

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.

<b>Address</b>	10429 Gray Fox Way, Savannah, GA 31406	<b>Order ID</b>	7220532	<b>Property ID</b>	29923896
<b>Inspection Date</b>	04/08/2021	<b>Date of Report</b>	04/10/2021		
<b>Loan Number</b>	44308	<b>APN</b>	20700 03003		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Chatham		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	0407BPO	<b>Tracking ID 1</b>	BPF2		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		
<b>Owner</b>	SAMS MARION L	<b>Condition Comments</b> The subject appeared to be in stable structural and physical condition. The subject has a recently updated roof and recent exterior paint. It appeared to have received adequate care and owner concern.
<b>R. E. Taxes</b>	\$90,367	
<b>Assessed Value</b>	\$57,240	
<b>Zoning Classification</b>	R3 - Residential Lot	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>		
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>		
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		
<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> The subdivision is one of Savannah's Older neighborhoods. The homes are maintained adequately. They are of diverse full brick to frame styles and designs and in good conformation. The location is near amenities including public transportation. It is less than 10 minutes from the highway. Standard to REO sales appear to be in balance. There does not appear to be any factors that would affect the market ability of the neighborhood.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$78,000 High: \$237,900	
<b>Market for this type of property</b>	Remained Stable for the past 6 months.	
<b>Normal Marketing Days</b>	<90	

### Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
<b>Street Address</b>	10429 Gray Fox Way	107 Morekis Dr	3 Williamsburg Manor Ot	710 S Williamsburg Rd
<b>City, State</b>	Savannah, GA	Savannah, GA	Savannah, GA	Savannah, GA
<b>Zip Code</b>	31406	31406	31419	31419
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.29 <sup>1</sup>	0.61 <sup>1</sup>	0.65 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$189,000	\$199,900	\$190,000
<b>List Price \$</b>	--	\$189,000	\$199,900	\$190,000
<b>Original List Date</b>		03/26/2021	03/18/2021	03/02/2021
<b>DOM · Cumulative DOM</b>	-- · --	13 · 15	21 · 23	31 · 39
<b>Age (# of years)</b>	37	34	49	50
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
<b>View</b>	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,549	1,766	1,752	1,464
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	4 · 2	3 · 2
<b>Total Room #</b>	8	9	9	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	None	Attached 1 Car	Attached 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	Pool - Yes
<b>Lot Size</b>	.32 acres	.11 acres	.27 acres	.25 acres
<b>Other</b>	--	--	--	--

\* Listing 2 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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: A must see South Side home that has just been updated. This three bedroom, two bath home has a lot to offer and will be move-in ready. The home features living room with fireplace and tall ceilings, kitchen has been updated with new counters, fresh paint, and new stainless appliances are on order and a separate dining area. The large master on main features a sitting room and bedroom area. The second floor offers two large bedrooms and one bathroom. First floor has new laminate throughout and the second features new carpet throughout. Other great features include a large laundry, fenced backyard with patio and cedar siding exterior. Updates include new interior and exterior paint, new flooring, enlarged master on main, new countertops in kitchen and more!
- Listing 2** Remarks: Fantastic Four Bedroom Brick Ranch On A Cul-de-sac. The Kitchen Is Updated With Newer Appliances And Flooring The Bathrooms Have Been Updated With New Vanities And Flooring. The Home Has Modern Windows And A Newer Roof. Come Add Your Touches To This Wonderful Home.
- Listing 3** Remarks: IN-GROUND POOL! THE PERFECT LOCATION! AMAZING DEAL ON THIS BEAUTIFUL MOVE-IN READY ALL BRICK RANCH LOCATED IN DESIRABLE LARGO WOODS THAT'S JUST MINUTES FROM HOSPITALS, SHOPPING, MALLS, GSU, SCHOOLS AND RESTAURANTS! THIS BEAUTY FEATURES ALMOST 1,500 SQFT OF LIVING SPACE, 3 SPACIOUS BEDROOMS, 2 FULL BATHS, A NICE LIVING ROOM WITH A FIREPLACE, A FULLY EQUIPPED KITCHEN WITH A BREAKFAST AREA, A FORMAL DINING AREA, VINYL PLANK FLOORING THROUGHOUT AND ABSOLUTELY NO CARPET, AN OWNER'S SUITE WITH A NICE WALK-IN CLOSET WITH AN OWNER'S BATH, RECENTLY UPDATED GUEST BATH, A NICE LAUNDRY ROOM, A NEW SLIDING GLASS DOOR, A SPACIOUS NICELY LANDSCAPED BACKYARD WITH AN IN-GROUND POOL AND LOTS OF EXTRA YARD SPACE TO ENTERTAIN, A NEWER PRIVACY FENCE, A SPRINKLER SYSTEM, A NEWER HVAC SYSTEM, A 1-CAR GARAGE

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	10429 Gray Fox Way	10530 Sugarbush Rd	6 Gray Fox Ct	126 N Leeds Gate Rd
<b>City, State</b>	Savannah, GA	Savannah, GA	Savannah, GA	Savannah, GA
<b>Zip Code</b>	31406	31406	31406	31406
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.15 <sup>1</sup>	0.22 <sup>1</sup>	0.28 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$184,900	\$179,900	\$148,900
<b>List Price \$</b>	--	\$184,900	\$179,000	\$148,900
<b>Sale Price \$</b>	--	\$181,900	\$179,000	\$147,900
<b>Type of Financing</b>	--	Conventional	Va	Conventional
<b>Date of Sale</b>	--	05/14/2020	09/14/2020	08/28/2020
<b>DOM · Cumulative DOM</b>	-- · --	37 · 38	36 · 67	59 · 59
<b>Age (# of years)</b>	37	45	45	34
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
<b>View</b>	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,549	1,865	1,722	1,562
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	8	8	8	8
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.32 acres	.30 acres	.24 acres	.17 acres
<b>Other</b>	--	--	--	--
<b>Net Adjustment</b>	--	-\$3,160	-\$1,730	-\$130
<b>Adjusted Price</b>	--	\$178,740	\$177,270	\$147,770

\* Sold 2 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** Remarks: This full brick, 3 bedroom, 2 bath on a third of an acre corner lot won't last long. Mid century details like brick wood burning fireplace, original parquet floors in entry, vaulted ceiling with exposed beams and original cabinetry are just a few things to fall in love with in this well cared for home. Features include living dining combo, separate den, kitchen with eat in area. Extra storage with mud room and large laundry area. Huge privacy fenced back yard and side entry 2 car garage. Home could use updates but is perfect for the person who wants to make it their own and build instant equity in a a solidly built home. Convenient to HAAF, St. Joes, Georgia Southern, restaurants, shops and houses of worship.
- Sold 2** Remarks: Well maintained ranch on a cul-de-sac in Colonial Village on the Southside. Relax in the family room with a vaulted ceiling, stone fireplace and exposed wood beams. The galley kitchen features a breakfast area overlooking the fully fenced in yard. Dining room and sitting area off of entrance. Both bathrooms have been recently renovated and the master bedroom has a private full bathroom. The shared bathroom off the hallway includes a low step shower. HVAC only 2 years old and all windows have been updated. The 1 car garage and 2 additional parking spaces in the driveway offer plenty of parking. Home includes storage shed and lot is larger than the fenced in backyard. Minutes away from Hunter Air Force Base, Southside shopping & restaurants and Georgia Southern University Armstrong. Active neighborhood association, but not required to join.
- Sold 3** Remarks: Well cared for low country style home conveniently located to Hunter Airfield, schools, shopping, downtown Savannah and more. Freshly painted interior, new flooring, all appliances convey, newer hvac. First floor offers a spacious family/dining room combo with wood burning fireplace, one bedroom, fully equipped kitchen, breakfast area with pantry and full bath. Two additional spacious bedrooms w/walk-in closets, bonus and full bath located on the second floor. You are sure to enjoy the rocking chair front porch and spacious privacy fenced back yard.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				There was no current listing nor sale history concerning the subject located within the MLS nor tax records at the time of inspection. Land Value: \$20,000			
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$177,270	\$177,270
<b>Sales Price</b>	\$175,000	\$175,000
<b>30 Day Price</b>	\$167,270	--
<b>Comments Regarding Pricing Strategy</b>		
Pricing is based upon sold comparable 2 less 10k for the 30 day price.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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



## Listing Photos

**L1** 107 Morekis Dr  
Savannah, GA 31406



Front

**L2** 3 Williamsburg Manor Ot  
Savannah, GA 31419



Front

**L3** 710 S Williamsburg Rd  
Savannah, GA 31419



Front

## Sales Photos

**S1** 10530 Sugarbush Rd  
Savannah, GA 31406



Front

**S2** 6 Gray Fox Ct  
Savannah, GA 31406



Front

**S3** 126 N Leeds Gate Rd  
Savannah, GA 31406



Front

### ClearMaps Addendum

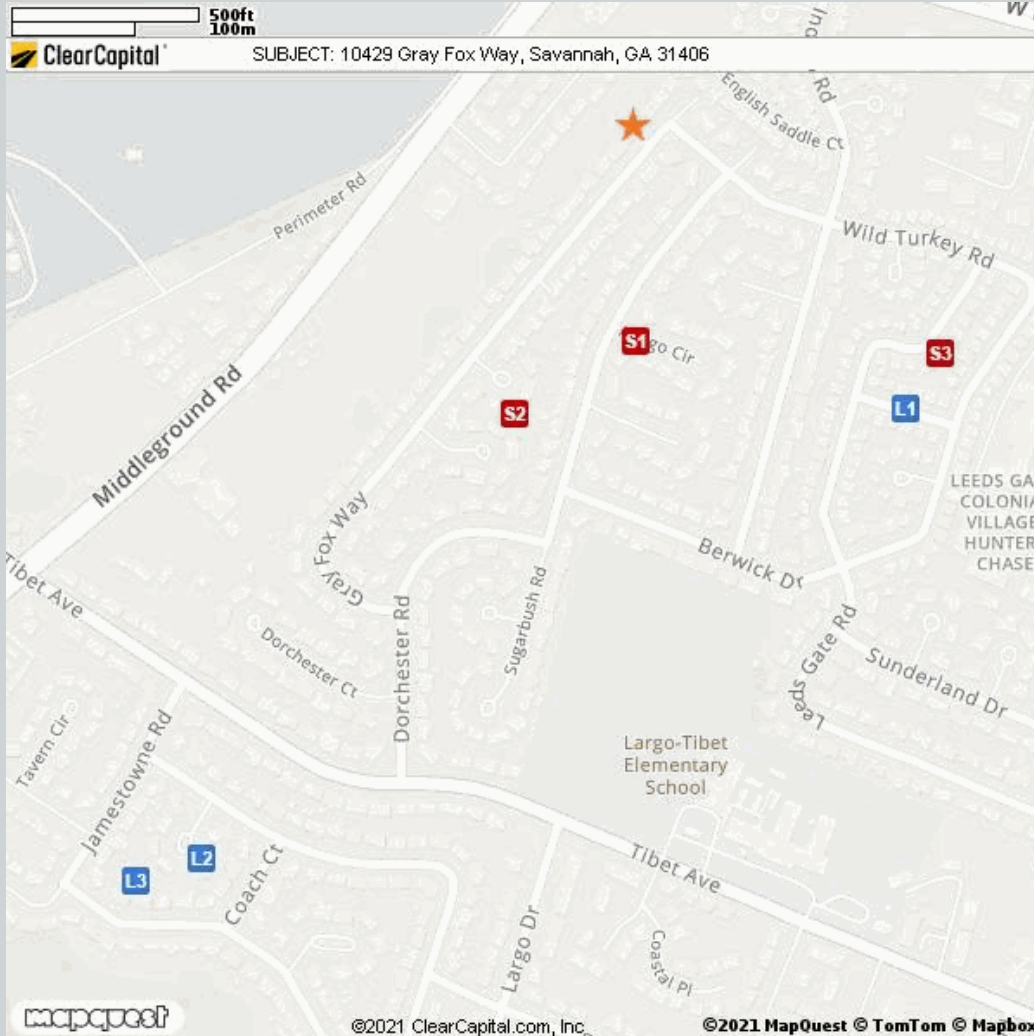
**Address** ★ 10429 Gray Fox Way, Savannah, GA 31406

**Loan Number** 44308

**Suggested List** \$177,270

**Suggested Repaired** \$177,270

**Sale** \$175,000



#### Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	10429 Gray Fox Way, Savannah, GA 31406	--	Parcel Match
L1 Listing 1	107 Morekis Dr, Savannah, GA 31406	0.29 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	3 Williamsburg Manor Ot, Savannah, GA 31406	0.61 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	710 S Williamsburg Rd, Savannah, GA 31406	0.65 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	10530 Sugarbush Rd, Savannah, GA 31406	0.15 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	6 Gray Fox Ct, Savannah, GA 31406	0.22 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	126 N Leeds Gate Rd, Savannah, GA 31406	0.28 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.

<sup>2</sup> 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

<b>Broker Name</b>	Lavern Martin	<b>Company/Brokerage</b>	Golden Properties
<b>License No</b>	179221	<b>Address</b>	Golden Properties Savannah GA 31406
<b>License Expiration</b>	07/31/2024	<b>License State</b>	GA
<b>Phone</b>	9123230317	<b>Email</b>	lavernmartin1957@gmail.com
<b>Broker Distance to Subject</b>	2.48 miles	<b>Date Signed</b>	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 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.