

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	101 Kirk Court, Summerville, SC 29486	Order ID	7222561	Property ID	29928453
Inspection Date	04/09/2021	Date of Report	04/12/2021		
Loan Number	44360	APN	2330202031		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Berkeley		

Tracking IDs

Order Tracking ID	0408BPO	Tracking ID 1	0408BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Sass Joseph Jr Bobby Jean Trustees	Condition Comments Condition appears average and there were no major repairs which were noted during the time of inspection.
R. E. Taxes	\$179,597	
Assessed Value	\$8,180	
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	Suburban	Neighborhood Comments The subject is located in an established suburban location which has a much higher percentage of SFD/Townhouses versus Condos. Properties display a general similarity in design, utility, and overall appeal, with variations in size.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$149,000 High: \$398,900	
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	101 Kirk Court	214 Ruby Street	429 Temple Road	209 Birmingham Drive
City, State	Summerville, SC	Summerville, SC	Ladson, SC	Summerville, SC
Zip Code	29486	29486	29456	29486
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.88 ¹	1.06 ¹	0.67 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$229,000	\$230,000	\$250,000
List Price \$	--	\$218,000	\$230,000	\$250,000
Original List Date		12/17/2020	04/02/2021	02/27/2021
DOM · Cumulative DOM	-- · --	113 · 116	7 · 10	41 · 44
Age (# of years)	18	32	37	18
Condition	Average	Average	Average	Good
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	1,706	1,338	1,772	1,568
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	4 · 2	4 · 2
Total Room #	7	6	7	7
Garage (Style/Stalls)	None	Detached 2 Car(s)	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.22 acres	0.36 acres	0.25 acres	0.10 acres
Other	None	None	None	None

* 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.

Listing Comments Why the comparable listing is superior or inferior to the subject.

Listing 1 Inferior year built, Superior lot size, Fair market transaction, Similar style/design and Similar condition, 3/2 floor plan, Superior garage count, Inferior GLA.

Listing 2 Similar GLA, Fair market transaction, Similar style/design and 4/2 floor plan, Inferior year built, Similar lot size, Similar garage count, Similar condition.

Listing 3 Superior condition and Fair market transaction, 4/2 floor plan, Inferior lot size, Similar garage count, Similar year built, Inferior GLA, Similar style/design.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	101 Kirk Court	469 Courtland Drive	303 Longleaf Road	104 Equestrian Ct
City, State	Summerville, SC	Summerville, SC	Summerville, SC	Summerville, SC
Zip Code	29486	29486	29486	29486
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.42 ¹	0.81 ¹	0.49 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$197,500	\$210,000	\$230,000
List Price \$	--	\$197,500	\$210,000	\$230,000
Sale Price \$	--	\$195,000	\$222,000	\$230,000
Type of Financing	--	Conv	Conv	Conv
Date of Sale	--	05/17/2020	12/07/2020	11/04/2020
DOM · Cumulative DOM	-- · --	45 · 45	67 · 67	29 · 29
Age (# of years)	18	22	43	19
Condition	Average	Average	Average	Good
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	1,706	1,385	1,700	1,613
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	4 · 2	3 · 2
Total Room #	7	6	7	6
Garage (Style/Stalls)	None	Attached 1 Car	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.22 acres	0.14 acres	0.23 acres	0.2 acres
Other	None	None	None	None
Net Adjustment	--	+\$4,920	+\$3,200	-\$23,800
Adjusted Price	--	\$199,920	\$225,200	\$206,200

* 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** Fair market transaction, Similar style/design and Similar condition, 3/2 floor plan, Similar year built, Inferior lot size, Superior garage count, Inferior GLA. HB: 1.2K, Lot: 0.8K, Gar: -2.5K, thr: -1K, GLA: 6.42K, Total: +\$4,920.
- Sold 2** 4/2 floor plan, Inferior year built, Similar lot size, Similar garage count, Similar GLA, Fair market transaction, Similar style/design and Similar condition. Bed: -3K, HB: 1.2K, YB: 5K, Total: +\$3,200.
- Sold 3** Fair market transaction, 3/2 floor plan, Similar lot size, Superior garage count, Similar year built, Similar GLA, Superior condition and Similar style/design. Condition: -20K, HB: 1.2K, Gar: -5K, Total: -\$23,800.

Subject Sales & Listing History

Current Listing Status		Not Currently Listed		Listing History Comments			
Listing Agency/Firm				Subject's sales history was searched in 36 months and none was available. Subject was listed and was removed from the market only once in 12 months.			
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	1						
# 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
12/04/2020	\$209,000	--	--	Cancelled	02/19/2021	\$209,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$220,000	\$220,000
Sales Price	\$210,000	\$210,000
30 Day Price	\$200,000	--
Comments Regarding Pricing Strategy		
<p>I arrived at this price conclusion based on the similarity of the comparable, the influence of the neighborhood, the condition of the subject property, and other marketing factors. S1 and L2 were given the most weight as they both share the most similar characteristics to the subject. The properties used are the best possible currently available comps within 1.99 miles. Recommended market timing of 90-120 days to reach the highest sale price for this property. Any/all variations in the comps were taken into consideration when determining this price and it reflects my complete analysis. Sale comp with sale date over 6 months was used in order to obtain comps. Due to limited comparable within subject's immediate area it was necessary to use comps vary in lot size, condition, GLA and year built.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes Broker's conclusion reflects a market price for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect the subject's defining characteristics. Thus, the price conclusion appears to be adequately supported. Due to a lack of more similar comps available, these search parameters were expanded in order to provide comps from the subject's competitive market area that reflect current market conditions

Subject Photos



Front



Address Verification



Side



Side



Street



Street

Subject Photos



Other



Other



Other

Listing Photos

L1 214 Ruby Street
Summerville, SC 29486



Front

L2 429 Temple Road
Ladson, SC 29456



Front

L3 209 Birmingham Drive
Summerville, SC 29486



Front

Sales Photos

S1 469 Courtland Drive
Summerville, SC 29486



Front

S2 303 Longleaf Road
Summerville, SC 29486



Front

S3 104 Equestrian Ct
Summerville, SC 29486



Front

ClearMaps Addendum

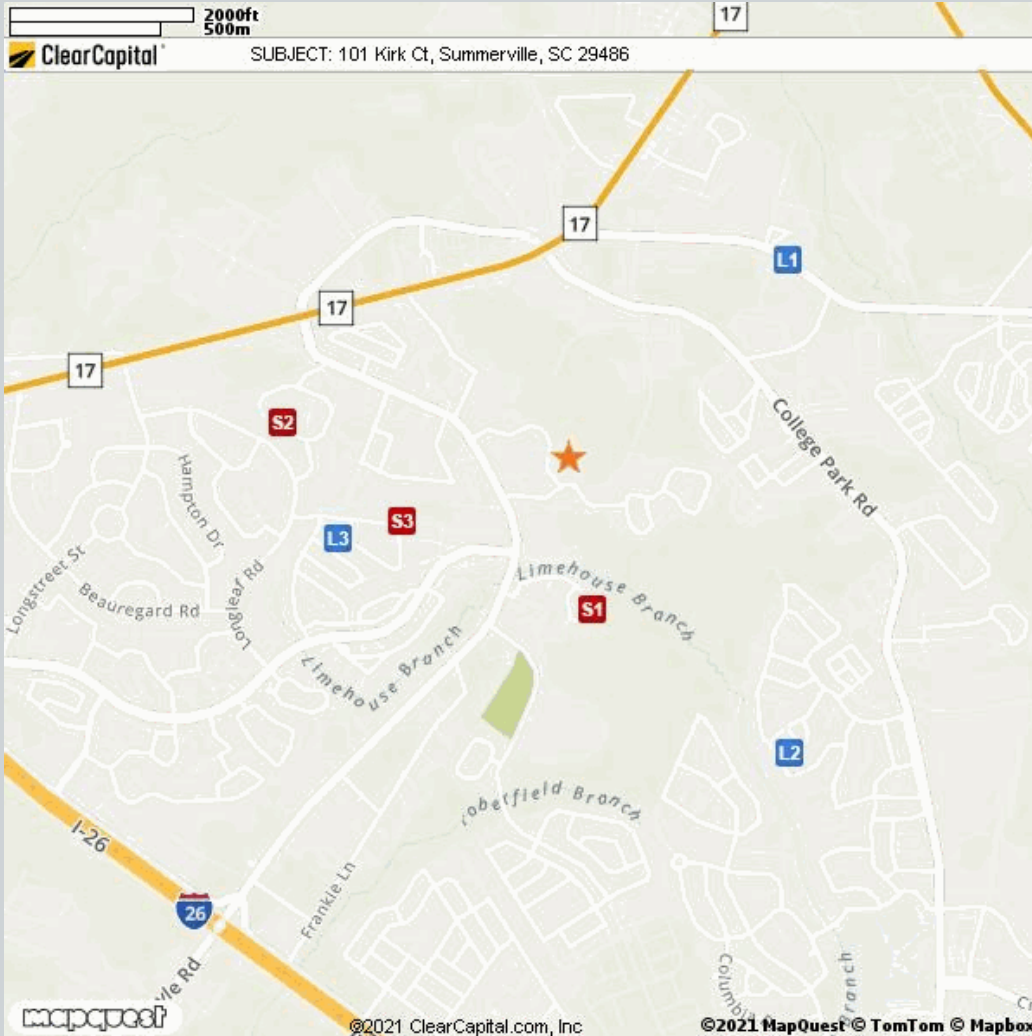
Address ★ 101 Kirk Court, Summerville, SC 29486

Loan Number 44360

Suggested List \$220,000

Suggested Repaired \$220,000

Sale \$210,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	101 Kirk Court, Summerville, SC 29486	--	Parcel Match
L1 Listing 1	214 Ruby Street, Summerville, SC 29483	0.88 Miles ¹	Parcel Match
L2 Listing 2	429 Temple Road, Ladson, SC 29456	1.06 Miles ¹	Parcel Match
L3 Listing 3	209 Birmingham Drive, Summerville, SC 29486	0.67 Miles ¹	Parcel Match
S1 Sold 1	469 Courtland Drive, Summerville, SC 29486	0.42 Miles ¹	Parcel Match
S2 Sold 2	303 Longleaf Road, Summerville, SC 29486	0.81 Miles ¹	Parcel Match
S3 Sold 3	104 Equestrian Ct, Summerville, SC 29486	0.49 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	Matthew Sotirolou	Company/Brokerage	Agent Owned Realty
License No	REL.97001 S	Address	100 Crowfield Blvd Goose Creek SC 29445
License Expiration	06/30/2021	License State	SC
Phone	8439250621	Email	summersville@biterealty.com
Broker Distance to Subject	3.81 miles	Date Signed	04/09/2021

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.