

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	827 Forest Park Road, Columbia, SC 29209	Order ID	7217376	Property ID	29917277
Inspection Date	04/08/2021	Date of Report	04/08/2021		
Loan Number	44278	APN	163082006		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Richland		

Tracking IDs

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

General Conditions

Owner	GROLLER, TIFFANY	Condition Comments	
R. E. Taxes	\$1,061	From drive by, the Subject is a attached two story townhouse/condo that appears to be in average condition, maintained and conforms.	
Assessed Value	\$133,600		
Zoning Classification	Residential PUD-R		
Property Type	Condo		
Occupancy	Occupied		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost	\$0		
Total Estimated Repair	\$0		
HOA	Hampton Forest HOA		
Association Fees	\$150 / Month (Pool, Landscaping, Insurance, Greenbelt)		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	Small subdivision with detached single family homes as well as attached condo townhouses that conform and mostly built around 2010.	
Sales Prices in this Neighborhood	Low: \$128000 High: \$200000		
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	827 Forest Park Road	15 Cassia Ct	18 Sims Aly	5029 Forest Lake Pl B-7
City, State	Columbia, SC	Columbia, SC	Columbia, SC	Columbia, SC
Zip Code	29209	29209	29205	29206
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	3.01 ¹	3.30 ¹	3.79 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	\$	\$110,000	\$275,000	\$190,000
List Price \$	--	\$110,000	\$275,000	\$190,000
Original List Date		03/26/2021	03/31/2021	03/02/2021
DOM · Cumulative DOM	-- · --	13 · 13	8 · 8	37 · 37
Age (# of years)	11	43	46	49
Condition	Average	Good	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Townhouse	3 Stories Contemporary	3 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	1,584	1,804	1,784	1,780
Bdrm · Bths · ½ Bths	3 · 2	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	7	8	8	8
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 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** MLS Comments: Stunning renovated condo in a premier gated community. OPEN FLOOR PLAN WITH CATHEDRAL CEILINGS AND GRAND CHANDELIER. SPLIT FLOOR PLAN WITH MASTER SUITE UP AND TWO BEDROOMS ON BOTTOM LEVEL. EACH LEVEL HAS A SCREENED IN PORCH.
- Listing 2** MLS Comments: 3 story condo has 3 bedrooms, 2.5 bathrooms. The first floor features a large kitchen with hardwood floors, painted cabinets, a tiled backsplash, plenty of counter space and amazing natural light. The living room and dining room share a beautiful wood- burning fireplace and built-ins; additionally, a half bath is also on the first floor. On the second floor, there are bedrooms 2 and 3 with private closets and a hallway bathroom; the laundry room is conveniently located on the second floor. The third floor is an owner's retreat with a large bedroom, walk-in closet, recessed lighting and a multi-head shower system. Enjoy the large backyard patio; perfect for entertaining family and friends. The property comes with 2 private covered parking spaces. The HOA covers exterior maintenance.
- Listing 3** MLS Comments: 2 level condominium in the heart of Forest Acres offers exceptional indoor & outdoor living. It features 9ft ceilings & gleaming hardwood floors on the 1st level. The comfortable - flexible dining area & living room has a fireplace flanked with built in bookcases AND detailed ornate lighting fixtures (that convey!). The two sets of French door in the LR open onto a private courtyard-garden.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	827 Forest Park Road	621 Lake Forest Rd	613 Lake Forest Rd	415 Hampton Forest Dr # D
City, State	Columbia, SC	Columbia, SC	Columbia, SC	Columbia, SC
Zip Code	29209	29209	29209	29209
Datasource	Public Records	Public Records	Public Records	Public Records
Miles to Subj.	--	0.07 ¹	0.08 ¹	0.10 ¹
Property Type	Condo	Condo	Condo	Condo
Original List Price \$	--	\$159,900	\$159,700	\$154,300
List Price \$	--	\$155,000	\$155,700	\$154,300
Sale Price \$	--	\$147,000	\$151,000	\$150,000
Type of Financing	--	Standard	Standard	Standard
Date of Sale	--	10/27/2020	07/09/2020	11/20/2020
DOM · Cumulative DOM	-- · --	30 · 73	120 · 122	45 · 50
Age (# of years)	11	14	13	15
Condition	Average	Good	Average	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Condo Floor Number	1	1	1	1
Location	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse	2 Stories Townhouse
# Units	1	1	1	1
Living Sq. Feet	1,584	1,612	1,616	1,604
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	8 · 2
Total Room #	7	7	7	12
Garage (Style/Stalls)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)	Carport 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0 acres	0 acres	0 acres	0 acres
Other	--	--	--	--
Net Adjustment	--	-\$10,000	\$0	-\$10,000
Adjusted Price	--	\$137,000	\$151,000	\$140,000

* 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** Adjustments: Superior condition -\$10,000. MLS Comments: Welcoming front porch and freshly painted interior. Open kitchen with bar and eat in area and open to large family room with hardwoods and fireplace. Upstairs features new carpet, large master suite with dual vanities, garden tub, and walk in closet. 2 bedrooms with shared bath and laundry up.
- Sold 2** Adjustments: 0 MLS Comments: There are no agent comments other than photos. Photos show higher average condition.
- Sold 3** Adjustments: Superior Condition -\$10,000. MLS Comments: This end-unit, two-story townhouse is located in popular Hampton Forest. The covered front porch is the ideal place to enjoy reading a book or sipping coffee. The first floor has an eat-in kitchen as well as a bar for additional seating. The open-concept floorplan allows for ease of entertaining guests. The large living room has French doors to the outside deck and also has a handsome gas fireplace. A half-guest bath is also located on the ground level and additional storage can be found off the deck. Upstairs, you will find three bedrooms, two full bathrooms, and the laundry closet. The seller recently painted the entire unit and new flooring has been ordered for the entire property. Notice that the unit also has a tankless water heater and the HVAC system was replaced in 2018.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				02/09/2010 Sold \$141,900			
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	\$155,000	\$155,000
Sales Price	\$150,000	\$150,000
30 Day Price	\$145,000	--
Comments Regarding Pricing Strategy		
<p>Focused search on closest proximity, same complex along with room count and GLA and least amount of adjustments. Utilizing S2 for final value and L3 for bracketed listing price. An interior should be done.</p>		

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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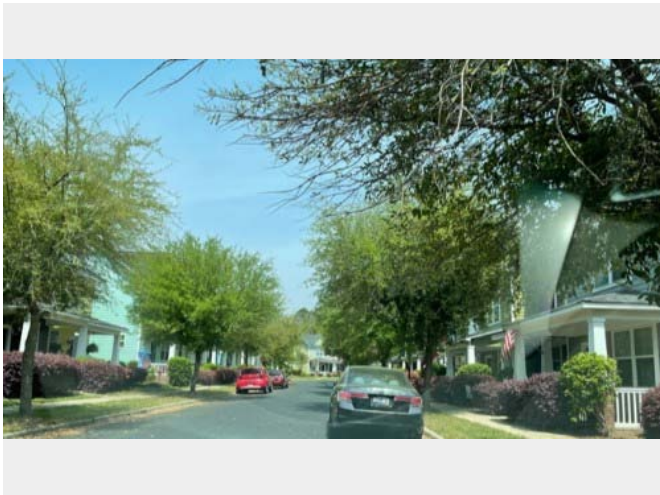
Subject Photos



Front



Address Verification



Street



Street



Other

Listing Photos

L1 15 Cassia Ct
Columbia, SC 29209



Front

L2 18 Sims Aly
Columbia, SC 29205



Front

L3 5029 Forest Lake Pl B-7
Columbia, SC 29206



Front

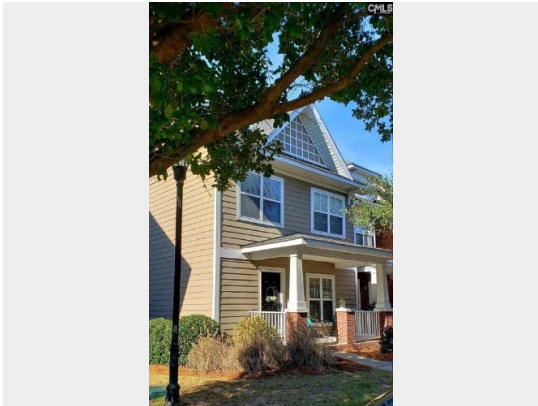
Sales Photos

S1 621 Lake Forest Rd
Columbia, SC 29209



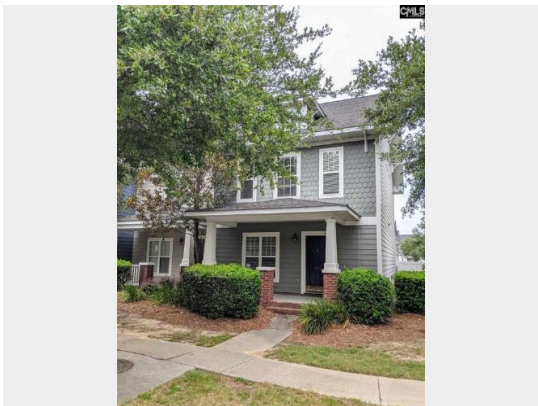
Front

S2 613 Lake Forest Rd
Columbia, SC 29209



Front

S3 415 Hampton Forest Dr # D
Columbia, SC 29209



Front

ClearMaps Addendum

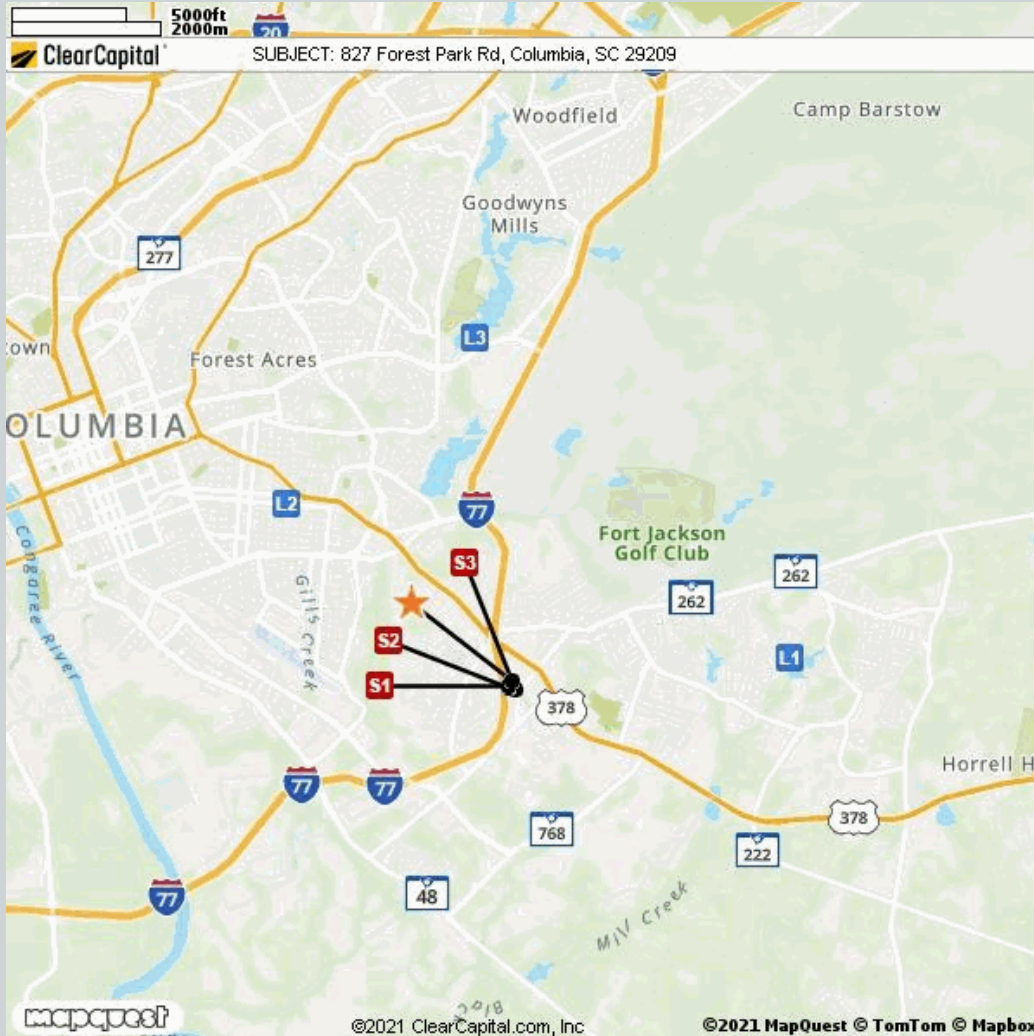
Address ★ 827 Forest Park Road, Columbia, SC 29209

Loan Number 44278

Suggested List \$155,000

Suggested Repaired \$155,000

Sale \$150,000



Comparable

Address

Miles to Subject

Mapping Accuracy

★	Subject	827 Forest Park Road, Columbia, SC 29209	--	Parcel Match
L1	Listing 1	15 Cassia Ct, Columbia, SC 29209	3.01 Miles ¹	Parcel Match
L2	Listing 2	18 Sims Aly, Columbia, SC 29205	3.30 Miles ¹	Street Centerline Match
L3	Listing 3	5029 Forest Lake Pl B-7, Columbia, SC 29206	3.79 Miles ¹	Parcel Match
S1	Sold 1	621 Lake Forest Rd, Columbia, SC 29209	0.07 Miles ¹	Parcel Match
S2	Sold 2	613 Lake Forest Rd, Columbia, SC 29209	0.08 Miles ¹	Parcel Match
S3	Sold 3	415 Hampton Forest Dr # D, Columbia, SC 29209	0.10 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	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	10.49 miles	Date Signed	04/08/2021

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.