacksonville, FL 32246	0.37 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	9725 Elaine Rd, Jacksonville, FL 32246	0.41 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	2583 Sandusky Ave E, Jacksonville, FL 32246	0.64 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>	James Morgan	<b>Company/Brokerage</b>	James Morgan
<b>License No</b>	SL3153800	<b>Address</b>	1450 Holly Oaks Lake Rd W Jacksonville FL 32225
<b>License Expiration</b>	09/30/2025	<b>License State</b>	FL
<b>Phone</b>	9045367867	<b>Email</b>	jmdaryl50@gmail.com
<b>Broker Distance to Subject</b>	3.94 miles	<b>Date Signed</b>	09/10/2023

*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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