

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	1314 Church Street, Beaufort, SC 29902	Order ID	6093427	Property ID	26147211
Inspection Date	03/05/2019	Date of Report	03/05/2019		
Loan Number	37184	APN	R120 002 000 0295 0000		
Borrower Name	Breckenridge Property Fund 2016 LLC				

Tracking IDs

Order Tracking ID	BotW New Fac-DriveBy BPO 03.04.19 (1)	Tracking ID 1	BotW New Fac-DriveBy BPO 03.04.19 (1)
Tracking ID 2	--	Tracking ID 3	--

I. General Conditions

Property Type	SFR	Condition Comments	
Occupancy	Vacant	Subject appears to be vacant and of average condition with no obvious damage noted. Fenced in yard. Home is typical for neighborhood.	
Secure?	Yes (Doors locked, no broken windows noted.)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost			
Estimated Interior Repair Cost			
Total Estimated Repair			
HOA	No		
Visible From Street	Visible		

II. Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments	
Listing Agency/Firm		Last Sold: 7/26/1996 for \$65,000	
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
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III. Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Improving	Subject is in Pigeon Point which is an older established area of SFD, parks and walking distance to the downtown area of Beaufort. Is an area that is not regulated by the Historic District and values have been rising. REO activity is down, student housing for USC campus is in the area as well as restaurants. Homes are rarely boarded. Values depend largely on condition and upgrades.	
Sales Prices in this Neighborhood	Low: \$50 High: \$27,000		
Market for this type of property	Increased 2 % in the past 6 months.		
Normal Marketing Days	<90		

IV. Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1314 Church Street	1124 Emmons St	1210 Congress St	1501 Lafayette St
City, State	Beaufort, SC	Beaufort, SC	Beaufort, SC	Beaufort, SC
Zip Code	29902	29902	29902	29902
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.18 ¹	0.23 ¹	0.37 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$185,000	\$175,000	\$160,000
List Price \$	--	\$169,900	\$175,000	\$160,000
Original List Date		09/17/2018	02/07/2019	01/28/2019
DOM · Cumulative DOM	-- · --	168 · 169	25 · 26	35 · 36
Age (# of years)	32	34	54	45
Condition	Average	Good	Fair	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,050	1,072	1,122	1,323
Bdrm · Bths · ½ Bths	3 · 1	3 · 1	4 · 2	3 · 1
Total Room #	5	5	5	5
Garage (Style/Stalls)	None	Carport 1 Car	None	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.30 acres	.14 acres	.15 acres	.24 acres
Other	--	--	fireplace	fireplace

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

- Listing 1** Similar size, age and smaller lot. MLS: Remodel, new roof, HVAC, flooring, paint, granite counters in kitchen, new exterior paint. This home has an attached shed off the master bedroom which is plumbed and easily converted to a master bathroom. Neighbor next door has the same home and her shed was converted this way. This home would make an investment as an AirBnB , VRBO, etc..It is walking distance to downtown Beaufort, street backs up to Pigeon Park.
- Listing 2** Similar size, older and smaller lot. Is Historic district. MLS: Historic 1122 sqft., 4 bedroom 2 bath home in need of some TLC. Within minutes to the Waterfront Park, shopping, and restaurants. Property being sold AS-IS Where IS.
- Listing 3** Larger, similar age and lot size. Under Contract 1/28/2019. MLS: Nice older home with a newer HVAC and roof. Home is being sold AS IS , Estate Sale.

* Listing 3 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.

V. Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1314 Church Street	1312 Church St # A	423 Waight St	1504 Sycamore St
City, State	Beaufort, SC	Beaufort, SC	Beaufort, SC	Beaufort, SC
Zip Code	29902	29902	29902	29902
Datasource	Tax Records	Public Records	MLS	MLS
Miles to Subj.	--	0.01 ¹	0.93 ¹	0.66 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$135,000	\$178,000	\$230,000
List Price \$	--	\$135,000	\$178,000	\$194,000
Sale Price \$	--	\$135,000	\$165,500	\$189,000
Type of Financing	--	Unknown	Conventional	Cash
Date of Sale	--	1/23/2019	9/19/2018	10/3/2018
DOM · Cumulative DOM	-- · --	1 · 1	38 · 36	175 · 240
Age (# of years)	32	33	31	31
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Style/Design	1 Story ranch	1 Story ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,050	928	1,094	1,056
Bdrm · Bths · ½ Bths	3 · 1	2 · 1	3 · 1 · 1	3 · 2
Total Room #	5	4	5	5
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	%	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.30 acres	.30 acres	.16 acres	.35 acres
Other	--	--	--	--
Net Adjustment	--	+\$4,980	-\$460	-\$19,840
Adjusted Price	--	\$139,980	\$165,040	\$169,160

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

- Sold 1** Similar size, age and lot size. Home is next to subject. Adj. \$4,880 SF, 100 age, 0 lot. No MLS comments as sold data from Tax Records.
- Sold 2** Similar size, age and smaller lot. Adj. \$-1,760 SF, -100 age, 1,400 lot. MLS: Big back yard, walking distance to trail, short bike ride to town, desirable neighborhood, new roof, new water heater, new floors, new interior paint and more.
- Sold 3** Similar size, age and lot size. Better views with Marsh. Adj. \$-240 SF, -100 age, 500 lot and -20,000 Marsh Views. MLS: Marsh/water views from this sweet 3 bedroom 2 bath home. It is clean/ ready to move in. Completely fenced backyard with a great deck

* 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.

VI. Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$165,000	\$165,000
Sales Price	\$160,000	\$160,000
30 Day Price	\$150,000	--

Comments Regarding Pricing Strategy

Subject's street is walking distance to college, town and restaurants. Values have been rising in this area. Subject is on a large lot for in town. Interior condition is unknown.

VII. 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.

VIII. Property Images

Address 1314 Church Street, Beaufort, SC 29902

Loan Number 37184

Suggested List \$165,000

Suggested Repaired \$165,000

Sale \$160,000



Subject 1314 Church St

View Front



Subject 1314 Church St

View Address Verification

VIII. Property Images (continued)

Address 1314 Church Street, Beaufort, SC 29902
Loan Number 37184 **Suggested List** \$165,000

Suggested Repaired \$165,000

Sale \$160,000



Subject 1314 Church St

View Side



Subject 1314 Church St

View Side

VIII. Property Images (continued)

Address 1314 Church Street, Beaufort, SC 29902
Loan Number 37184 **Suggested List** \$165,000

Suggested Repaired \$165,000

Sale \$160,000



Subject 1314 Church St

View Side



Subject 1314 Church St

View Street

VIII. Property Images (continued)

Address 1314 Church Street, Beaufort, SC 29902
Loan Number 37184 **Suggested List** \$165,000

Suggested Repaired \$165,000

Sale \$160,000



Subject 1314 Church St

View Street



Listing Comp 1 1124 Emmons St

View Front

VIII. Property Images (continued)

Address 1314 Church Street, Beaufort, SC 29902
Loan Number 37184 **Suggested List** \$165,000

Suggested Repaired \$165,000

Sale \$160,000



Listing Comp 2 1210 Congress St

View Front



Listing Comp 3 1501 Lafayette St

View Front

VIII. Property Images (continued)

Address 1314 Church Street, Beaufort, SC 29902
Loan Number 37184 **Suggested List** \$165,000

Suggested Repaired \$165,000

Sale \$160,000



Sold Comp 1 1312 Church St # A

View Front



Sold Comp 2 423 Waight St

View Front

VIII. Property Images (continued)

Address 1314 Church Street, Beaufort, SC 29902

Loan Number 37184

Suggested List \$165,000

Suggested Repaired \$165,000

Sale \$160,000

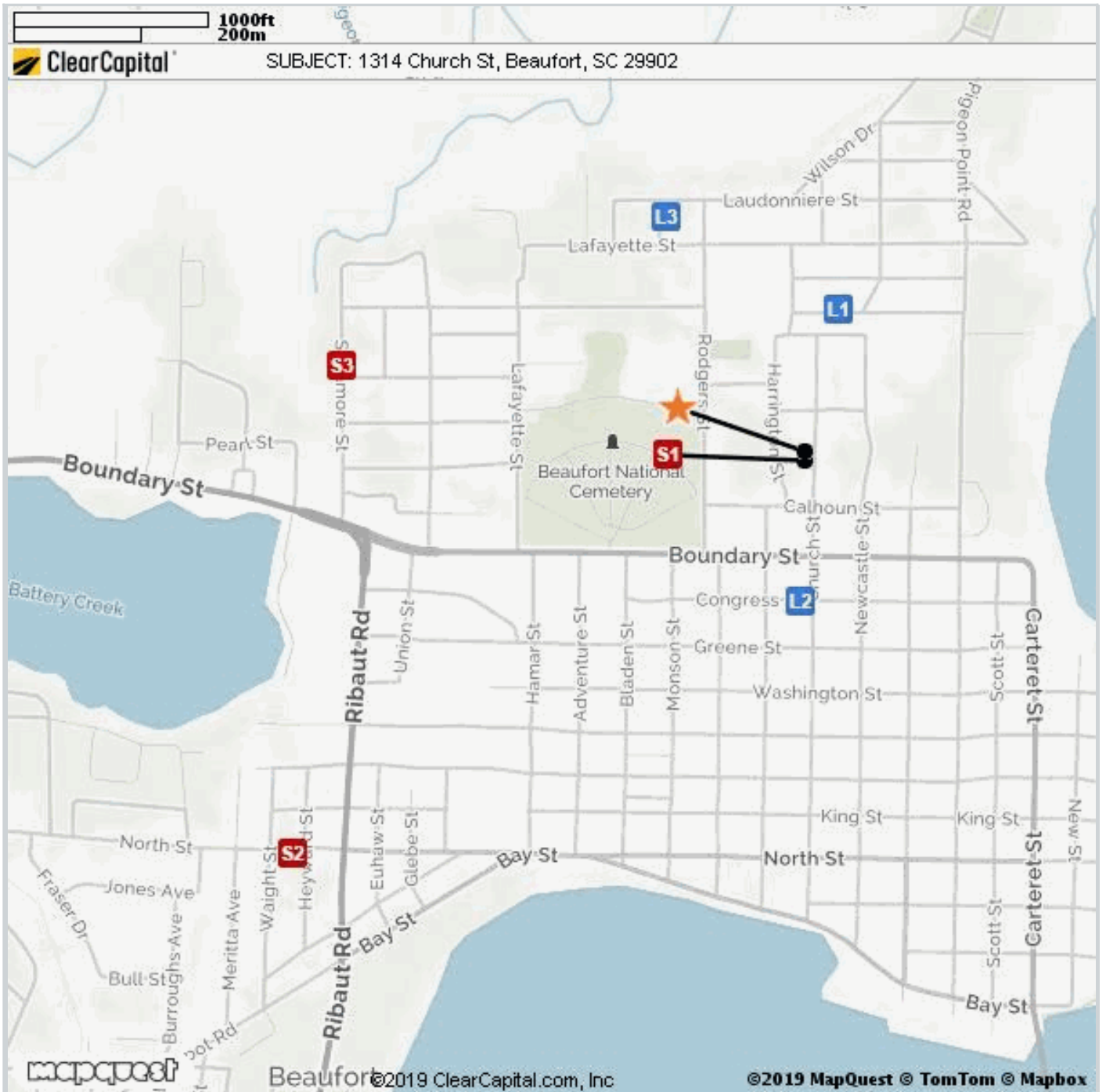


Sold Comp 3 1504 Sycamore St

View Front

ClearMaps Addendum

Address ★ 1314 Church Street, Beaufort, SC 29902
Loan Number 37184 **Suggested List** \$165,000 **Suggested Repaired** \$165,000 **Sale** \$160,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1314 Church St, Beaufort, SC	--	Parcel Match
L1 Listing 1	1124 Emmons St, Beaufort, SC	0.18 Miles ¹	Parcel Match
L2 Listing 2	1210 Congress St, Beaufort, SC	0.23 Miles ¹	Parcel Match
L3 Listing 3	1501 Lafayette St, Beaufort, SC	0.37 Miles ¹	Parcel Match
S1 Sold 1	1312 Church St # A, Beaufort, SC	0.01 Miles ¹	Parcel Match
S2 Sold 2	423 Waight St, Beaufort, SC	0.93 Miles ¹	Parcel Match
S3 Sold 3	1504 Sycamore St, Beaufort, SC	0.66 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.

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.

Report Instructions

This section shows the instructions that were approved by the customer and provided to the broker prior to completing the report.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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.

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	Debra Regecz	Company/Brokerage	Ballenger Assoc. LLC
License No	51688		
License Expiration	06/30/2020	License State	SC
Phone	8432637010	Email	deb@redhatteam.com
Broker Distance to Subject	3.03 miles	Date Signed	03/05/2019

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 Valuation Report.

Disclaimer

This market analysis may not be used for the purposes of obtaining financing in a federally-related transaction.

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.