

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	308 S Royal Fern Lane, Columbia, SC 29203	Order ID	6918192	Property ID	29051951
Inspection Date	11/05/2020	Date of Report	11/05/2020		
Loan Number	42384	APN	146130128		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Richland		

Tracking IDs					
Order Tracking ID	1102BPOsA	Tracking ID 1	1102BPOsA		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Todd Jason McCormick Christina Ruth	Condition Comments From drive by, the Subject appears to be in average condition.
R. E. Taxes	\$1,149	
Assessed Value	\$123,000	
Zoning Classification	RS-MD	
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 Smaller subdivision area with smaller homes mostly built in the 2000's and conform.
Local Economy	Slow	
Sales Prices in this Neighborhood	Low: \$125,000 High: \$185,000	
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	308 S Royal Fern Lane	1640 Rabon Farms Ln	505 Red Ivy Ln	416 Whitehurst Way
City, State	Columbia, SC	Columbia, SC	Columbia, SC	Columbia, SC
Zip Code	29203	29223	29229	29229
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	3.20 ¹	3.15 ¹	3.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$145,000	\$165,000	\$169,900
List Price \$	--	\$145,000	\$165,000	\$169,900
Original List Date		10/13/2020	10/14/2020	10/02/2020
DOM · Cumulative DOM	-- · --	21 · 23	20 · 22	33 · 34
Age (# of years)	11	7	15	27
Condition	Average	Good	Good	Good
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 Traditional	1 Story Traditional	1 Story Traditional	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,525	1,390	1,671	1,640
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	2 · 2	3 · 2
Total Room #	7	7	6	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.36 acres	.09 acres	.11 acres	.28 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.

Current Listings - Cont.

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

- Listing 1** MLS Comments: 1 story 3 bed 2 bath 2 car garage home built in 2013 for under 150k! Living and dining room feature hardwood laminate flooring. Kitchen has granite counters and eat in area. Master bathroom has separate his and hers vanities and his/hers closets. Split floor plan master separate from other two guest rooms. Owner Replaced the HVAC in 2019! Tankless water heater.
- Listing 2** MLS Comments: Ivy Square. This one owner home was the former neighborhood model home!. Two bedroom, two full bath home located across from the park at Ivy Square. As you enter this home the downstairs bedroom is at the front of the home with a full bathroom. Formal dining room features cork walls and molding. The great room has a fireplace. Just off the Great Room is a screened porch and a "court yard" style back yard. The eat-in kitchen has plenty of counter top and cabinet space. Up Stairs is a large Master Bedroom with a large private bathroom and closet.
- Listing 3** MLS Comments: Very Spacious Home With Wonderful Updates! Kitchen Includes Tile Marble Floors, Freshly Painted Cabinets, Granite Counter Tops, Subway Tile, Pot Rack, Pantry, Eat-in And Some Cabinets Feature Slow Close, Recessed Lights & Fridge, Newer Stove, Microwave, Dishwasher, Very Nice Dining Area Open To Great Room With Vaulted Ceilings, And Very Cool Unique Fireplace. Fresh Paint In All Bedrooms. Master Bedroom With Laminate Hardwood Floors. Updated Bath Including Spacious Walk-in Closet With Built-ins. Updated Tile Shower, Updated Double Vanity, Garden Tub, Linen Closet And Lots Of Built-in Cabinets For Extra Storage. New Windows In 2012. Roof 2015. Backyard Features Privacy Fence, Nice Huge Deck, Pergola, 2 Sheds, Plus One Workshop! 2 Car Garage And Driveway. Freshly Pressure Washed.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	308 S Royal Fern Lane	316 S Royal Fern Ln	44 Petal Ct	320 S Royal Fern Ln
City, State	Columbia, SC	Columbia, SC	Columbia, SC	Columbia, SC
Zip Code	29203	29203	29203	29203
Datasource	Tax Records	Public Records	MLS	MLS
Miles to Subj.	--	0.03 ¹	0.06 ¹	0.05 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$135,000	\$139,900	\$155,900
List Price \$	--	\$135,000	\$139,900	\$155,900
Sale Price \$	--	\$135,000	\$136,000	\$160,000
Type of Financing	--	Standard	Standard	Standard
Date of Sale	--	03/03/2020	06/02/2020	10/15/2020
DOM · Cumulative DOM	-- · --	30 · 34	107 · 106	60 · 60
Age (# of years)	11	11	9	10
Condition	Average	Good	Average	Good
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 Traditional	2 Stories Traditional	1 Story Traditional	1 Story Traditional
# Units	1	1	1	1
Living Sq. Feet	1,525	1,290	1,385	1,638
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.36 acres	.29 acres	.23 acres	.36 acres
Other	--	--	--	--
Net Adjustment	--	-\$6,625	+\$6,000	-\$17,825
Adjusted Price	--	\$128,375	\$142,000	\$142,175

* 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** Adjustments: Superior condition -\$15,000, inferior GLA \$5,875, inferior 1 car space \$2,500. MLS Comments: Two-story offers a private cul-de-sac lot, open floor plan, new carpet, and fresh paint.
- Sold 2** Adjustments: Inferior GLA \$3,500, inferior 1 car space \$2,500. MLS Comments: There are no agent comments other than physical characteristics. No additional photos. Defer to average.
- Sold 3** Adjustments: Superior condition -\$15,000, superior GLA -\$2,825. MLS Comments: The home features gleaming wood floors throughout. The kitchen and bathrooms all feature granite countertops. The large kitchen is open to the living and dining room and has a breakfast bar as well. The yard backs up to trees and the lot actually goes far back into the treed area as well for a very private setting. The master bathroom has dual vanities, extra cultured marble large shower with dual shower heads, and has direct access to the laundry room which is a nice feature. Home has tankless water heater for better efficiency and endless hot water! HVAC comes with Nest thermostat.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Mar 21, 2017 Sold for \$123,000			
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
09/04/2020	\$139,900	--	--	--	--	--	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$132,500	\$132,500
Sales Price	\$130,000	\$130,000
30 Day Price	\$125,000	--
Comments Regarding Pricing Strategy		
<p>Focused search on closest, same complex comps, especially on the sold end. Had to go out 5 miles to find any listing comps that bracketed the Subject. There are no average comps available, only good comps are around due to good condition driven market place and lack of inventory in the listing end. The sold comps are all within the same complex. With adjustments, utilizing S2 as the bracketed final price to due least amount of adjustments and same condition. An interior should be done.</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



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 1640 Rabon Farms Ln
Columbia, SC 29223



Front

L2 505 Red Ivy Ln
Columbia, SC 29229



Front

L3 416 Whitehurst Way
Columbia, SC 29229



Front

Sales Photos

S1 316 S Royal Fern Ln
Columbia, SC 29203



Front

S2 44 Petal Ct
Columbia, SC 29203



Front

S3 320 S Royal Fern Ln
Columbia, SC 29203



Front

ClearMaps Addendum

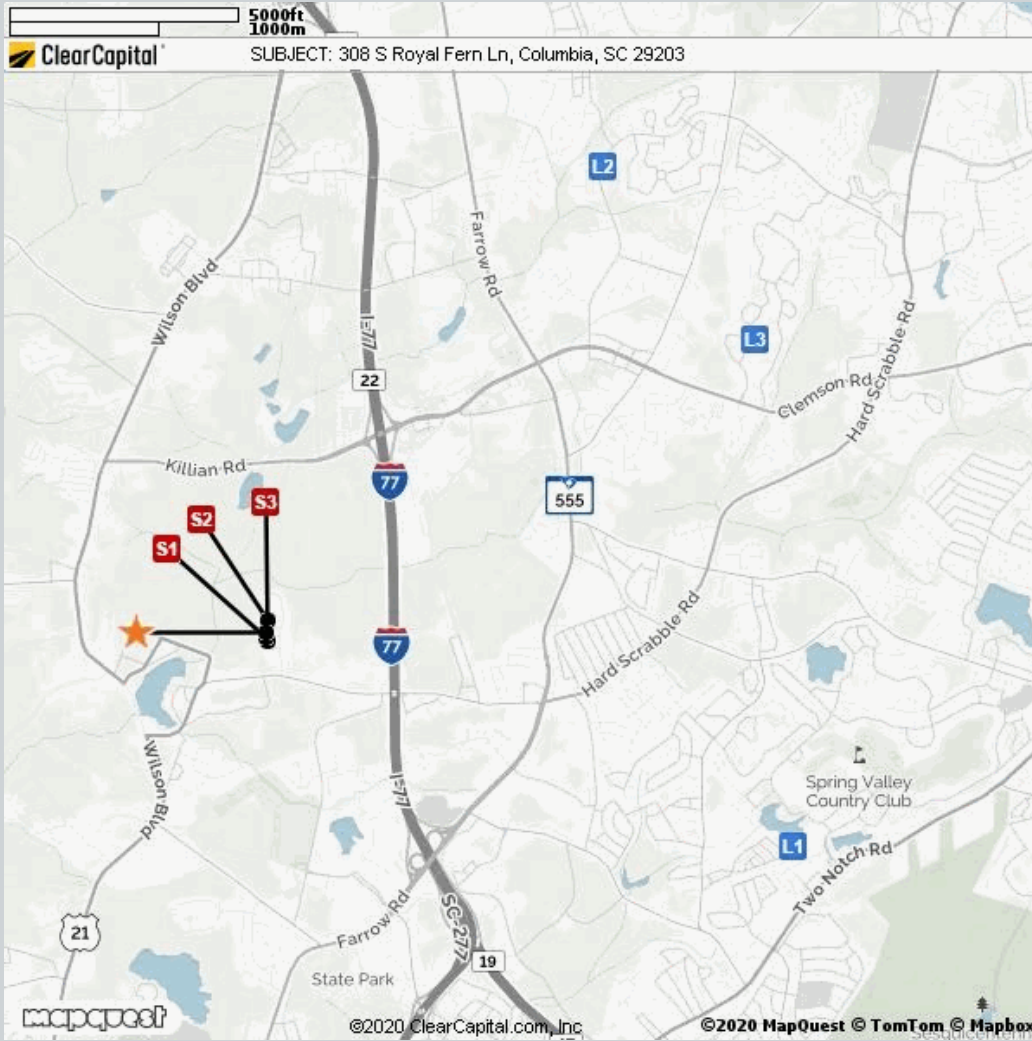
Address ★ 308 S Royal Fern Lane, Columbia, SC 29203

Loan Number 42384

Suggested List \$132,500

Suggested Repaired \$132,500

Sale \$130,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	308 S Royal Fern Lane, Columbia, SC 29203	--	Parcel Match
L1 Listing 1	1640 Rabon Farms Ln, Columbia, SC 29223	3.20 Miles ¹	Parcel Match
L2 Listing 2	505 Red Ivy Ln, Columbia, SC 29229	3.15 Miles ¹	Parcel Match
L3 Listing 3	416 Whitehurst Way, Columbia, SC 29229	3.13 Miles ¹	Parcel Match
S1 Sold 1	316 S Royal Fern Ln, Columbia, SC 29203	0.03 Miles ¹	Parcel Match
S2 Sold 2	44 Petal Ct, Columbia, SC 29203	0.06 Miles ¹	Parcel Match
S3 Sold 3	320 S Royal Fern Ln, Columbia, SC 29203	0.05 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.

*** 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

Broker Name	James Otis	Company/Brokerage	Asset Realty Inc
License No	114034	Address	412 Oak Brook Drive Columbia SC 29223
License Expiration	06/30/2021	License State	SC
Phone	3233605374	Email	jamesbobbyotis@icloud.com
Broker Distance to Subject	5.98 miles	Date Signed	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.