

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>	301 Louisa Lane, Lexington, SC 29073	<b>Order ID</b>	7274811	<b>Property ID</b>	30095040
<b>Inspection Date</b>	05/06/2021	<b>Date of Report</b>	05/08/2021		
<b>Loan Number</b>	44683	<b>APN</b>	00650002198		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Lexington		

### Tracking IDs

<b>Order Tracking ID</b>	0504BPO	<b>Tracking ID 1</b>	0504BPO
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	TAYLOR LOUDENBACK	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$3,568	Subject appeared at time of inspection to be in average overall condition. No repairs requiring immediate attention noticed from roadside. I assumed the interior is in similar condition as the exterior for this report.	
<b>Assessed Value</b>	\$124,000		
<b>Zoning Classification</b>	Residential		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes (Front door closed)		
<b>Ownership Type</b>	Fee Simple		
<b>Property Condition</b>	Average		
<b>Estimated Exterior Repair Cost</b>	\$0		
<b>Estimated Interior Repair Cost</b>	\$0		
<b>Total Estimated Repair</b>	\$0		
<b>HOA</b>	No		
<b>Visible From Street</b>	Visible		
<b>Road Type</b>	Public		

### Neighborhood & Market Data

<b>Location Type</b>	Rural	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	The subject's neighborhood is comprised primarily of properties reflecting similar quality, maintenance, design and appeal, and marketability to the subject property if the subject does not suffer from deferred maintenance. Availability for this neighborhood, of most public services combined with average access to employment, shopping, and schools give it a similar appeal to the market as other nearby neighborhoods. No unfavorable factor was observed which would adversely affect marketability.	
<b>Sales Prices in this Neighborhood</b>	Low: \$53,000 High: \$425,000		
<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
Street Address	301 Louisa Lane	165 Dove Trace Dr	244 Louisa Ln	117 Hallie Hills Place
City, State	Lexington, SC	West Columbia, SC	Lexington, SC	Lexington, SC
Zip Code	29073	29170	29073	29073
Datasource	Public Records	MLS	MLS	MLS
Miles to Subj.	--	3.42 <sup>1</sup>	0.04 <sup>1</sup>	0.15 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$145,000	\$149,900	\$150,000
List Price \$	--	\$140,000	\$149,900	\$150,000
Original List Date		03/02/2021	04/23/2021	04/16/2021
DOM · Cumulative DOM	-- · --	15 · 67	6 · 15	1 · 22
Age (# of years)	20	29	24	23
Condition	Average	Average	Good	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 traditional	1 Story traditional	1 Story traditional	1 Story traditional
# Units	1	1	1	1
Living Sq. Feet	1,080	1,244	1,166	1,304
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	Attached 1 Car	Detached 1 Car	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.15 acres	.35 acres	.2 acres	.17 acres
Other	--	--	--	--

\* Listing 1 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** Public Remarks Cute home in a great little neighborhood in West Columbia! This home features a eat in kitchen with walk in pantry, large open living room/great room,3 bedrooms, 2 bathrooms, large deck off to the side overlooking one of the largest fenced in back yards in the neighborhood and a single car garage. It is zoned for award winning Lexington One Schools. Vacant - Home does need some TLC
- Listing 2** Public Remarks Charming one story home with detached one car garage in a community with NO HOA! Lovely wood flooring in main areas, open concept with eat in kitchen! Master bedroom with garden tub and separate shower! Private back yard with detached garage - bring your toys! Back deck great for grilling out. Located convenient to I-20.
- Listing 3** Public Remarks Looking for a one level home in a quaint neighborhood with no HOA? You can stop looking now. This home has a huge front porch to enjoy drinking coffee and talking with friends. Walk into a cozy living room with over 9' ceilings and gas fireplace. The eat in kitchen has plenty of space for nice dinner gatherings. Enjoy your master suite with double vanity and garden tub. The large backyard is fenced in with double gate entrance.

### Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
<b>Street Address</b>	301 Louisa Lane	455 Pin Oak Dr	137 Maguire Dr	200 Covey Ln
<b>City, State</b>	Lexington, SC	Lexington, SC	Lexington, SC	Lexington, SC
<b>Zip Code</b>	29073	29073	29073	29073
<b>Datasource</b>	Public Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	1.33 <sup>1</sup>	1.68 <sup>1</sup>	1.77 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$125,000	\$150,000	\$144,900
<b>List Price \$</b>	--	\$125,000	\$150,000	\$144,900
<b>Sale Price \$</b>	--	\$124,250	\$143,000	\$145,000
<b>Type of Financing</b>	--	Conv	Conv	Conv
<b>Date of Sale</b>	--	12/11/2020	02/22/2021	12/17/2020
<b>DOM · Cumulative DOM</b>	-- · --	11 · 22	4 · 39	4 · 73
<b>Age (# of years)</b>	20	27	17	16
<b>Condition</b>	Average	Average	Good	Good
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story traditional	2 Stories traditional	1 Story traditional	1 Story traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,080	1,014	1,072	1,134
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2 · 1	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	None	None	None	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>	0.15 acres	.16 acres	.72 acres	.19 acres
<b>Other</b>	--	--	--	\$1000 seller help
<b>Net Adjustment</b>	--	\$0	-\$10,000	-\$8,500
<b>Adjusted Price</b>	--	\$124,250	\$133,000	\$136,500

\* Sold 1 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** Public Remarks Rare these days Lexington Pond Frontage in Garden Pond community. Lexington's award winning schools. Open Kitchen to dining and Living room makes this great for entertainment. Great floorplan with bonus area that could be a 4th bedroom or Play area. Master suite with Private bath. Large fenced rear yard with fence. Need a few repairs
- Sold 2** Adjustment is for condition(-\$5000) and lot size(-\$5000) Public Remarks Wonderful 3BR/2BA home with HUGE privacy-fenced backyard (almost 1 acre) on cul-de-sac has it all! OPEN Floorplan Design and SPACIOUS Kitchen and Living Room with Cathedral Ceilings, gas fireplace, private laundry room with washer & dryer, and Owner Suite with walk-in closet and private bathroom! NEW DECK
- Sold 3** Adjustment is for condition(-\$5000), parking(-\$2500) and seller help Public Remarks Immaculate home located in quiet cul-de-sac. This home boasts cathedral ceilings in the great room, hardwood floors and trendy paint colors. The dining area is spacious with a bay window for plenty of natural light. The master bedroom has an oversized closet, private bathroom with garden tub. Enjoy the outdoors? The brick patio under the pergola is the perfect area to entertain or relax after a long day.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				No MLS history is available for the subject in the last 36 months.			
<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>	\$128,500	\$128,500
<b>Sales Price</b>	\$125,000	\$125,000
<b>30 Day Price</b>	\$115,000	--
<b>Comments Regarding Pricing Strategy</b>		
I searched for FMV comps with a GLA of 875-1299sf. I expanded the search to 3 miles to find 1 sold and 1 active comp in similar condition. Homes in the area are a mix of styles, ages and sizes. All comps used are from the same market area as the subject. Comps used are the most similar to the subject in style, age and size found at time of the report. All comps used are similar to the subject in utility and market appeal.		

## 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.

### Subject Photos



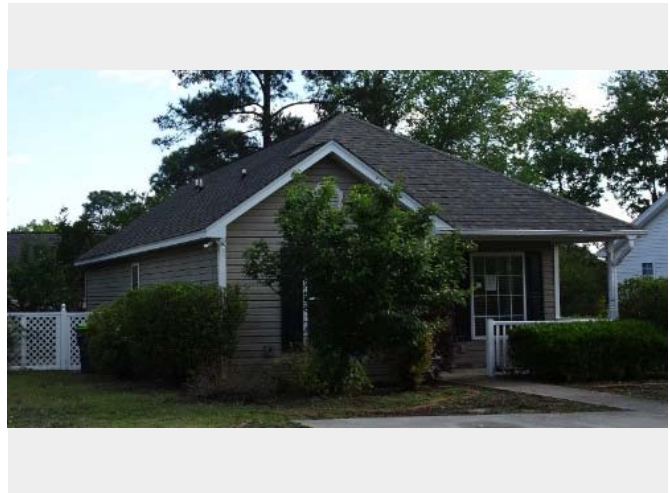
Front



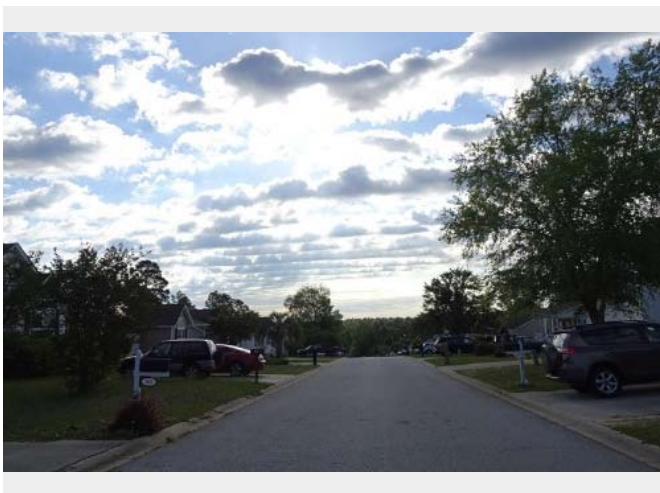
Address Verification



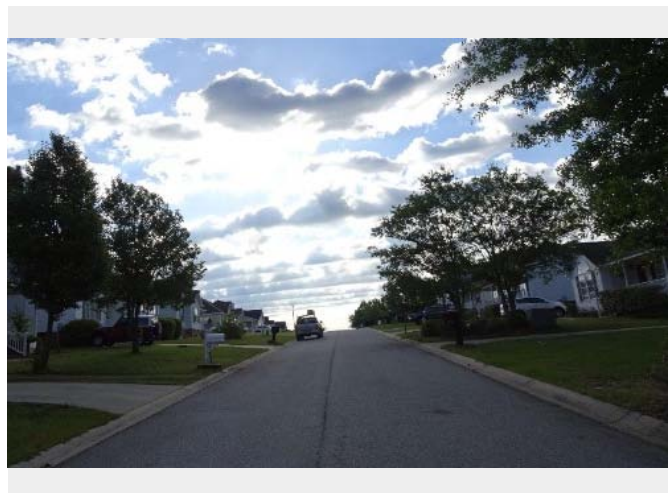
Side



Side



Street



Street



## Listing Photos

**L1** 165 Dove Trace Dr  
West Columbia, SC 29170



Front

**L2** 244 Louisa Ln  
Lexington, SC 29073



Front

**L3** 117 Hallie Hills Place  
Lexington, SC 29073



Front

## Sales Photos

**S1** 455 Pin Oak Dr  
Lexington, SC 29073



Front

**S2** 137 Maguire Dr  
Lexington, SC 29073



Front

**S3** 200 Covey Ln  
Lexington, SC 29073



Front

## ClearMaps Addendum

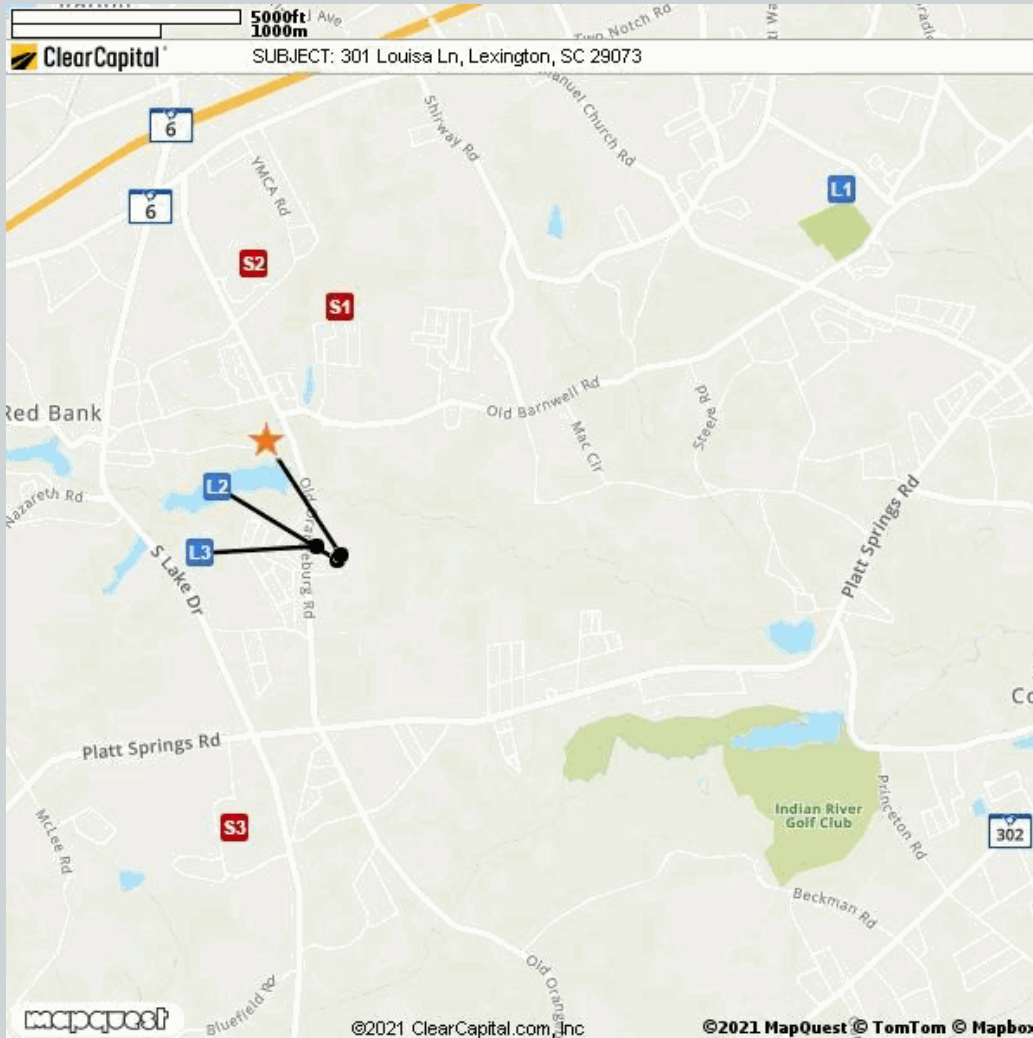
**Address** ★ 301 Louisa Lane, Lexington, SC 29073

**Loan Number** 44683

**Suggested List** \$128,500

**Suggested Repaired** \$128,500

**Sale** \$125,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	301 Louisa Lane, Lexington, SC 29073	--	Parcel Match
L1 Listing 1	165 Dove Trace Dr, West Columbia, SC 29170	3.42 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	244 Louisa Ln, Lexington, SC 29073	0.04 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	117 Hallie Hills Place, Lexington, SC 29073	0.15 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	455 Pin Oak Dr, Lexington, SC 29073	1.33 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	137 Maguire Dr, Lexington, SC 29073	1.68 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	200 Covey Ln, Lexington, SC 29073	1.77 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>	Michael Baker	<b>Company/Brokerage</b>	Southern Connections Realty
<b>License No</b>	63690	<b>Address</b>	132 Pear Court Lexington SC 29073
<b>License Expiration</b>	06/30/2021	<b>License State</b>	SC
<b>Phone</b>	8034137878	<b>Email</b>	bposc@att.net
<b>Broker Distance to Subject</b>	6.56 miles	<b>Date Signed</b>	05/07/2021

*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.**