

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>	5060 Westview Street, North Charleston, SC 29418	<b>Order ID</b>	7277647	<b>Property ID</b>	30100841
<b>Inspection Date</b>	05/06/2021	<b>Date of Report</b>	05/06/2021		
<b>Loan Number</b>	44725	<b>APN</b>	408-07-00-428		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Charleston		

### Tracking IDs

<b>Order Tracking ID</b>	0505BPOs	<b>Tracking ID 1</b>	0505BPOs
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Chisolm Marion M	<b>Condition Comments</b>	
<b>R. E. Taxes</b>	\$841	Subject's condition is similar to neighboring homes, and as expected for its age. There is no visible exterior damage (interior condition is unknown) or signs of deferred maintenance items.	
<b>Assessed Value</b>	\$4,770		
<b>Zoning Classification</b>	Resid-SFR		
<b>Property Type</b>	SFR		
<b>Occupancy</b>	Vacant		
<b>Secure?</b>	Yes		
(It is presumed subject is secure, but a specific inspection for that purpose would be required.)			
<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>	Suburban	<b>Neighborhood Comments</b>	
<b>Local Economy</b>	Stable	Subject is located in the North Pointe subdivision; one of several established residential neighborhoods in the immediate area. Trailing six month sale prices have averaged 6.1% higher than in the prior six month period. Average days on market have decreased to 24 days from 34 in the prior six month period. Supply is limited, with under 1 month of available inventory. There were no REO sales over the trailing 6 months, nor are there any Active REO listings.	
<b>Sales Prices in this Neighborhood</b>	Low: \$85,000 High: \$350,000		
<b>Market for this type of property</b>	Increased 6 % in the past 6 months.		
<b>Normal Marketing Days</b>	<30		

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	5060 Westview Street	4045 Napoleon Drive	5190 Eastway Street	5042 Westview Street
City, State	North Charleston, SC	North Charleston, SC	North Charleston, SC	North Charleston, SC
Zip Code	29418	29418	29418	29418
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 <sup>1</sup>	0.14 <sup>1</sup>	0.10 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$209,000	\$175,000	\$210,000
List Price \$	--	\$209,000	\$175,000	\$210,000
Original List Date		04/14/2021	03/29/2021	05/03/2021
DOM · Cumulative DOM	-- · --	1 · 22	1 · 38	1 · 3
Age (# of years)	17	29	26	16
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 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,253	1,426	1,067	1,245
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 1 Car	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.14 acres	.15 acres	.15 acres	.15 acres
Other	Fence,Patio	Fence	Fireplace,Fence,Patio	Fence

\* Listing 3 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.

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

**Listing 1** This home is in the subject's subdivision. Older construction, it has the same room counts but more living space. It lacks a garage.

**Listing 2** This home is in the subject's subdivision. It is older construction, with the same room counts but less living space. It has a 1-car garage vs. subject's 2-car.

**Listing 3** This home is on the subject's street. It is 1 year newer construction, with the same room counts and similar GLA. It has a 1-car garage vs. subject's 2-car.

## Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	5060 Westview Street	5125 Westview Street	5211 Elba Drive	5318 Eva Street
<b>City, State</b>	North Charleston, SC	North Charleston, SC	North Charleston, SC	North Charleston, SC
<b>Zip Code</b>	29418	29418	29418	29418
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.21 <sup>1</sup>	0.19 <sup>1</sup>	0.41 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$199,990	\$210,000	\$179,900
<b>List Price \$</b>	--	\$199,990	\$210,000	\$179,900
<b>Sale Price \$</b>	--	\$199,990	\$210,000	\$179,900
<b>Type of Financing</b>	--	F.H.A.	V.A.	Conventional
<b>Date of Sale</b>	--	04/14/2021	01/22/2021	04/13/2021
<b>DOM · Cumulative DOM</b>	-- · --	1 · 40	13 · 49	17 · 171
<b>Age (# of years)</b>	17	34	31	56
<b>Condition</b>	Average	Average	Average	Average
<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 Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,253	1,092	1,338	1,146
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 1 · 1
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	Attached 2 Car(s)	Attached 1 Car	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>	.14 acres	.14 acres	.13 acres	.22 acres
<b>Other</b>	Fence,Patio	Fireplace	Fireplace,Fence	Fence,Patio
<b>Net Adjustment</b>	--	+\$21,650	+\$12,200	+\$29,500
<b>Adjusted Price</b>	--	\$221,640	\$222,200	\$209,400

\* 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** This home is on the subject's street. Older construction, it has the same room counts but less living space. It has a 1-car garage vs. subject's 2-car. ~ Adjustments to subject: Age: \$8,500 GLA: \$8,050 Fireplace: -\$1,000 Fence: \$800 Patio: \$300 Garage: \$5,000
- Sold 2** This home is in the subject's street. Older construction, it has the same room counts but more living space. It lacks a garage. ~ Adjustments to subject: Age: \$7,000 GLA: -\$4,250 Fireplace: -\$1,000 Patio: \$300 Garage: \$10,000 Acreage: \$150
- Sold 3** This home is older construction than subject, with inferior room counts and less living space. It has a 1- car garage vs. subject's 2-car. ~ Adjustments to subject: Age: \$19,500 GLA: \$5,350 Bathrooms: \$2,000 Half bath: -\$1,000 Garage: \$5,000 Acreage: -\$1,350

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed			<b>Listing History Comments</b>			
<b>Listing Agency/Firm</b>				Subject's last MLS activity was the current owner's 2008 purchase (MLS Sheet included).			
<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>	\$225,000	\$225,000
<b>Sales Price</b>	\$220,000	\$220,000
<b>30 Day Price</b>	\$210,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The suggested prices represent an opinion of a reasonable arm's length, non-distressed sale price for the subject in today's market. It is supported by a comparative market analysis of recently sold comparable properties, the available competitive listings and the local Charleston Trident Association of Realtors MLS data, which indicates rising average prices, low days on market and minimal available inventory throughout the MLS area.</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.

## Subject Photos



Front



Address Verification



Street



Other

## Listing Photos

**L1** 4045 Napoleon Drive  
North Charleston, SC 29418



Front

**L2** 5190 Eastway Street  
North Charleston, SC 29418



Front

**L3** 5042 Westview Street  
North Charleston, SC 29418



Front



## Sales Photos

**S1** 5125 Westview Street  
North Charleston, SC 29418



Front

**S2** 5211 Elba Drive  
North Charleston, SC 29418



Front

**S3** 5318 Eva Street  
North Charleston, SC 29418



Front

## ClearMaps Addendum

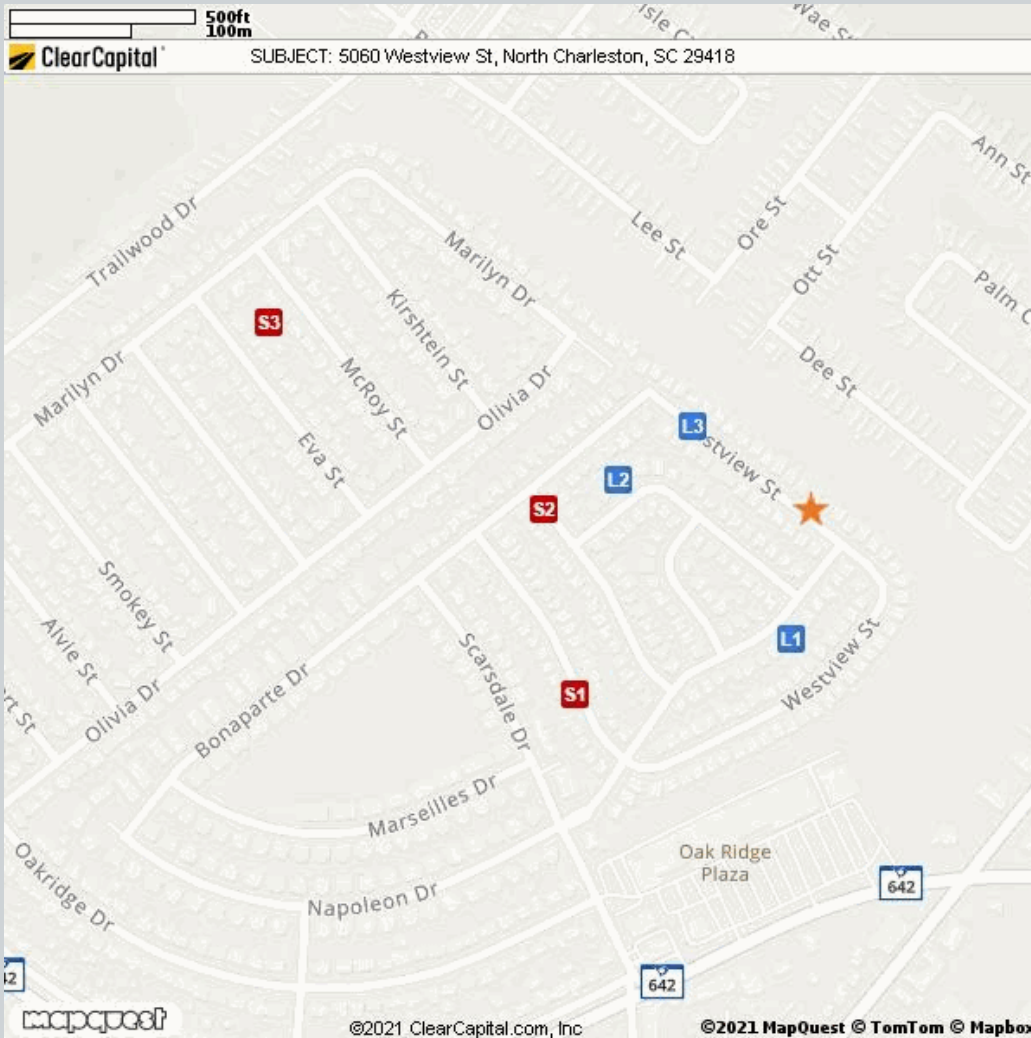
**Address** ★ 5060 Westview Street, North Charleston, SC 29418

**Loan Number** 44725

**Suggested List** \$225,000

**Suggested Repaired** \$225,000

**Sale** \$220,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	5060 Westview Street, North Charleston, SC 29418	--	Parcel Match
L1 Listing 1	4045 Napoleon Drive, North Charleston, SC 29418	0.09 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	5190 Eastway Street, North Charleston, SC 29418	0.14 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	5042 Westview Street, North Charleston, SC 29418	0.10 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	5125 Westview Street, North Charleston, SC 29418	0.21 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	5211 Elba Drive, North Charleston, SC 29418	0.19 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	5318 Eva Street, North Charleston, SC 29418	0.41 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.

Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! \*\*\*

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

## Report Instructions - cont.

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.

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>	Joseph Herrera	<b>Company/Brokerage</b>	The Boulevard Company
<b>License No</b>	86369	<b>Address</b>	806 Johnnie Dodds Blvd Mount Pleasant SC 29464
<b>License Expiration</b>	06/30/2022	<b>License State</b>	SC
<b>Phone</b>	8434602663	<b>Email</b>	josephherrera@email.com
<b>Broker Distance to Subject</b>	9.85 miles	<b>Date Signed</b>	05/06/2021

*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:**

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