

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>	243 Luna Trail, Lexington, SC 29072	<b>Order ID</b>	6872541	<b>Property ID</b>	28908779
<b>Inspection Date</b>	10/12/2020	<b>Date of Report</b>	10/12/2020		
<b>Loan Number</b>	42100	<b>APN</b>	005333-01-026		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Lexington		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	1005BPO	<b>Tracking ID 1</b>	1005BPO		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	PORTERFIELD, EMANUEL EARL & TAMARA T	The subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection. There are no noticeable upgrade to the subject it appears to be in average condition. No repair.
<b>R. E. Taxes</b>	\$1,415	
<b>Assessed Value</b>	\$9,100	
<b>Zoning Classification</b>	R1	
<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		Neighborhood Comments
<b>Location Type</b>	Suburban	The subject is located in a Suburban location that has close proximity to schools, shops or major highways. The market conditions are currently stable. Market conditions are stable and supply and demand are balanced. REO and short sale activity remains low in the area. Average marketing time of correctly priced properties is under 120 days.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$120,900 High: \$435,900	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<180	

### Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	243 Luna Trail	268 Presque Isle Road	226 Montrose Drive	508 Harwich Court
<b>City, State</b>	Lexington, SC	Lexington, SC	Lexington, SC	Lexington, SC
<b>Zip Code</b>	29072	29072	29072	29072
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.35 <sup>1</sup>	0.82 <sup>1</sup>	0.41 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$274,900	\$334,000	\$295,000
<b>List Price \$</b>	--	\$274,900	\$334,000	\$295,000
<b>Original List Date</b>		08/22/2020	10/10/2020	08/17/2020
<b>DOM · Cumulative DOM</b>	-- · --	50 · 51	1 · 2	17 · 56
<b>Age (# of years)</b>	6	14	7	16
<b>Condition</b>	Average	Average	Average	Average
<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>	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	3,548	3,184	3,366	3,500
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	5 · 2 · 1	4 · 2 · 1	4 · 3 · 1
<b>Total Room #</b>	8	9	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<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>	0.12 acres	0.19 acres	0.16 acres	0.33 acres
<b>Other</b>	None	None	None	None

\* Listing 3 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** Bright and Open Floor Plan features High/Trey Ceilings, Hardwood and Tile throughout main living areas. 5 bedrooms and 3 bathrooms.
- Listing 2** 4 bedroom, 3 bathroom home is made for enjoying life with a 2-story foyer and a formal dining room. An open concept family room and kitchen with an eat-in area is for entertaining. find an office on the main level, for those times to work from home. Upstairs is an owner's retreat with a spacious bath and two walk-in closets, 3 additional bedrooms and bathroom as well as a large bonus room.
- Listing 3** This 4 bedroom, 2.5 bath home has a floor plan that will suit all of family's needs. In addition to both formal living and dining rooms, there's a gorgeous kitchen with a spacious eat-in area open to an equally spacious room. The kitchen has dark wood cabinetry with a generous topped island and a walk-in pantry. The gas stove will delight the cooks in your family, and so will the fact that they won't have to hide away in the kitchen while cooking.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	243 Luna Trail	115 Luna Trail	127 Luna Trail	413 Mana Vista Court
<b>City, State</b>	Lexington, SC	Lexington, SC	Lexington, SC	Lexington, SC
<b>Zip Code</b>	29072	29072	29072	29072
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	3.17 <sup>1</sup>	3.16 <sup>1</sup>	0.25 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$225,000	\$228,000	\$265,000
<b>List Price \$</b>	--	\$219,500	\$225,000	\$265,000
<b>Sale Price \$</b>	--	\$219,500	\$222,000	\$245,000
<b>Type of Financing</b>	--	Conventional	Conventional	Conventional
<b>Date of Sale</b>	--	02/28/2020	09/30/2020	08/04/2020
<b>DOM · Cumulative DOM</b>	-- · --	90 · 120	22 · 51	13 · 69
<b>Age (# of years)</b>	6	6	4	18
<b>Condition</b>	Average	Average	Average	Average
<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>	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial	2 Stories Colonial
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	3,548	3,108	3,100	3,500
<b>Bdrm · Bths · ½ Bths</b>	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	4 · 3 · 1
<b>Total Room #</b>	8	8	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
<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>	0.12 acres	0.16 acres	0.20 acres	0.17 acres
<b>Other</b>	None	None	None	None
<b>Net Adjustment</b>	--	+\$13,200	+\$13,240	-\$1,360
<b>Adjusted Price</b>	--	\$232,700	\$235,240	\$243,640

\* Sold 2 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** Adjustment: GLA/+13200. This 4 bedroom, 2.5 bath home has a floor plan that will suit all of family's needs. In addition to both formal living and dining rooms, there's a gorgeous kitchen with a spacious eat-in area open to an equally spacious room. The kitchen has dark wood cabinetry with a generous topped island and a walk-in pantry. The gas stove will delight the cooks in family, and so will the fact that they won't have to hide away in the kitchen while cooking.
- Sold 2** Adjustment: GLA/+13440, Age/-200. 4 BR 2 1/2 bath home has even more to offer walk in the front door are met with a spacious formal Living and Dining room. The gorgeous eat in kitchen w/large walk in pantry and custom cabinets is for entertaining will be impressed with the large family room. Off of the family room is a nice office. The home is wired for surround sound and has a security system with the ring doorbell. Upstairs has a loft area and 4 large bedrooms and 2 baths.
- Sold 3** Adjustment: GLA/+1440, Age/+1200, Full bath/-4000. Open Floor Plan with two-story foyer and family room. Sun room with double-sided cathedral ceiling and tile. Master suite has tray ceiling, jacuzzi tub, separate shower, and double vanity. Spacious kitchen with white cabinets and solid surface countertops. Dining room has heavy moldings and butlers pantry. 3 Bedrooms have private baths with tile floors.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				None			
<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>	\$282,900	\$282,900
<b>Sales Price</b>	\$242,900	\$242,900
<b>30 Day Price</b>	\$212,900	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The subject is a conforming home within a neighborhood that has stable values over the last six months. Demand remains strong in this area while short sales and REO listings have significantly declining in the immediate area. Currently there is a 2 month supply of inventory with typical marketing times ranging from 2-4 months. All comparable sales and listings are within the same market area as defined area on page one for the subject and are in direct competition and share the same school district, transportation access and shopping access as the subject. Subject's occupancy verified through accumulated vehicles. Few similar comps available within 1 mile, so it was necessary extend the search for mileage, the comps chosen were the best available and closest to the GLA, age as the subject and it was necessary to extend the search criteria up to 12 months. Estimated Bedroom, bathroom is entered, due to insufficient data in public record</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.

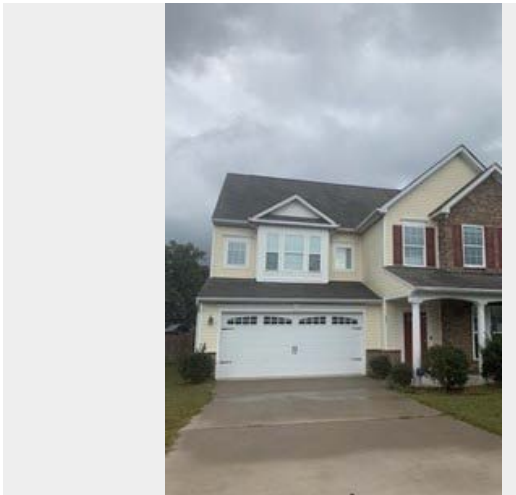
### Subject Photos



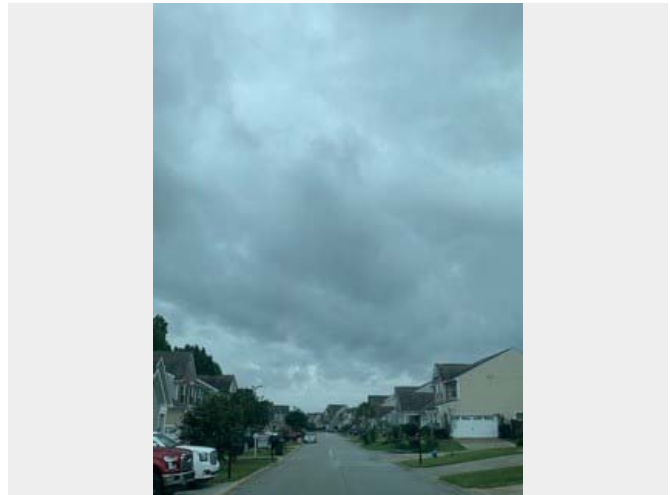
Front



Address Verification



Side



Street



## Listing Photos

**L1** 268 Presque Isle Road  
Lexington, SC 29072



Front

**L2** 226 Montrose Drive  
Lexington, SC 29072



Front

**L3** 508 Harwich Court  
Lexington, SC 29072



Front

## Sales Photos

**S1** 115 Luna Trail  
Lexington, SC 29072



Front

**S2** 127 Luna Trail  
Lexington, SC 29072



Front

**S3** 413 Mana Vista Court  
Lexington, SC 29072



Front

### ClearMaps Addendum

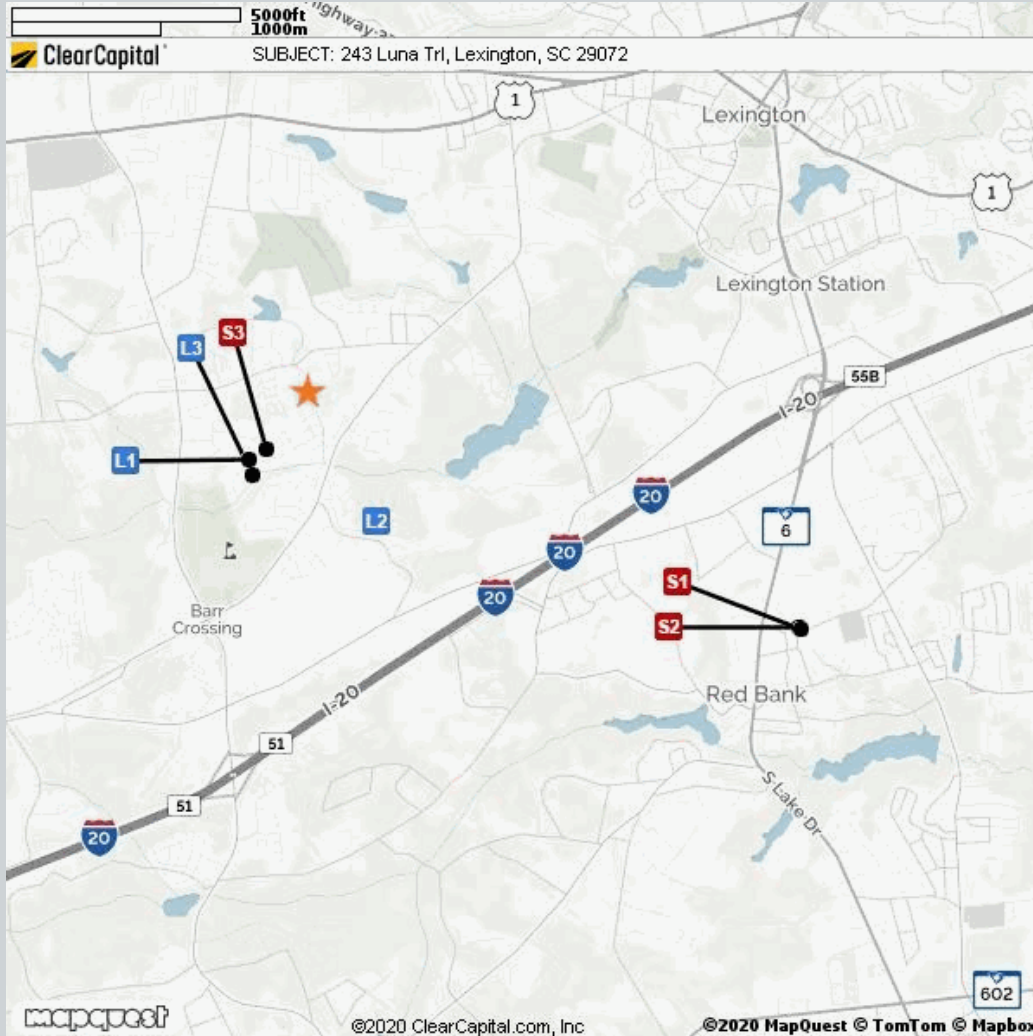
**Address** ★ 243 Luna Trail, Lexington, SC 29072

**Loan Number** 42100

**Suggested List** \$282,900

**Suggested Repaired** \$282,900

**Sale** \$242,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	243 Luna Trail, Lexington, SC 29072	--	Parcel Match
L1 Listing 1	268 Presque Isle Road, Lexington, SC 29072	0.35 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	226 Montrose Drive, Lexington, SC 29072	0.82 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	508 Harwich Court, Lexington, SC 29072	0.41 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	115 Luna Trail, Lexington, SC 29072	3.17 Miles <sup>1</sup>	Street Centerline Match
S2 Sold 2	127 Luna Trail, Lexington, SC 29072	3.16 Miles <sup>1</sup>	Street Centerline Match
S3 Sold 3	413 Mana Vista Court, Lexington, SC 29072	0.25 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>	Joanne Bolos	<b>Company/Brokerage</b>	Nest Proeprties
<b>License No</b>	3513	<b>Address</b>	5326 Bush River Rd. Columbia SC 29212
<b>License Expiration</b>	06/30/2021	<b>License State</b>	SC
<b>Phone</b>	8033123581	<b>Email</b>	joannesadie@gmail.com
<b>Broker Distance to Subject</b>	9.41 miles	<b>Date Signed</b>	10/12/2020

*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.**