

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	2717 Roman Way, West Columbia, SC 29170	Order ID	6707146	Property ID	28358953
Inspection Date	05/06/2020	Date of Report	05/07/2020		
Loan Number	40691	APN	00662103004		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Lexington		

Tracking IDs

Order Tracking ID	20200503_Citi_BOTW_BPO	Tracking ID 1	20200503_Citi_BOTW_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Breckenridge Property Fund 2016 LLC	Condition Comments The subject property appears to be in average condition. There was not any major issues that would need to be complete at this time.
R. E. Taxes	\$2,452	
Assessed Value	\$83,000	
Zoning Classification	Residential	
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	Rural	Neighborhood Comments The neighborhood has been stable for the last 12 months. There are no issues in the neighborhood that would add or detract any value to the subject property at this time.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$100,000 High: \$150,000	
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	2717 Roman Way	410 Bel Air Drive	104 Reading Court	852 Old Orangeburg Road
City, State	West Columbia, SC	West Columbia, SC	Lexington, SC	Lexington, SC
Zip Code	29170	29170	29073	29073
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.95 ¹	4.04 ¹	3.93 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$110,000	\$120,000	\$138,000
List Price \$	--	\$110,000	\$120,000	\$138,000
Original List Date		05/05/2020	04/30/2020	04/03/2020
DOM · Cumulative DOM	-- · --	1 · 2	6 · 7	33 · 34
Age (# of years)	41	52	42	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	1,388	1,425	1,200	1,248
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	Detached 2 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.29 acres	.46 acres	.39 acres	.22 acres
Other	None	Workshop	None	Updated

* 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 The list comp one would be the most EQUAL, this comp would be most like the subject in sqft from the other list comps. My adjustments are -\$700 sqft, -\$2000 carport, -\$3000 workshop, -\$1000 lot size and +\$3300 year difference.

Listing 2 The list comp two would be the most INFERIOR, this comp has the less sqft from the other list comps. My adjustments are +\$3700 sqft, +\$300 year difference and -\$1000 lot size.

Listing 3 The list comp three would be the most SUPERIOR, this comp has had updates from the other list comps. My adjustments are +\$2800 sqft and -\$10,000 updates.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	2717 Roman Way	207 Haleywood Ln	303 Shelton Rd	109 Ebony Ln
City, State	West Columbia, SC	West Columbia, SC	West Columbia, SC	West Columbia, SC
Zip Code	29170	29170	29170	29170
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.98 ¹	0.76 ¹	0.74 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$130,000	\$129,900	\$144,500
List Price \$	--	\$130,000	\$125,000	\$144,500
Sale Price \$	--	\$132,000	\$125,000	\$146,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	04/10/2020	04/17/2020	03/31/2020
DOM · Cumulative DOM	-- · --	1 · 32	78 · 182	1 · 28
Age (# of years)	41	41	31	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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,388	1,218	1,200	1,235
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	4 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	Attached 1 Car	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.29 acres	.27 acres	.33 acres	.44 acres
Other	None	Updated	Workshop	Updated
Net Adjustment	--	-\$7,600	-\$4,300	-\$8,300
Adjusted Price	--	\$124,400	\$120,700	\$137,700

* Sold 1 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** The sold comp one would be the most EQUAL, this comp would be most like the subject in years and lot size from the other sold comps. My adjustments are +\$3400 sqft, -\$1000 garage space and -\$10,000 updates.
- Sold 2** The sold comp two would be the most INFERIOR, this comp has the less sqft from the other sold comps. My adjustments are +\$3700 sqft, -\$1500 bedroom, -\$3000 year difference, -\$500 lot size and -\$3000 workshop.
- Sold 3** The sold comp three would be the most SUPERIOR, this comp has the largest sqft and largest lot size from the other sold comps. My adjustments are +\$3000 sqft, -\$300 year difference, -\$1000 lot size and -\$10,000 updates.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			There are no currant listing or sales history for the subject at this time.				
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
01/23/2020	\$89,000	03/02/2020	\$89,000	Withdrawn	03/02/2020	\$89,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$127,000	\$127,000
Sales Price	\$127,000	\$127,000
30 Day Price	\$122,000	--
Comments Regarding Pricing Strategy		
<p>The market has been stable for the last 12 months. All my sold comps are from a 3 months time period. My list comp range I had to look out to a distance of 4.04 miles in order to find active list comps. I even tried to relax my search details to find closer comps, but there was not any available at this time. Adjustments was made for the difference in the sqft, years, lot size, bedrooms, garage space, updates and workshops. This is not a REO market driven area.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Street

Listing Photos

L1 410 Bel Air Drive
West Columbia, SC 29170



Front

L2 104 Reading Court
Lexington, SC 29073



Front

L3 852 Old Orangeburg Road
Lexington, SC 29073



Front

Sales Photos

S1 207 Haleywood Ln
West Columbia, SC 29170



Front

S2 303 Shelton Rd
West Columbia, SC 29170



Front

S3 109 Ebony Ln
West Columbia, SC 29170



Front

ClearMaps Addendum

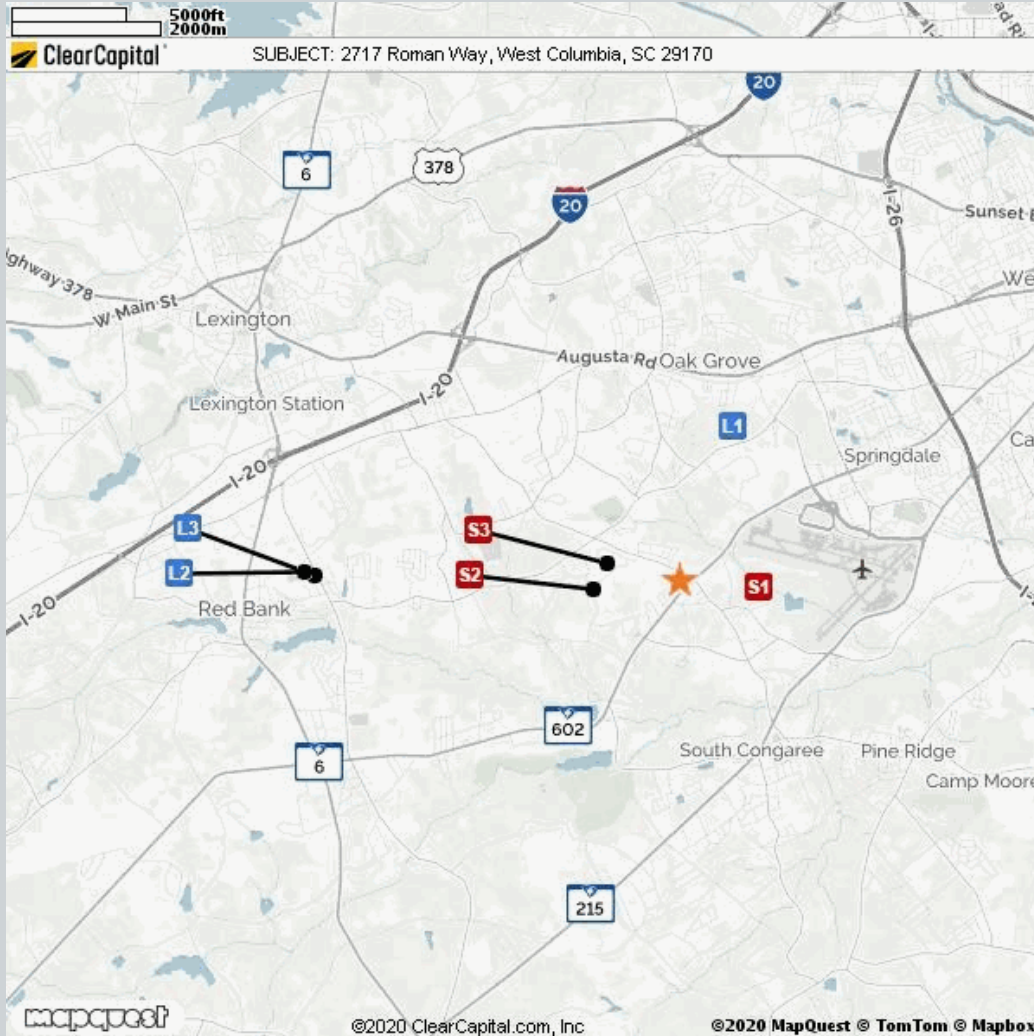
Address ★ 2717 Roman Way, West Columbia, SC 29170

Loan Number 40691

Suggested List \$127,000

Suggested Repaired \$127,000

Sale \$127,000



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	2717 Roman Way, West Columbia, SC	--	Parcel Match
L1 Listing 1	410 Bel Air Drive, West Columbia, SC	1.95 Miles ¹	Parcel Match
L2 Listing 2	104 Reading Court, Lexington, SC	4.04 Miles ¹	Parcel Match
L3 Listing 3	852 Old Orangeburg Road, Lexington, SC	3.93 Miles ¹	Parcel Match
S1 Sold 1	207 Haleywood Ln, West Columbia, SC	0.98 Miles ¹	Parcel Match
S2 Sold 2	303 Shelton Rd, West Columbia, SC	0.76 Miles ¹	Parcel Match
S3 Sold 3	109 Ebony Ln, West Columbia, SC	0.74 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	Linda Thomson	Company/Brokerage	ACQUIRE REAL ESTATE
License No	55537	Address	5599 Sunset Blvd. Lexington SC 29072
License Expiration	06/30/2020	License State	SC
Phone	8035300038	Email	lthomsonbpo@gmail.com
Broker Distance to Subject	5.76 miles	Date Signed	05/06/2020

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 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.