

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	34 Liberty Heights Drive, Savannah, GA 31405	Order ID	6969861	Property ID	29180159
Inspection Date	12/03/2020	Date of Report	12/07/2020		
Loan Number	42702	APN	20703 03064		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Chatham		

Tracking IDs					
Order Tracking ID	1203BPOs	Tracking ID 1	1203BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	BRYANT SR GREEN	Condition Comments	
R. E. Taxes	\$1,890	The subject appeared to be in stable structural and physical condition. It also has a recently upgraded quality 3 tab roof. However; it needs the wood trim scraped & fresh exterior trim paint to enhance the curb appeal. Otherwise, it appears to have received adequate care and concern.	
Assessed Value	\$41,520		
Zoning Classification	RSF-6		
Property Type	SFR		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$1,200		
Estimated Interior Repair Cost			
Total Estimated Repair	\$1,200		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The 3 tier neighborhood is one of the older subdivisions in the area. The majority of homes are quality built classic full brick with an average lot size of .25 ac. It is in adequately maintained condition and the location is near amenities. REO to standard appear in balance with no visible adversities concerning the neighborhood.	
Sales Prices in this Neighborhood	Low: \$54,900 High: \$260,900		
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	34 Liberty Heights Drive	2127 Hart Ave	2512 Hopkins St	1914 B Mcleod St
City, State	Savannah, GA	Savannah, GA	Savannah, GA	Savannah, GA
Zip Code	31405	31405	31415	31405
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.39 ¹	2.00 ¹	0.41 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$158,000	\$139,500	\$115,000
List Price \$	--	\$158,000	\$139,500	\$115,000
Original List Date		11/20/2020	11/10/2020	11/21/2020
DOM · Cumulative DOM	-- · --	14 · 17	24 · 27	13 · 16
Age (# of years)	31	45	70	13
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,260	1,640	1,110	1,270
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 1	3 · 2
Total Room #	8	8	7	8
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.13 acres	.14 acres	.08 acres	.10 acres
Other	--	--	--	--

* Listing 3 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** Remarks: BEAUTIFUL, UPDATED, LARGE HOME COULD BE YOURS! THIS BEAUTY FEATURES, 3 BEDROOMS, 2 BATHROOMS, LIVING ROOM, EAT IN KITCHEN, LARGE FAMILY ROOM, SPACIOUS LAUNDRY ROOM. THERE IS NEW FLOORING THROUGHOUT AND FRESH INTERIOR PAINT! BOTH BATHROOMS HAVE BEAUTIFULLY TILED SHOWERS! THE GLASSED IN SUNROOM IS GREAT FOR THOSE SUMMER AND FALL DAYS AND THE HOT WATER HEATER IS BRAND NEW.THERE IS PLENTY OF PARKING AND THE HOME IS CENTRALLY LOCATED TO THE SOUTHWEST BYPASS, DOWNTOWN AND TO THE SOUTHSIDE.
- Listing 2** Remarks: Don't miss your opportunity to own an amazing 3 Bed "All Brick" Estate located in Downtown Savannah! This completely renovated home suits all buyers and could be yours with great upgrades. Upon entering this cozy gem you will be amazed by the hardwood floors, granite counter tops, backsplash, stainless steel appliances, wood burning fireplace, new roof, upgraded GCFI protected electrical, and luxury ceiling fans. This property is centrally located for easy access to entertainment, food, and it's also minutes away from the beaches. Please come on out and view this one of a kind listing!
- Listing 3** Remarks: This adorable 3 bed 2 bath home is conveniently located within minutes of downtown Savannah, area restaurants, shopping and more. Nice open floor plan. Large bedrooms! Wonderful rocking chair front porch and a fully fenced yard. Tons of cabinets and counter space. Down payment assistance may be available for qualified Buyers.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	34 Liberty Heights Drive	1932 Staley Ave	1 Brandle Cv	2012 Mcleod St
City, State	Savannah, GA	Savannah, GA	Savannah, GA	Savannah, GA
Zip Code	31405	31405	31405	31405
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.06 ¹	0.57 ¹	0.41 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$150,000	\$149,900	\$115,000
List Price \$	--	\$150,000	\$149,900	\$115,000
Sale Price \$	--	\$150,000	\$144,500	\$113,500
Type of Financing	--	Fha	Conventional	F H A
Date of Sale	--	04/20/2020	05/29/2020	03/02/2020
DOM · Cumulative DOM	-- · --	74 · 74	92 · 92	43 · 54
Age (# of years)	31	30	33	14
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,260	1,399	1,449	1,096
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	8	8	8	8
Garage (Style/Stalls)	None	Detached 1 Car	None	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.13 acres	.33 acres	.21 acres	.14 acres
Other	--	--	--	--
Net Adjustment	--	-\$2,780	-\$3,780	+\$3,280
Adjusted Price	--	\$147,220	\$140,720	\$116,780

* 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: Sqft @ \$20.00 Remarks: This is it! Perfect location. Excellent Condition! All at 150K! The owner replaced/upgraded just about everything with this home. All New Paint inside and out, Brand New Windows throughout, New Carpet & Luxury Vinyl, New Range/Oven, Heat and Air, Dishwasher, Refrigerator, Water Heater, Kitchen Cabinets, Bathroom Vanities and Toilets, New Lighting and ceiling fans.
- Sold 2** Remarks: Bring offers! This attractive, all brick, 3 bedroom home sits on a spacious corner lot within the Brandlewood community. Updated with new flooring, kitchen and baths have new quartz counter tops and fixtures. It is move-in ready for it's new owners! Additional features include a beautiful brick fireplace, fenced-in backyard, and no carpet! This home is centrally located with easy access to wherever you need to go in Savannah. Close to shopping, restaurants, schools, and interstate access.
- Sold 3** Remarks: Charming brick front home perfect for first time Homebuyer or Investor. 3 bedroom, 2 full baths with large eat in kitchen overlooking fenced in backyard and included appliances. Huge laundry room with washer/dryer connections and 1 car garage!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no current listing nor sale history concerning the subject located within the MLS nor tax records at the time of inspection. Legal Description LOT 15 LIBERTY HEIGHTS SUB Deed Book 1565 Deed Page 0047			
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

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$140,720	\$141,920
Sales Price	\$140,720	\$141,920
30 Day Price	\$130,720	--
Comments Regarding Pricing Strategy		
Pricing is based upon most recently sold comparable 2 less 10k for the 30 day price. The age and distance was expanded for limited more comparable choices within the immediate neighborhood.		

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.
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Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other



Other



Other



Other

Listing Photos

L1 2127 Hart Ave
Savannah, GA 31405



Front

L2 2512 Hopkins St
Savannah, GA 31415



Front

L3 1914 B Mcleod St
Savannah, GA 31405



Front

Sales Photos

S1 1932 Staley Ave
Savannah, GA 31405



Front

S2 1 Brandle Cv
Savannah, GA 31405



Front

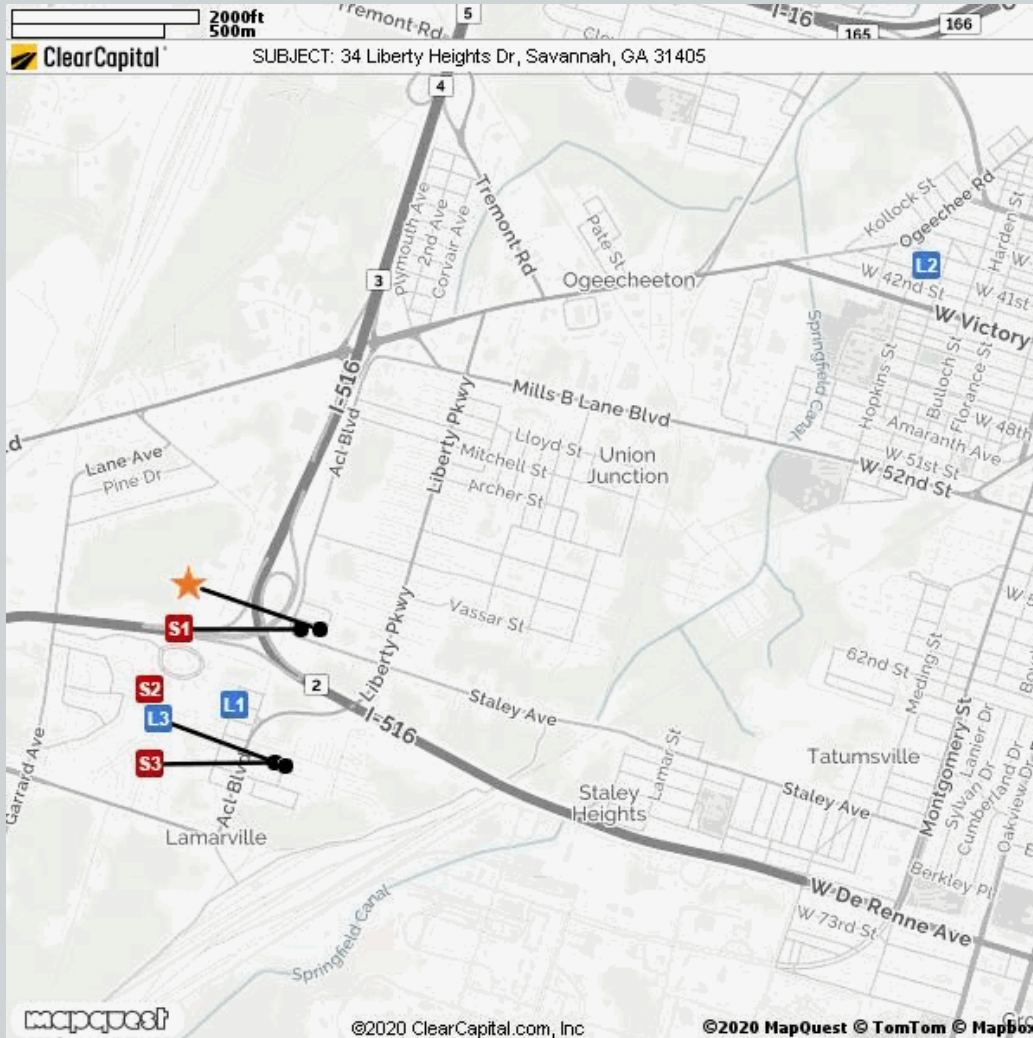
S3 2012 Mcleod St
Savannah, GA 31405



Front

ClearMaps Addendum

Address ★ 34 Liberty Heights Drive, Savannah, GA 31405
Loan Number 42702 **Suggested List** \$140,720 **Suggested Repaired** \$141,920 **Sale** \$140,720



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	34 Liberty Heights Drive, Savannah, GA 31405	--	Parcel Match
L1 Listing 1	2127 Hart Ave, Savannah, GA 31405	0.39 Miles ¹	Parcel Match
L2 Listing 2	2512 Hopkins St, Savannah, GA 31405	2.00 Miles ¹	Parcel Match
L3 Listing 3	1914 B Mcleod St, Savannah, GA 31405	0.41 Miles ¹	Parcel Match
S1 Sold 1	1932 Staley Ave, Savannah, GA 31405	0.06 Miles ¹	Parcel Match
S2 Sold 2	1 Brandle Cv, Savannah, GA 31405	0.57 Miles ¹	Parcel Match
S3 Sold 3	2012 Mcleod St, Savannah, GA 31405	0.41 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	Lavern Martin	Company/Brokerage	Golden Properties
License No	179221	Address	Golden Properties Savannah GA 31406
License Expiration	07/31/2024	License State	GA
Phone	9123230317	Email	lavernmartin1957@gmail.com
Broker Distance to Subject	4.15 miles	Date Signed	12/05/2020

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 document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.

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.