

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>	117 Muirfield Drive, Columbia, SC 29212	<b>Order ID</b>	6918192	<b>Property ID</b>	29051949
<b>Inspection Date</b>	11/03/2020	<b>Date of Report</b>	11/05/2020		
<b>Loan Number</b>	42380	<b>APN</b>	00263202025		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Lexington		

### Tracking IDs

<b>Order Tracking ID</b>	1102BPOsA	<b>Tracking ID 1</b>	1102BPOsA
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Poston, Jamie	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$940	Subject appeared at time of inspection to be in average overall condition. No repairs requiring immediate attention noticed from roadside. I assumed the interior is in similar condition as the exterior for this report.	
<b>Assessed Value</b>	\$143,000		
<b>Zoning Classification</b>	residential		
<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

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	The subject's neighborhood is comprised primarily of properties reflecting similar quality, maintenance, design and appeal, and marketability to the subject property if the subject does not suffer from deferred maintenance. Availability for this neighborhood, of most public services combined with average access to employment, shopping, and schools give it a similar appeal to the market as other nearby neighborhoods. No unfavorable factor was observed which would adversely affect marketability.	
<b>Sales Prices in this Neighborhood</b>	Low: \$96,000 High: \$1,450,000		
<b>Market for this type of property</b>	Remained Stable for the past 6 months.		
<b>Normal Marketing Days</b>	<90		

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	117 Muirfield Drive	143 Melville Rd	231 Danby Ct	106 Ridge Shot Rd
<b>City, State</b>	Columbia, SC	Columbia, SC	Columbia, SC	Columbia, SC
<b>Zip Code</b>	29212	29212	29212	29212
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.21 <sup>1</sup>	0.71 <sup>1</sup>	0.47 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$149,900	\$175,000	\$175,000
<b>List Price \$</b>	--	\$149,900	\$175,000	\$175,000
<b>Original List Date</b>		10/28/2020	08/27/2020	10/12/2020
<b>DOM · Cumulative DOM</b>	-- · --	7 · 8	10 · 70	2 · 24
<b>Age (# of years)</b>	32	37	35	43
<b>Condition</b>	Average	Average	Good	Good
<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 charleston	1.5 Stories traditional	1 Story ranch	1 Story traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,798	1,727	1,639	1,717
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2 · 1	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	None	None	None	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>	.17 acres	.35 acres	.25 acres	.25 acres
<b>Other</b>	--	--	--	--

\* Listing 1 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** Public Remarks This lovely 3BR 2 1/2 BA home won't last long. It's well maintained on a corner lot in the sought after Coldstream neighborhood, just moments away from Lake Murray. Walking into the living room, the wood burning fireplace is placed perfectly to warm you up when it's cold outside. The staircase off of the living room leads to the two secondary bedrooms and full bath upstairs. Leaving the LR there is a bonus room that can be a formal dining room, home office or virtual classroom...whatever your family needs.
- Listing 2** Public Remarks This charming three bedroom, two bathroom home is located on a large shaded lot just a short walk to the Beverly D Brandes Community Playground. Through the front door you are greeted by an inviting foyer which is open to the formal dining room and leads to the living room. The spacious living is a great space together complete with a cozy fireplace. The kitchen has an eat-in dining area that allows space for the formal dining room to be used as a home office or playroom. The galley style kitchen has sought after white cabinets and plenty of natural light. Both bathrooms in the home have updated vanities and modern light fixtures. The walk-in closet in the master bedroom has built-in storage to help keep you organized. You will love the fully fenced, private backyard.
- Listing 3** Public Remarks Nice all one level brick home! Updated kitchen is fully equipped with stainless appliances, solid surface counter tops, tile backsplash and a sunny breakfast nook that looks out on the beautiful landscaped back yard. The dining room with a hardwood floor and plantation shutters is open to the living room. A spacious family room with hardwood laminate flooring and a fireplace is at the back of the house. Master suite has his & hers closets and tile shower in bath. Enjoy the large private wooded back yard from the rear deck new in 2018. The home sits on a low traffic cul-de-sac street and backs up to woods. Updated architectural roof 2016. Heat pump 2017. Termite bond and home warranty.

### Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
<b>Street Address</b>	117 Muirfield Drive	137 Cannon Dale Rd	118 Cannon Dale Rd	319 Berks Ct
<b>City, State</b>	Columbia, SC	Columbia, SC	Columbia, SC	Columbia, SC
<b>Zip Code</b>	29212	29212	29212	29212
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.44 <sup>1</sup>	0.52 <sup>1</sup>	0.83 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$189,900	\$179,000	\$139,900
<b>List Price \$</b>	--	\$189,900	\$179,000	\$139,900
<b>Sale Price \$</b>	--	\$185,000	\$168,000	\$153,000
<b>Type of Financing</b>	--	Conv	Conv	Conv
<b>Date of Sale</b>	--	10/16/2020	05/14/2020	09/21/2020
<b>DOM · Cumulative DOM</b>	-- · --	40 · 75	10 · 59	1 · 53
<b>Age (# of years)</b>	32	44	41	31
<b>Condition</b>	Average	Good	Good	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 charleston	1 Story ranch	1 Story contemp	1 Story traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,798	1,840	1,706	1,670
<b>Bdrm · Bths · ½ Bths</b>	3 · 2 · 1	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	None	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
<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>	.17 acres	.43 acres	.34 acres	.28 acres
<b>Other</b>	--	--	\$4000 seller help	--
<b>Net Adjustment</b>	--	-\$20,000	-\$21,500	-\$2,500
<b>Adjusted Price</b>	--	\$165,000	\$146,500	\$150,500

\* Sold 3 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 is for condition(-\$10000), lot size(-\$5000) and parking(-\$5000). Public Remarks This gorgeous modern one-story farmhouse has lots of character & style! The entry with shiplap wall opens to a very large living & dining area or could be utilized as all living room space. The beautiful fireplace is styled with a German schmear technique. The large working kitchen has been totally updated w/freshly painted cabinetry, butcher block counter tops, new farmhouse sink, & subway tile backsplash! It has double SS convection ovens & smooth surface cooktop!
- Sold 2** Adjustment is for condition(-\$10000), lot size(-\$2500), parking(-\$5000) and seller help Public Remarks Completely renovated 3 bed 2 bath home. Recent updates include gorgeous hardwood flooring, high end fixtures, and crown molding throughout. Kitchen has brand new stainless steel appliances, countertops, and cabinets. Living room is open and inviting with its vaulted and trimmed high ceiling. Renovated bathrooms, including brand new vanities, lights, and large tiled showers. Back porch with pergola is great for entertaining
- Sold 3** Adjustment is for parking. one level Stucco home on nice corner lot offers 3 bedroom 2 bath and side entry garage. The open floor plan offers vaulted ceilings in the living room with laminate floors, fireplace and plenty of natural light. The kitchen has been updated with light Corian counter tops and beautiful glass tile back splash plus lots of counter and cabinet space for the cook in the family. You will also find a pantry and large eat in area off the kitchen. Retreat to your spacious master bedroom that offers vaulted ceilings and private bath with double vanities and separate tub and shower. The second and third bedrooms both offer walk inclosets and all 3 bedrooms have brand new carpet in a soft gray. The single car side entry garage

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No MLS history is available for the subject in the last 36 months.			
<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>	\$157,900	\$157,900
<b>Sales Price</b>	\$155,900	\$155,900
<b>30 Day Price</b>	\$143,500	--
<b>Comments Regarding Pricing Strategy</b>		
I searched for FMV comps with a GLA of 1575-2025sf. Homes in the area are a mix of styles, ages and sizes. All comps used are from the same market area as the subject. Comps used are the most similar to the subject in style, age and size found at time of the report. All comps used are similar to the subject in utility and market appeal.		

### 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



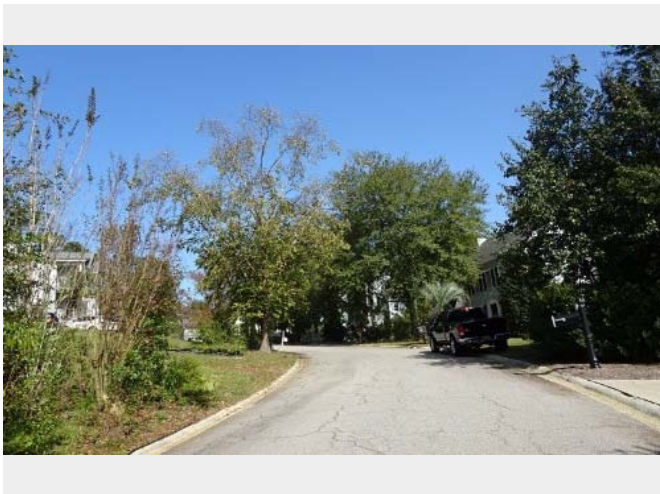
Address Verification



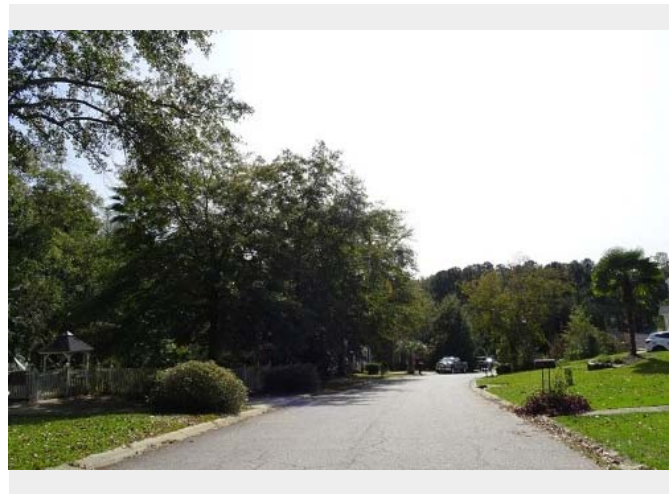
Side



Side



Street



Street



## Listing Photos

**L1** 143 Melville Rd  
Columbia, SC 29212



Front

**L2** 231 Danby Ct  
Columbia, SC 29212



Front

**L3** 106 Ridge Shot Rd  
Columbia, SC 29212



Front

## Sales Photos

**S1** 137 Cannon Dale Rd  
Columbia, SC 29212



Front

**S2** 118 Cannon Dale Rd  
Columbia, SC 29212



Front

**S3** 319 Berks Ct  
Columbia, SC 29212



Front

### ClearMaps Addendum

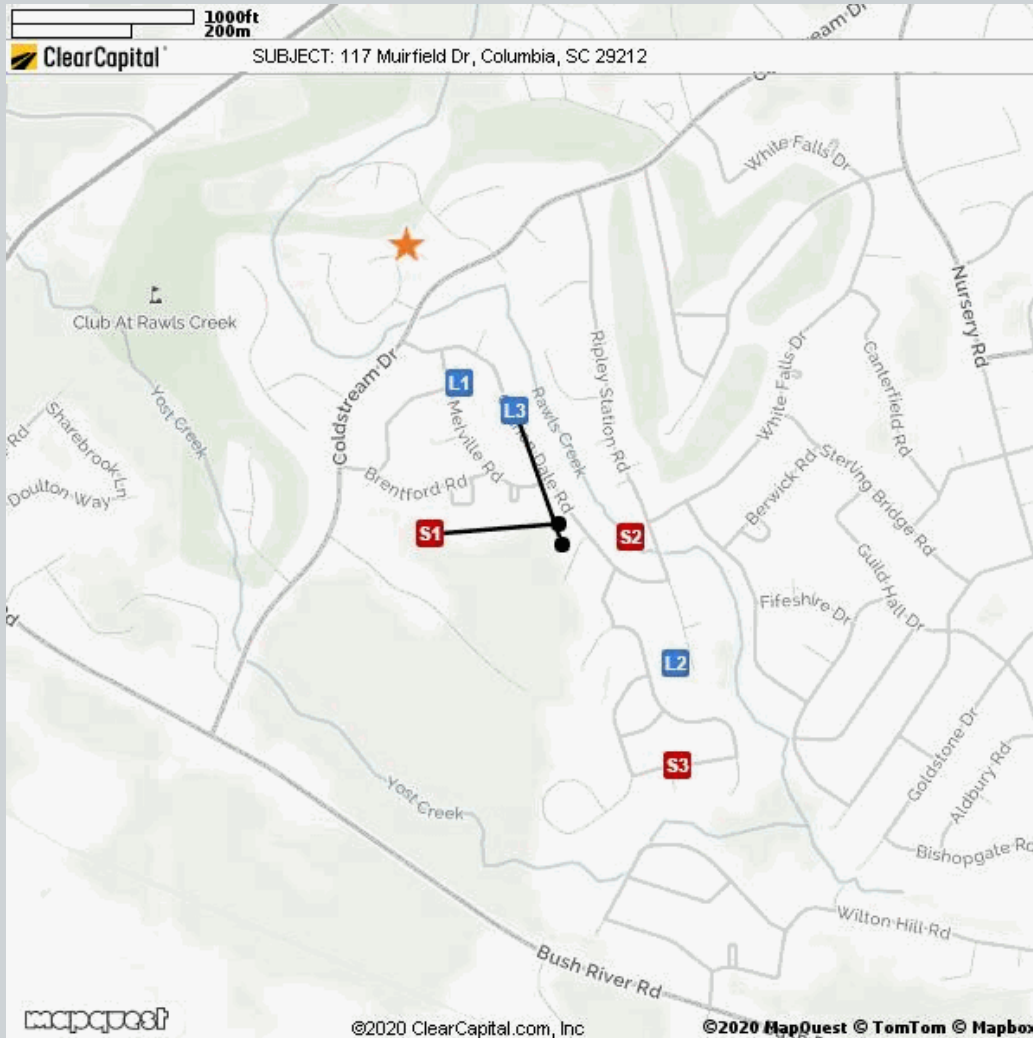
**Address** ★ 117 Muirfield Drive, Columbia, SC 29212

**Loan Number** 42380

**Suggested List** \$157,900

**Suggested Repaired** \$157,900

**Sale** \$155,900



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	117 Muirfield Drive, Columbia, SC 29212	--	Parcel Match
L1 Listing 1	143 Melville Rd, Columbia, SC 29212	0.21 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	231 Danby Ct, Columbia, SC 29212	0.71 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	106 Ridge Shot Rd, Columbia, SC 29212	0.47 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	137 Cannon Dale Rd, Columbia, SC 29212	0.44 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	118 Cannon Dale Rd, Columbia, SC 29212	0.52 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	319 Berks Ct, Columbia, SC 29212	0.83 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.

\*\*\* 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

## Report Instructions - cont.

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

<b>Broker Name</b>	Michael Baker	<b>Company/Brokerage</b>	Southern Connections Realty
<b>License No</b>	63690	<b>Address</b>	132 Pear Court Lexington SC 29073
<b>License Expiration</b>	06/30/2021	<b>License State</b>	SC
<b>Phone</b>	8034137878	<b>Email</b>	bposc@att.net
<b>Broker Distance to Subject</b>	6.23 miles	<b>Date Signed</b>	11/05/2020

*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.**