

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	2463 Moore Haven Drive E, Clearwater, FL 33763	Order ID	9058867	Property ID	34865846
Inspection Date	12/09/2023	Date of Report	12/11/2023		
Loan Number	55908	APN	312816987250000200		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Pinellas		

Tracking IDs					
Order Tracking ID	12.7_BPO	Tracking ID 1	12.7_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	TARBOX FAMILY TRUST	Condition Comments No damages were observed during the exterior viewing of subject property. The subject offers good condition and appeal, appears to have a newer roof, close proximity to a neighborhood park.
R. E. Taxes	\$1,761	
Assessed Value	\$138,645	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Good	
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 The neighborhood has a large park and is located near major roads for quick travel throughout the county. The homes offers average to good condition throughout. The neighborhood offers an optional HOA. No board ups or foreclosed properties were observed in the area.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$440500 High: \$550000	
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	2463 Moore Haven Drive E	2372 Willow Tree Trl	2170 Scotland Dr	2451 Rutland Ln
City, State	Clearwater, FL	Clearwater, FL	Clearwater, FL	Clearwater, FL
Zip Code	33763	33763	33763	33763
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.32 ¹	0.64 ¹	0.53 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$449,000	\$415,000	\$365,000
List Price \$	--	\$445,000	\$415,000	\$365,000
Original List Date		11/08/2023	11/01/2023	11/11/2023
DOM · Cumulative DOM	-- · --	29 · 33	36 · 40	28 · 30
Age (# of years)	49	48	51	55
Condition	Good	Good	Good	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	1,489	1,489	1,219	1,251
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	2 · 2
Total Room #	5	5	5	4
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 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	--	--	--
Lot Size	0.19 acres	0.17 acres	0.15 acres	0.18 acres
Other	--	--	--	--

* Listing 1 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 Equal, offers updated kitchen, bathrooms, appliances, large tile throughout, but no in-ground pool.

Listing 2 Inferior, very nicely updated interior with updated kitchen, bathrooms, appliances, fixtures and flooring, but less heated sq ft, smaller garage and no pool.

Listing 3 Inferior, offers less bedrooms, less heated sq ft, no pool, needs new flooring and updating throughout.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	2463 Moore Haven Drive E	2379 Moore Haven Dr W	2378 Covington Dr	2317 Moore Haven Dr E
City, State	Clearwater, FL	Clearwater, FL	Clearwater, FL	Clearwater, FL
Zip Code	33763	33763	33763	33763
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.24 ¹	0.12 ¹	0.30 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$415,000	\$385,000	\$435,000
List Price \$	--	\$399,900	\$385,000	\$435,000
Sale Price \$	--	\$385,000	\$370,000	\$440,500
Type of Financing	--	Cash	Cash	Conventional
Date of Sale	--	02/01/2023	04/24/2023	09/26/2023
DOM · Cumulative DOM	-- · --	159 · 159	17 · 17	40 · 40
Age (# of years)	49	50	49	49
Condition	Good	Good	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/Rambler	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,489	1,585	1,401	1,489
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	5	5	5	5
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	Pool - Yes	--	--	--
Lot Size	0.19 acres	0.16 acres	0.15 acres	0.21 acres
Other	--	--	--	Attached enclosed room
Net Adjustment	--	+\$30,000	+\$40,000	-\$10,000
Adjusted Price	--	\$415,000	\$410,000	\$430,500

* Sold 3 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Inferior, no in-ground pool, but offers more sq ft and some interior updates, same location.

Sold 2 Inferior, in-ground pool, less heated sq ft, but same room count, location and condition.

Sold 3 Superior, offers an attached enclosure that increases living sq ft to 1890sq ft per MLS comments, some interior upgrades but no in-ground pool, same location.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Subject just recently sold on 12/01/2023 for \$350,000. MLS OPPORTUNITY AWAITS! Welcome to 2463 Moorehaven Dr E, for sale for the first time and taken care of by the same family for almost 40 years! This centrally located POOL home is located in the HEART of Clearwater, featuring 1,489 square feet with three-bedrooms, two-bathrooms, and a two-car garage. Features include an ideal SPLIT floor plan, fenced in backyard, open living room (can also be used as a dining room), plus a covered lanai. Per seller, the most recent updates include a flat roof in 2018, AC in 2020 and the windows were replaced and include hurricane shutters. All appliances convey! The guest bathroom was updated with plank tile, updated tile in the shower/tub and vanity. WOODGATE is an established neighborhood with an optional HOA! Residents of Woodgate enjoy the amenities of Woodgate Park with tennis courts, a playground, basketball courts, baseball fields, and covered picnic area. With quick access to US 19, Countryside mall/restaurants, minutes from ? Delightful Dunedin, ? and near sugary sand award winning beaches of Clearwater, plus all of the best North Pinellas has to offer! What more can you ask for!? This home is priced to sell! ACT FAST!			
Listing Agent Name							
Listing Agent Phone							
# 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				
10/12/2023	\$425,000	11/16/2023	\$390,000	Sold	12/01/2023	\$350,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$430,000	\$430,000
Sales Price	\$420,000	\$420,000
30 Day Price	\$400,000	--
Comments Regarding Pricing Strategy		
The market conditions remain stable in subject's area due to a low supply of inventory especially with in-ground pools. Agent recommends this price strategy based on current market competition and recent sold comparable homes in subject's area. Agent is assuming the property is in average/good condition with pool in working condition.		

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



Front



Front



Address Verification



Address Verification



Side

Subject Photos



Side



Street



Street

Listing Photos

L1 2372 Willow Tree Trl
Clearwater, FL 33763



Front

L2 2170 Scotland Dr
Clearwater, FL 33763



Front

L3 2451 Rutland Ln
Clearwater, FL 33763



Front

Sales Photos

S1 2379 Moore Haven Dr W
Clearwater, FL 33763



Front

S2 2378 Covington Dr
Clearwater, FL 33763



Front

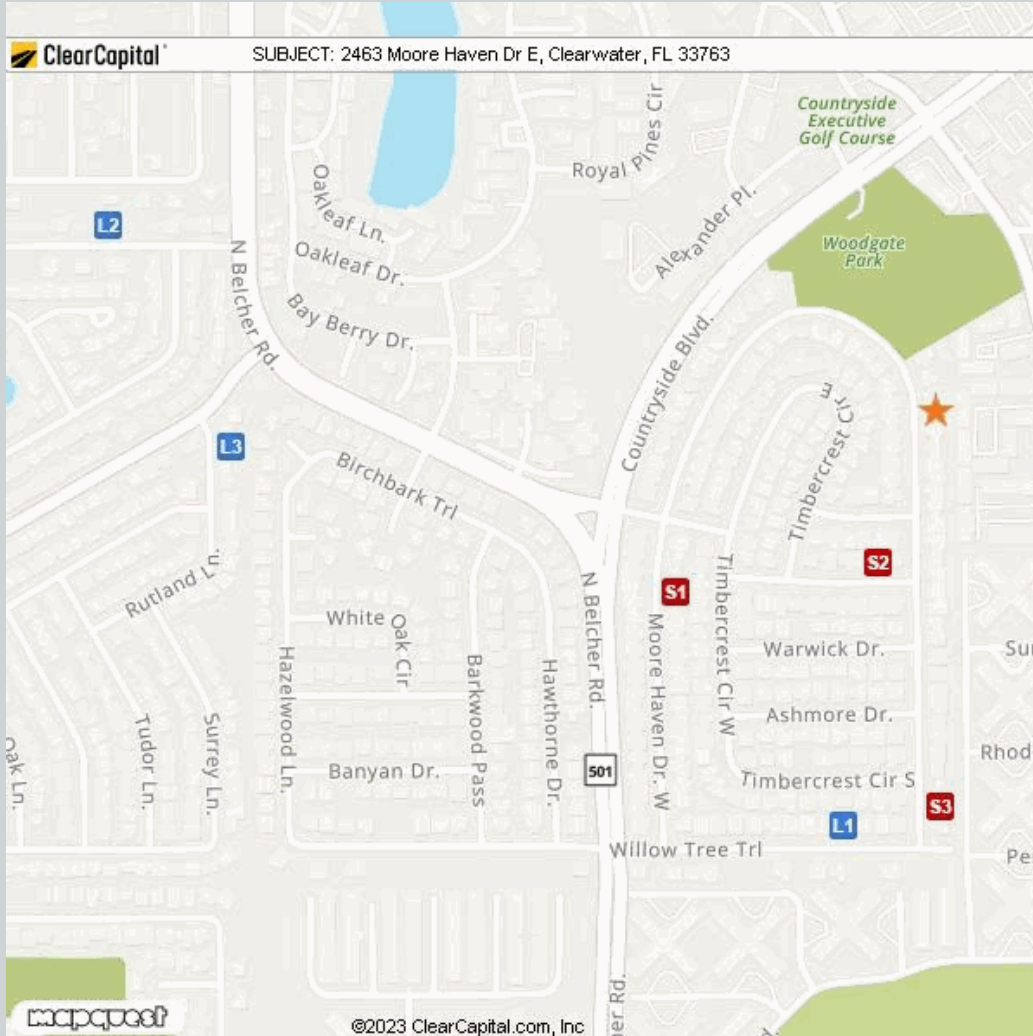
S3 2317 Moore Haven Dr E
Clearwater, FL 33763



Front

ClearMaps Addendum

Address ★ 2463 Moore Haven Drive E, Clearwater, FL 33763
Loan Number 55908 **Suggested List** \$430,000 **Suggested Repaired** \$430,000 **Sale** \$420,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2463 Moore Haven Drive E, Clearwater, FL 33763	--	Parcel Match
L1 Listing 1	2372 Willow Tree Trl, Clearwater, FL 33763	0.32 Miles ¹	Parcel Match
L2 Listing 2	2170 Scotland Dr, Clearwater, FL 33763	0.64 Miles ¹	Parcel Match
L3 Listing 3	2451 Rutland Ln, Clearwater, FL 33763	0.53 Miles ¹	Parcel Match
S1 Sold 1	2379 Moore Haven Dr W, Clearwater, FL 33763	0.24 Miles ¹	Parcel Match
S2 Sold 2	2378 Covington Dr, Clearwater, FL 33763	0.12 Miles ¹	Parcel Match
S3 Sold 3	2317 Moore Haven Dr E, Clearwater, FL 33763	0.30 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	Amanda Huggins	Company/Brokerage	Coldwell Banker Realty
License No	SL3037903	Address	1705 Evans Dr Clearwater FL 33759
License Expiration	09/30/2024	License State	FL
Phone	8134095095	Email	amanda.huggins@floridamoves.com
Broker Distance to Subject	2.01 miles	Date Signed	12/09/2023

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.