

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	205 Windy Hollow Drive, Lexington, SC 29073	Order ID	7217376	Property ID	29917275
Inspection Date	04/09/2021	Date of Report	04/10/2021		
Loan Number	44275	APN	006634-01-071		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Lexington		

Tracking IDs					
Order Tracking ID	0406BPO	Tracking ID 1	0406BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Justice Garth	Condition Comments	
R. E. Taxes	\$3,396	Subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection.	
Assessed Value	\$7,075		
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	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Rural	Neighborhood Comments	
Local Economy	Stable	The subject is located in rural location that has close proximity to major highways. The market conditions are currently stable. The average marketing time for similar properties in the subject area is 120 days	
Sales Prices in this Neighborhood	Low: \$50,000 High: \$250,000		
Market for this type of property	Remained Stable for the past 6 months.		
Normal Marketing Days	<180		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	205 Windy Hollow Drive	224 Adkins Cir	198 Golden Pond Dr	102 Wessinger Dr
City, State	Lexington, SC	West Columbia, SC	Lexington, SC	Lexington, SC
Zip Code	29073	29172	29073	29072
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	4.57 ¹	5.06 ¹	4.95 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$150,000	\$164,500	\$180,000
List Price \$	--	\$150,000	\$164,500	\$180,000
Original List Date		09/05/2020	04/05/2021	03/12/2021
DOM · Cumulative DOM	-- · --	32 · 217	1 · 5	10 · 29
Age (# of years)	13	42	29	65
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,250	1,500	1,360	1,420
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	7	7	7	7
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	0.21 acres	0.45 acres	0.22 acres	0.26 acres
Other	None	None	Deck,Patio	--

* 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 The owner's suite includes a private bathroom with walk-in shower & spacious closet. This home is conveniently located less than 4 miles from I-77 & I-26. Add your personal touch to make this home your personal oasis

Listing 2 . The kitchen and eat-in area offer an abundance of natural light with the bay window. outdoor space including large deck, brick paver patio

Listing 3 Granite counter tops and kitchen cabinets. Laundry room with private entrance. All lighting fixtures throughout.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	205 Windy Hollow Drive	145 Windy Hollow Dr	412 Coops Ct	400 Clyde Ct
City, State	Lexington, SC	Lexington, SC	West Columbia, SC	West Columbia, SC
Zip Code	29073	29073	29170	29170
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.03 ¹	1.74 ¹	1.70 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$170,400	\$144,500	\$151,900
List Price \$	--	\$170,400	\$144,500	\$151,900
Sale Price \$	--	\$170,400	\$144,500	\$151,900
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	12/16/2020	01/26/2021	02/16/2021
DOM · Cumulative DOM	-- · --	20 · 40	18 · 89	20 · 66
Age (# of years)	13	13	25	29
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	1 Story Ranch	2 Stories Colonial	1 Story Ranch	2 Stories Colonial
# Units	1	1	1	1
Living Sq. Feet	1,250	1,462	1,229	1,360
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2	3 · 2 · 1
Total Room #	7	7	7	7
Garage (Style/Stalls)	None	Attached 2 Car(s)	Carport 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.21 acres	0.29 acres	0.17 acres	0.18 acres
Other	None	None	None	None
Net Adjustment	--	-\$9,730	-\$260	-\$3,760
Adjusted Price	--	\$160,670	\$144,240	\$148,140

* Sold 3 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** 145 Windy Hollow Dr, Lexington, SC 29073 is a single family home that contains 1,462 sq ft and was built in 2007. It contains 3 bedrooms and 2.5 bathrooms. -1250/bath, -4240/gla, -240/lot, -4000/garage
- Sold 2** kitchen provides the opportunity to prepare wonderful meals. The family room is large with cathedral ceilings and open space to the kitchen and dining area 420/gla, 120/lot, 1200/age,-2000/garage
- Sold 3** Two story home located on corner lot has fenced in yard. 3 bedroom 2.5 baths. Kitchen has French doors -1250/bath, -2200/gla, 90/lot, 1600/age,-2000/garage

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				None			
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	\$159,000	\$159,000
Sales Price	\$151,000	\$151,000
30 Day Price	\$143,000	--
Comments Regarding Pricing Strategy		
<p>The subject should be sold in as-is condition. The market conditions are currently stable. List 1 Comp were weighted the most and similar in bedrooms, bathroom and value. Sold comparable 3 was weighted the heaviest due to similar in value ,bed. Due to rural density and the lack of more suitable comparisons, it was necessary to exceed over 5 mile from the subject, within 6 months from inspection date, guidelines for gla, lot size, age and some recommended guidelines when choosing comparable properties.</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



Street

Listing Photos

L1 224 Adkins Cir
West Columbia, SC 29172



Front

L2 198 Golden Pond Dr
Lexington, SC 29073



Front

L3 102 Wessinger Dr
Lexington, SC 29072



Front

Sales Photos

S1 145 Windy Hollow Dr
Lexington, SC 29073



Front

S2 412 Coops Ct
West Columbia, SC 29170



Front

S3 400 Clyde Ct
West Columbia, SC 29170



Front

ClearMaps Addendum

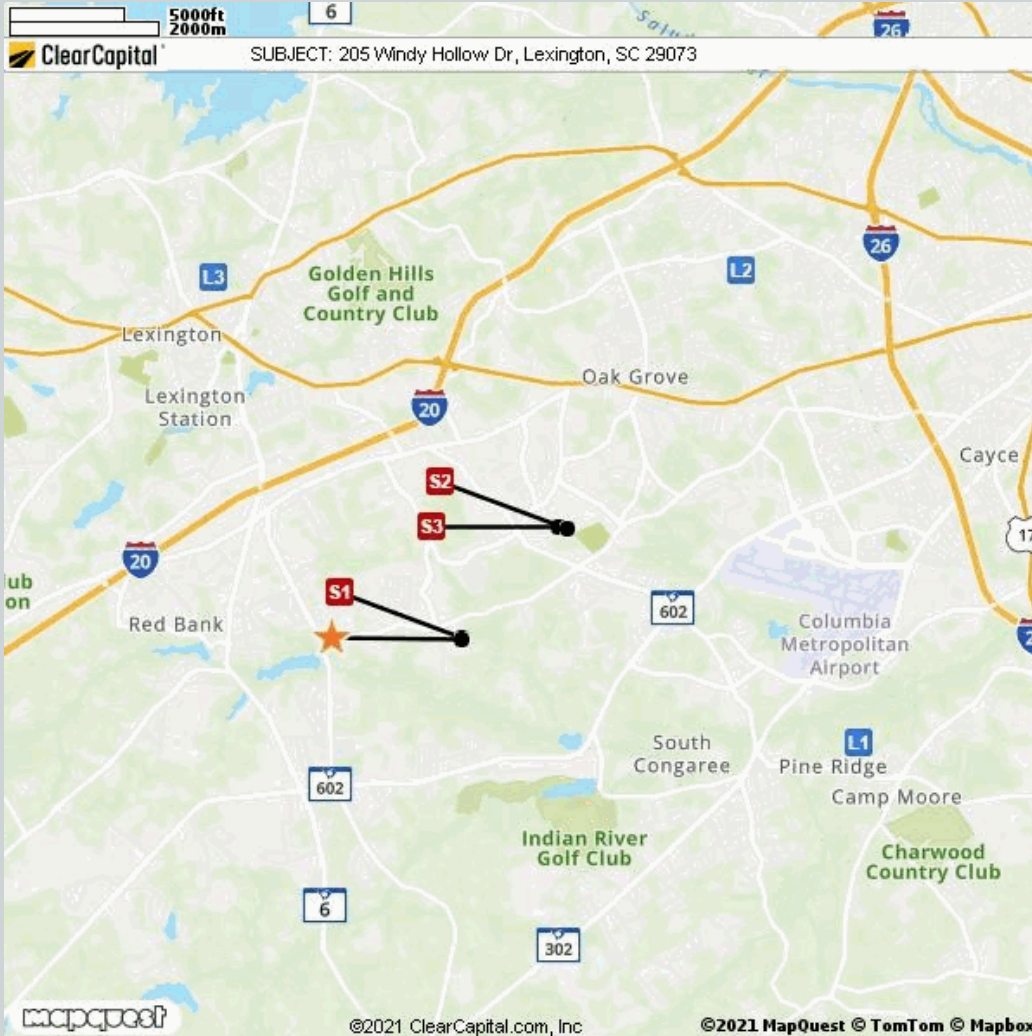
Address ★ 205 Windy Hollow Drive, Lexington, SC 29073

Loan Number 44275

Suggested List \$159,000

Suggested Repaired \$159,000

Sale \$151,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	205 Windy Hollow Drive, Lexington, SC 29073	--	Parcel Match
L1 Listing 1	224 Adkins Cir, West Columbia, SC 29172	4.57 Miles ¹	Parcel Match
L2 Listing 2	198 Golden Pond Dr, Lexington, SC 29073	5.06 Miles ¹	Parcel Match
L3 Listing 3	102 Wessinger Dr, Lexington, SC 29072	4.95 Miles ¹	Parcel Match
S1 Sold 1	145 Windy Hollow Dr, Lexington, SC 29073	0.03 Miles ¹	Parcel Match
S2 Sold 2	412 Coops Ct, West Columbia, SC 29170	1.74 Miles ¹	Parcel Match
S3 Sold 3	400 Clyde Ct, West Columbia, SC 29170	1.70 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	Alan Kaplan	Company/Brokerage	Blue Dot Real Estate Columbia, LLC
License No	98554	Address	1320 Main St Suite 300 Columbia SC 29072
License Expiration	06/30/2022	License State	SC
Phone	8032656941	Email	akaplanbpo1@gmail.com
Broker Distance to Subject	5.32 miles	Date Signed	04/10/2021

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.