

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	3744 Oyster Bluff Drive, Ladys Island, SC 29907	Order ID	7217376	Property ID	29917476
Inspection Date	04/07/2021	Date of Report	04/08/2021		
Loan Number	44280	APN	R200 015 000 0949 0000		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Beaufort		

Tracking IDs

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

General Conditions

Owner	TALLEY MARCUS, TALLEY MATTHEW	Condition Comments SFD, average condition and maintained. Per tax records it is not owners primary residence and occupancy is not confirmed. It maybe a second home. Patio, porch with bonus room over the garage.
R. E. Taxes	\$4,498	
Assessed Value	\$17,140	
Zoning Classification	residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	Oyster Bluff	
Association Fees	\$750 / Year (Pool,Greenbelt)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Newer subdivision, homes not boarded, community pool and access to boat launches, parks, schools, shopping etc. Shortage of listings have increased values.
Local Economy	Improving	
Sales Prices in this Neighborhood	Low: \$301,250 High: \$370,000	
Market for this type of property	Increased 1 % in the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	3744 Oyster Bluff Drive	10 Peytons Way	3990 Sage Dr	113 Middle Rd
City, State	Ladys Island, SC	Beaufort, SC	Beaufort, SC	Beaufort, SC
Zip Code	29907	29907	29907	29907
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	1.18 ¹	0.18 ¹	1.87 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$325,000	\$342,000	\$300,000
List Price \$	--	\$315,000	\$342,000	\$300,000
Original List Date		03/12/2021	03/18/2021	03/24/2021
DOM · Cumulative DOM	-- · --	26 · 27	20 · 21	14 · 15
Age (# of years)	4	10	4	3
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	Beneficial ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	1.5 Stories ranch/bonus over ga	1 Story ranch	1 Story ranch	1.5 Stories ranch/bonus over gar
# Units	1	1	1	1
Living Sq. Feet	1,932	1,738	2,180	1,673
Bdrm · Bths · ½ Bths	3 · 2	4 · 3 · 1	3 · 2	4 · 2
Total Room #	6	7	6	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	0.15 acres	.44 acres	.21 acres	.63 acres
Other	--	--	--	--

* Listing 2 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** Under contract: 3/30/2021. Need a Ranch and elbow room this is your house. 3 bedroom 3.5 bath 2 car garage split floor plan ranch with vaulted ceilings sits on .44 acres fenced in with pond view. Relax on your large screened in porch at 10 Peytons Way. Fresh paint in Master and kitchen along with wood floors and lots of natural light makes home very inviting. Guest room 1 and 2 have a Jack and Jill bath along with bedroom 3 a full bath. Lots of great storage in utility room and 2 car garage.
- Listing 2** Under contract: 3/21/2021. Welcome to 3990 Sage Drive. This beautiful one level split floor plan offers a massive open concept living space with formal dining, 3 bedroom, 2 full baths plus an office which could office be utilized as TV room. The kitchen comes complete with granite counters, stainless steel appliances, and open views to the family room. The owners shall enjoy a fenced in backyard, fantastic 2 car garage with plenty of space for all. Oyster Bluff Community offers a wonderful Clubhouse along with a Community Pool.
- Listing 3** Under contract: 3/25/2021. This meticulously maintained energy efficient home sits nestled on .63 acres. It includes beautifully kept laminate flooring throughout the first floor, Ceiling fans throughout, spray foam insulation for energy efficiency, a tankless water heater. In ground propane tank. Option for gas line install in kitchen and the backyard (for gas bbq grill) by propane company. Crown molding, LED lighting under the kitchen cabinets, granite counter tops, gunmetal stainless steel appliances, pendant lights over the counters, 42" cabinets, paver patio and screened in back patio, perfect for BBQ's and family gatherings. Custom garage door opener w/ WIFI capability, Hardi plank siding and more.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	3744 Oyster Bluff Drive	3887 Oyster Bluff Blvd	3856 Oyster Bluff	3875 Blue Moon
City, State	Ladys Island, SC	Beaufort, SC	Beaufort, SC	Beaufort, SC
Zip Code	29907	29907	29907	29907
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.04 ¹	0.06 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$339,000	\$349,000	\$309,000
List Price \$	--	\$339,000	\$317,900	\$309,000
Sale Price \$	--	\$320,000	\$317,900	\$309,000
Type of Financing	--	Conventional	Fha	Va
Date of Sale	--	01/29/2021	06/29/2020	07/31/2020
DOM · Cumulative DOM	-- · --	79 · 79	100 · 99	82 · 81
Age (# of years)	4	4	3	4
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	1.5 Stories ranch/bonus over ga	1 Story Ranch	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	1,932	2,125	2,125	2,125
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	4 · 2	4 · 2
Total Room #	6	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	0.15 acres	0.16 acres	.16 acres	.16 acres
Other	--	--	--	--
Net Adjustment	--	-\$17,075	-\$19,675	-\$20,575
Adjusted Price	--	\$302,925	\$298,225	\$288,425

* Sold 1 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** Slightly larger, similar age & lot. Adj. -\$14,475 SF, 0 age, -100 lot & -2,500 Closing costs. Wonderful 4 bedroom two bath single story home on corner lot in Oyster Bluff. Open floor plan for easy living. Well appointed kitchen with large Island open to nook and living area. Three generous bedrooms with spacious walk in closet and bath in the owners suite. Wood burning fireplace to keep cozy on those chilly evenings. There is also a screened porch for bug free outdoor enjoyment. If you fancy a swim, the pool complex is just a quick walk across the street. An easy drive to local shopping, downtown, the Military Bases and all local points of interest.
- Sold 2** Slightly larger, similar age & lot. Adj. -\$14,475 SF, -100 age, -100 lot, -5,000 Closing costs. "Drastically Reduced for quick sale !!The most meticulously kept home you will find! All on one story, lovingly cared for and like new! Large kitchen with oversized island and gas stove! Private back fenced in yard! Many upgrades to this home to include, privacy fence in back yard, black picket fence to front yard, gutters around house, fans in each room as well as front porch.
- Sold 3** Slightly larger, similar age & lot. Adj. -\$14,475 SF,, 0age, -100 lot, -6,000 Clsoing costs. Situated on Lady's Island approx. 10 minutes from the heart of historic downtown Beaufort, SC in the conveniently located Oyster Bluff community, this beautiful 4 bedroom, 2 bath home resting on a corner lot was built in 2017 and boasts an open/airy floor plan with a spacious modern kitchen featuring ample cabinet space, granite countertops, stainless appliances, a butler pantry, formal dining room, bar seating and a breakfast area extending off of the great room. The master suite features a large walk-in closet, en-suite soaking tub and double vanities. The family friendly neighborhood amenities include a pool, clubhouse, walking trail and more.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			New Construction sale: 3/7/2018 for \$285,610				
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	\$315,000	\$315,000
Sales Price	\$302,000	\$302,000
30 Day Price	\$295,000	--
Comments Regarding Pricing Strategy		
Presently a shortage of listings and homes are going under contract quickly. Assistance with closing costs is norm.		

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

Listing Photos

L1 10 Peytons Way
Beaufort, SC 29907



Front

L2 3990 Sage Dr
Beaufort, SC 29907



Front

L3 113 Middle Rd
Beaufort, SC 29907



Front

Sales Photos

S1 3887 Oyster Bluff Blvd
Beaufort, SC 29907



Front

S2 3856 Oyster Bluff
Beaufort, SC 29907



Front

S3 3875 Blue Moon
Beaufort, SC 29907



Front

ClearMaps Addendum

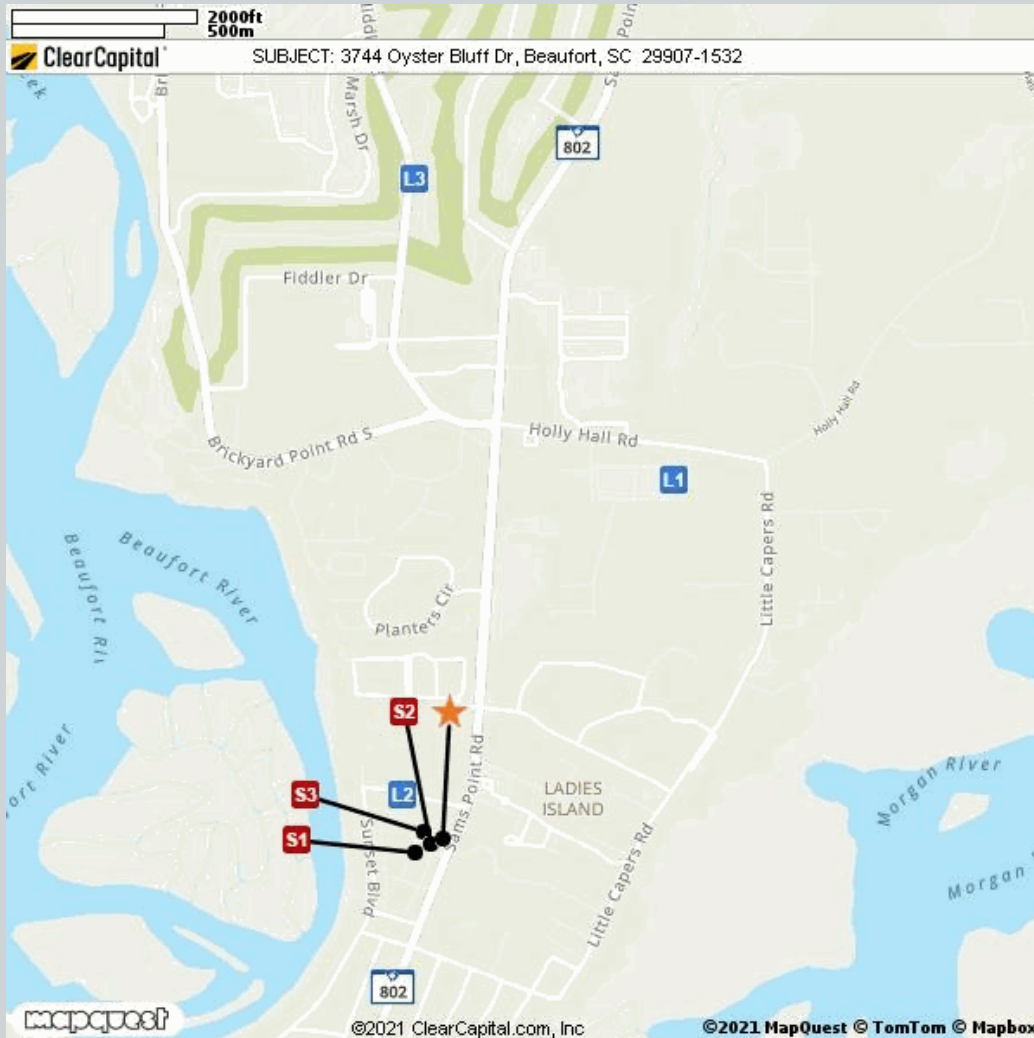
Address ★ 3744 Oyster Bluff Drive, Ladys Island, SC 29907

Loan Number 44280

Suggested List \$315,000

Suggested Repaired \$315,000

Sale \$302,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	3744 Oyster Bluff Drive, Ladys Island, SC 29907	--	Parcel Match
L1 Listing 1	10 Peytons Way, Beaufort, SC 29907	1.18 Miles ¹	Parcel Match
L2 Listing 2	3990 Sage Dr, Beaufort, SC 29907	0.18 Miles ¹	Parcel Match
L3 Listing 3	113 Middle Rd, Beaufort, SC 29907	1.87 Miles ¹	Parcel Match
S1 Sold 1	3887 Oyster Bluff Blvd, Beaufort, SC 29907	0.09 Miles ¹	Parcel Match
S2 Sold 2	3856 Oyster Bluff, Beaufort, SC 29907	0.04 Miles ¹	Parcel Match
S3 Sold 3	3875 Blue Moon, Beaufort, SC 29907	0.06 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	Debra Regecz	Company/Brokerage	Ballenger Assoc. LLC
License No	51688	Address	2715 Bluestem Dr Beaufort SC 29902
License Expiration	06/30/2022	License State	SC
Phone	8432637010	Email	deb@redhatteam.com
Broker Distance to Subject	4.46 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.