

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	1661 Eider Down Drive, Summerville, SC 29483	Order ID	6965158	Property ID	29168611
Inspection Date	12/01/2020	Date of Report	12/02/2020		
Loan Number	42584	APN	121-03-06-046		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Dorchester		

Tracking IDs

Order Tracking ID	1130BPOs	Tracking ID 1	1130BPOs
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Matthew Renfro & Ashlee Stevens	Condition Comments	
R. E. Taxes	\$150,075	The subject appears to be in good condition. No noted damage or necessary repairs visible on the exterior. Subject appears to be well cared for. The subject is currently listed in "as is" condition, but as stated exterior appears to be in good condition.	
Assessed Value	\$908,000		
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	Drakesborough		
Association Fees	\$250 / Year (Landscaping)		
Visible From Street	Visible		
Road Type	Private		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Great location, close to the interstate and plenty of shopping and industry. Neighborhood is well maintained. Plenty of pride in ownership.	
Sales Prices in this Neighborhood	Low: \$217,000 High: \$310,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	1661 Eider Down Drive	1353 Wild Goose Trail	1609 Rising Mist Drive	1701 Eider Down Drive
City, State	Summerville, SC	Summerville, SC	Summerville, SC	Summerville, SC
Zip Code	29483	29483	29483	29483
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.34 ¹	0.23 ¹	0.15 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$270,000	\$243,500	\$239,900
List Price \$	--	\$270,000	\$243,500	\$248,000
Original List Date		11/23/2020	10/13/2020	10/29/2020
DOM · Cumulative DOM	-- · --	2 · 9	3 · 50	1 · 34
Age (# of years)	6	4	8	5
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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,323	2,283	1,948	2,283
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2	3 · 2 · 1
Total Room #	7	7	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.12 acres	.13 acres	.16 acres	.12 acres
Other	--	--	pond	pond

* 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 This property is most comparable to the subject. Most comparable room count, square footage, age, acreage and lay out.

Listing 2 This property is inferior to the subject. Inferior square footage and room count.

Listing 3 This property is inferior to the subject. Inferior square footage and room count.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	1661 Eider Down Drive	1740 Diving Duck Lane	1516 Migration Point	1708 Diving Duck Lane
City, State	Summerville, SC	Summerville, SC	Summerville, SC	Summerville, SC
Zip Code	29483	29483	29483	29483
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.42 ¹	0.08 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$257,500	\$285,000	\$259,900
List Price \$	--	\$257,500	\$285,000	\$267,000
Sale Price \$	--	\$257,500	\$277,000	\$267,000
Type of Financing	--	Va	Va	Va
Date of Sale	--	09/24/2020	10/30/2020	11/30/2020
DOM · Cumulative DOM	-- · --	5 · 38	12 · 59	1 · 42
Age (# of years)	6	7	3	7
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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,323	2,375	2,337	2,350
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 3	4 · 2 · 1	4 · 2 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.12 acres	.18 acres	.16 acres	.13 acres
Other	--	--	--	pond
Net Adjustment	--	\$0	\$0	\$0
Adjusted Price	--	\$257,500	\$277,000	\$267,000

* 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** All properties that sold are within the same neighborhood and all very similar. Comparable lot sizes, sq footage, room count, room lay outs and # of attached garages. The sale prices vary within \$20k of one another.
- Sold 2** All properties that sold are within the same neighborhood and all very similar. Comparable lot sizes, sq footage, room count, room lay outs and # of attached garages. The sale prices vary within \$20k of one another. I would consider this property most comparable even though all properties are so closely comparable.
- Sold 3** All properties that sold are within the same neighborhood and all very similar. Comparable lot sizes, sq footage, room count, room lay outs and # of attached garages. The sale prices vary within \$20k of one another.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Harbins Two Inc	CURRENTLY ON THE MARKET. HOUSE IS BEING SOLD BY THE BANKRUPTCY COURT. House need some TLC and is being sold "as is".					
Listing Agent Name	Doug Harbin						
Listing Agent Phone	843-478-4594						
# 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
10/20/2020	\$220,000	11/16/2020	\$220,000	Pending/Contract	11/16/2020	\$220,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$257,500	\$277,000
Sales Price	\$257,500	\$277,000
30 Day Price	\$257,500	--
Comments Regarding Pricing Strategy		
As stated above the subject appears to be in good condition. No noted repairs necessary, but the subject is listed and states "as is" condition and it is a short sales so that is considered when pricing. I assume "repaired" price would bring up the value and would me more comparable to listings currently on the market. The price it is currently listed at is \$220k which I assume would be fair when taking this into consideration, as is sale and short sale.		

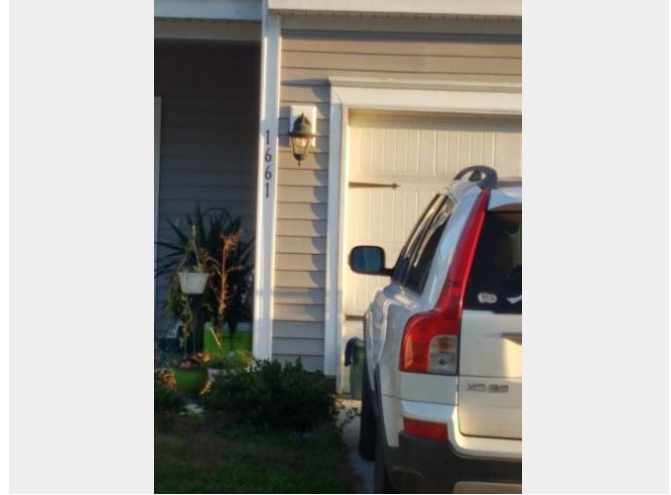
Clear Capital Quality Assurance Comments Addendum

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.

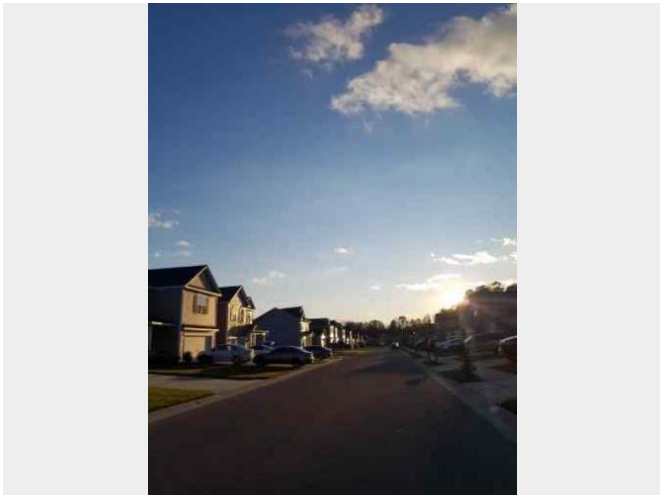
Subject Photos



Front



Address Verification



Street

Listing Photos

L1 1353 Wild Goose Trail
Summerville, SC 29483



Front

L2 1609 Rising Mist Drive
Summerville, SC 29483



Front

L3 1701 Eider Down Drive
Summerville, SC 29483



Front

Sales Photos

S1 1740 Diving Duck Lane
Summerville, SC 29483



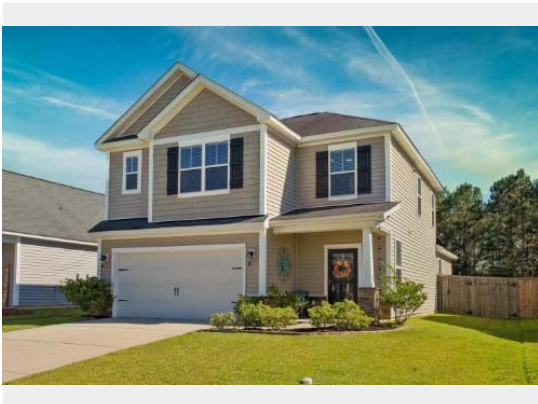
Front

S2 1516 Migration Point
Summerville, SC 29483



Front

S3 1708 Diving Duck Lane
Summerville, SC 29483



Front

ClearMaps Addendum

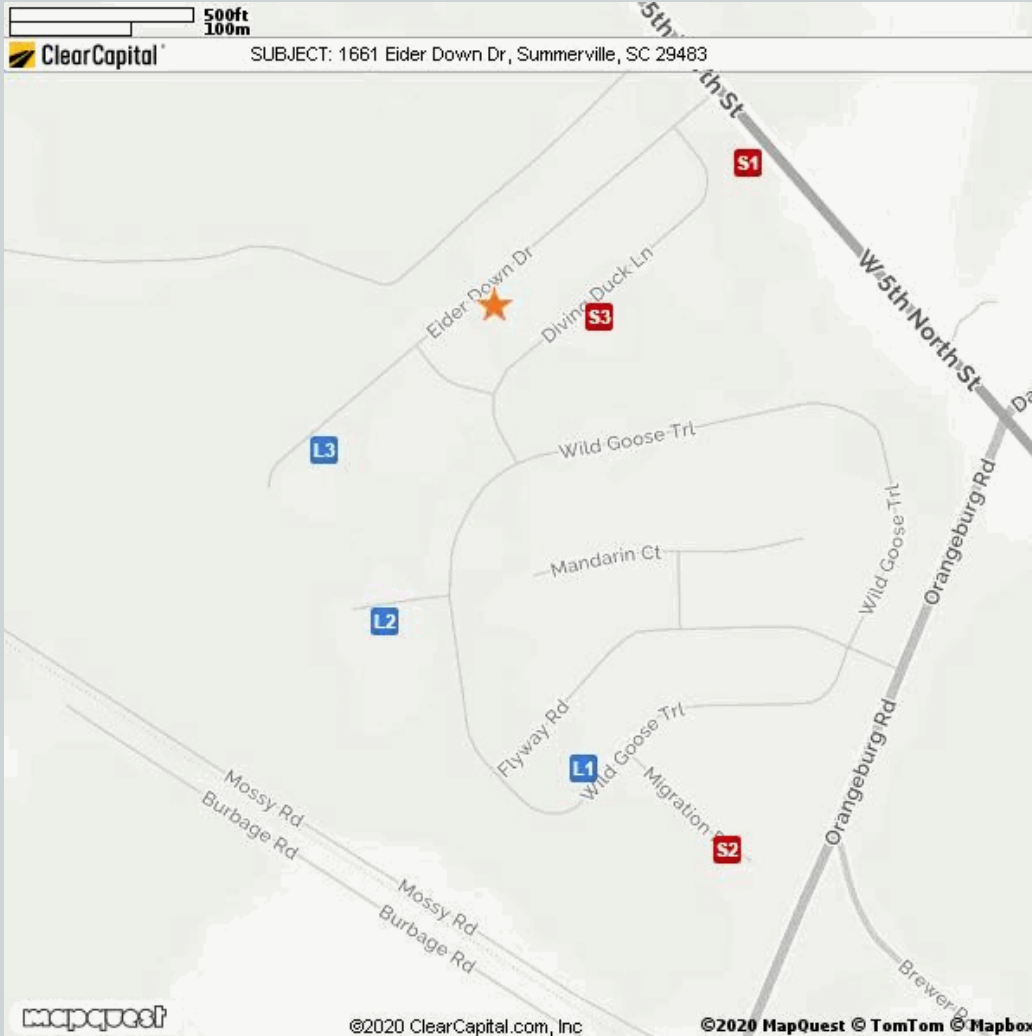
Address ★ 1661 Eider Down Drive, Summerville, SC 29483

Loan Number 42584

Suggested List \$257,500

Suggested Repaired \$277,000

Sale \$257,500



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1661 Eider Down Drive, Summerville, SC 29483	--	Parcel Match
L1 Listing 1	1353 Wild Goose Trail, Summerville, SC 29483	0.34 Miles ¹	Parcel Match
L2 Listing 2	1609 Rising Mist Drive, Summerville, SC 29483	0.23 Miles ¹	Parcel Match
L3 Listing 3	1701 Eider Down Drive, Summerville, SC 29483	0.15 Miles ¹	Parcel Match
S1 Sold 1	1740 Diving Duck Lane, Summerville, SC 29483	0.22 Miles ¹	Parcel Match
S2 Sold 2	1516 Migration Point, Summerville, SC 29483	0.42 Miles ¹	Parcel Match
S3 Sold 3	1708 Diving Duck Lane, Summerville, SC 29483	0.08 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	Stephanie Andersen	Company/Brokerage	Agent Owned Realty
License No	112607	Address	116 Destin Street Summerville SC 29483
License Expiration	06/30/2022	License State	SC
Phone	9176709696	Email	stephanieaoconnor@gmail.com
Broker Distance to Subject	3.34 miles	Date Signed	12/01/2020

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.