

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	5104 Rolling Hills Court, Tampa, FL 33617	Order ID	9097673	Property ID	34956179
Inspection Date	01/05/2024	Date of Report	01/11/2024		
Loan Number	56193	APN	T1028191HW000001000350		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Hillsborough		

Tracking IDs					
Order Tracking ID	1.5_BPO	Tracking ID 1	1.5_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	WILLIAM C DARRAH	Condition Comments	
R. E. Taxes	\$1,838	The subject appears to have been maintained and is consistent with the average condition of the surrounding homes. Based on the drive-by there were no signs of needed repair.	
Assessed Value	\$139,489		
Zoning Classification	Residential R-9		
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	PLEASANT DALE is a non-deed restricted community. It is roughly a 10-minute drive to the nearest interstate and has access to most all amenities within 5-10 minutes. The average marketing time for all homes here is 19 days. The current absorption rate is 40% with 2.5 month's supply. These factors taken together indicate a market that favors sellers.	
Sales Prices in this Neighborhood	Low: \$125000 High: \$620000		
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	5104 Rolling Hills Court	12406 Pampas Pl	518 Coach Ln	10910 N 19th St
City, State	Tampa, FL	Temple Terrace, FL	Temple Terrace, FL	Tampa, FL
Zip Code	33617	33617	33617	33612
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.64 ¹	1.47 ¹	2.47 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$525,000	\$485,000	\$525,000
List Price \$	--	\$525,000	\$485,000	\$499,999
Original List Date		12/11/2023	11/25/2023	11/05/2023
DOM · Cumulative DOM	-- · --	25 · 31	41 · 47	61 · 67
Age (# of years)	56	41	53	39
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	Beneficial ; Water	Neutral ; Residential
Style/Design	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary	2 Stories Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,113	2,461	1,735	2,156
Bdrm · Bths · ½ Bths	4 · 2	4 · 3	4 · 2	3 · 3
Total Room #	7	7	7	6
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	Pool - Yes	Pool - Yes	Pool - Yes
Lot Size	0.32 acres	0.26 acres	0.26 acres	0.24 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 This comp brackets the subject's GLA on the high end. It was closest in proximity. It offers more GLA, and one more bathroom, but with less land.

Listing 2 This comp brackets the subject's GLA on the low end. It was second closest in proximity. It offers less GLA, and less land.

Listing 3 This comp brackets the subject's GLA on the high end. It offers more GLA, and one more bathroom, but with one less bedroom, and less land.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	5104 Rolling Hills Court	6110 Grape Fern Ct	12925 Rain Forest St	12914 Rain Forest St
City, State	Tampa, FL	Temple Terrace, FL	Temple Terrace, FL	Temple Terrace, FL
Zip Code	33617	33617	33617	33617
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.87 ¹	0.97 ¹	0.90 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$499,900	\$559,000	\$499,900
List Price \$	--	\$499,900	\$519,000	\$499,900
Sale Price \$	--	\$470,000	\$515,000	\$495,000
Type of Financing	--	Conventional	Conventional	Va
Date of Sale	--	05/05/2023	06/30/2023	01/03/2024
DOM · Cumulative DOM	-- · --	91 · 91	121 · 121	64 · 64
Age (# of years)	56	42	40	40
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 Contemporary	1 Story Contemporary	1 Story Contemporary	1 Story Contemporary
# Units	1	1	1	1
Living Sq. Feet	2,113	1,760	2,277	2,300
Bdrm · Bths · ½ Bths	4 · 2	3 · 2	4 · 2	4 · 2
Total Room #	7	6	7	7
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	Pool - Yes	Pool - Yes	Pool - Yes
Lot Size	0.32 acres	0.22 acres	0.29 acres	0.19 acres
Other	--	--	Concessions	--
Net Adjustment	--	+\$27,180	-\$12,285	-\$9,920
Adjusted Price	--	\$497,180	\$502,715	\$485,080

* 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** This comp brackets the subject's GLA on the low end. It offered less GLA (+21180), one less bedroom (+5000), and less land (+1000). This comp is weighted at 10%
- Sold 2** This comp brackets the subject's GLA on the high end. It offered more GLA (-9840), and concessions (-2745), but with less land (+300). This comp is weighted at 80%
- Sold 3** This comp brackets the subject's GLA on the high end. It offered more GLA (-11220), but with less land (+1300). This comp is weighted at 10%

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			No MLS history				
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	\$500,398	\$500,398
Sales Price	\$500,398	\$500,398
30 Day Price	\$490,390	--
Comments Regarding Pricing Strategy		
<p>Due to an extreme shortage of comp listings, I had to expand the radius up to 2.5 miles in order to find three listings with private pools. I was able to bracket the subject's GLA by using this criteria. A weighted comparable method was used to reconcile the subject's current market value with more weight given to the sold comp most like the subject. A list to sale ratio of 100% is reflected in the suggested list price. The 30-day price takes into account a 2% discount.</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

Listing Photos

L1 12406 Pampas Pl
Temple Terrace, FL 33617



Front

L2 518 Coach Ln
Temple Terrace, FL 33617



Front

L3 10910 N 19th St
Tampa, FL 33612



Front

Sales Photos

S1 6110 Grape Fern Ct
Temple Terrace, FL 33617



Front

S2 12925 Rain Forest St
Temple Terrace, FL 33617



Front

S3 12914 Rain Forest St
Temple Terrace, FL 33617



Front

ClearMaps Addendum

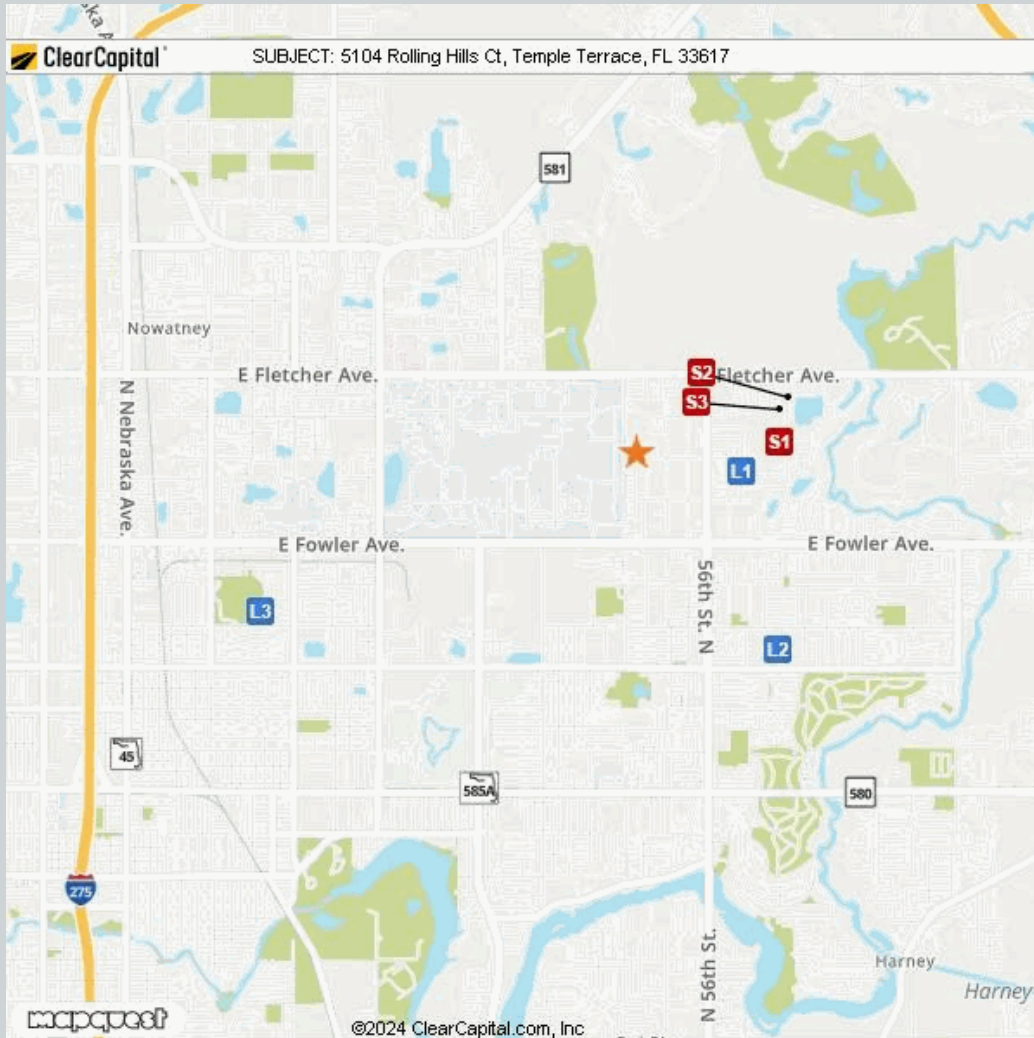
Address ★ 5104 Rolling Hills Court, Tampa, FL 33617

Loan Number 56193

Suggested List \$500,398

Suggested Repaired \$500,398

Sale \$500,398



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5104 Rolling Hills Court, Tampa, FL 33617	--	Parcel Match
L1 Listing 1	12406 Pampas Pl, Tampa, FL 33617	0.64 Miles ¹	Parcel Match
L2 Listing 2	518 Coach Ln, Tampa, FL 33617	1.47 Miles ¹	Parcel Match
L3 Listing 3	10910 N 19th St, Tampa, FL 33612	2.47 Miles ¹	Parcel Match
S1 Sold 1	6110 Grape Fern Ct, Tampa, FL 33617	0.87 Miles ¹	Parcel Match
S2 Sold 2	12925 Rain Forest St, Tampa, FL 33617	0.97 Miles ¹	Parcel Match
S3 Sold 3	12914 Rain Forest St, Tampa, FL 33617	0.90 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	Jeremy Rickard	Company/Brokerage	Excellecore Real Estate, Inc
License No	BK3217961	Address	20719 Sterlington Dr Unit 101 Land O Lakes FL 34638
License Expiration	03/31/2025	License State	FL
Phone	8132989325	Email	jeremy@excellecore.com
Broker Distance to Subject	10.16 miles	Date Signed	01/05/2024

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.