

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	4 S Boulder Cove, Savannah, GA 31419	Order ID	7277647	Property ID	30100834
Inspection Date	05/05/2021	Date of Report	05/06/2021		
Loan Number	44729	APN	11008D01060		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Chatham		

Tracking IDs					
Order Tracking ID	0505BPOs	Tracking ID 1	0505BPOs		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	PATEL KISHORE & JOSHNA	The subject appeared to vacant at the time of inspection. It also appeared to be in stable structural condition, however; due to normal wear without updates, it needs fresh paint (\$4,500) in a neutral color. Roof inspection recommended as it may be near life expectancy. Home number was not visible, tax file photo of same is included with street sign.
R. E. Taxes	\$4,014	
Assessed Value	\$106,240	
Zoning Classification	R3 Residential Lots	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(Doors and windows appear to be stable.)	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$4,500	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$4,500	
HOA	Stonebridge HOA	
Association Fees	\$69 / Month (Pool, Landscaping, Tennis)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The subdivision is one of Savannah's newer neighborhoods. The homes are maintained adequately. There is a mandatory HOA. They are of diverse styles and designs and in good conformation. It is situated in a quiet setting and less than 10 minutes from the interstate. There does not appear to be any factors that would negatively affect the market ability of the neighborhood. Seller concessions are typically very little to none at all. Search is within 1 mile radius. The location is near amenities including public transportation. However; private transportation may be require...
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$193,000 High: \$281,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Neighborhood Comments

The subdivision is one of Savannah's newer neighborhoods. The homes are maintained adequately. There is a mandatory HOA. They are of diverse styles and designs and in good conformation. It is situated in a quiet setting and less than 10 minutes from the interstate. There does not appear to be any factors that would negatively affect the market ability of the neighborhood. Seller concessions are typically very little to none at all. Search is within 1 mile radius. The location is near amenities including public transportation. However; private transportation may be required

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	4 S Boulder Cove	5 Whispering Oaks Tr	16 Henslow Field Ot	28 Swallow Trail Cr
City, State	Savannah, GA	Savannah, GA	Savannah, GA	Savannah, GA
Zip Code	31419	31419	31419	31419
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.87 ¹	1.90 ²	1.00 ²
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$364,900	\$365,206	\$365,972
List Price \$	--	\$364,900	\$365,206	\$365,972
Original List Date		04/23/2021	03/26/2021	03/31/2021
DOM · Cumulative DOM	-- · --	12 · 13	3 · 41	1 · 36
Age (# of years)	17	17	1	1
Condition	Average	Average	Good	Good
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	3,798	3,378	3,305	4,155
Bdrm · Bths · ½ Bths	3 · 3	4 · 3	5 · 4	5 · 4 · 1
Total Room #	9	10	12	13
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	.348 acres	.24 acres	.23 acres	.21 acres
Other	--	--	--	--

* Listing 1 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 Remarks: ASK ABOUT OUR 3-D TOURS!!!! Fabulous executive home located in very desirable Autumn Lake Subdivision. Lots of natural light flood the welcoming foyer when you enter. Upgrades include beautiful hardwood flooring, granite counter tops, stainless appliances, white cabinet and more. This house is great for entertaining. Features include a formal dining room, great room with fireplace perfect for chilly nights and a huge recreation/bonus room. Large master suite with private master bath with soaking tub, separate shower and double sinks. Three more spacious bedrooms with ample closet space. This home is a must see, come inside to appreciate all this home has to offer. The neighborhood amenities includes a community pool & playground.

Listing 2 Remarks: This home has so much to offer from everyday living to entertaining family and friends. There's a sitting room that is open to the formal dining room which make a great place for coffee and dessert to be served up and relax. The kitchen is loaded with many upgrades and hosts a large island and pantry too. Off the kitchen is a eat in area and is open to the family room. There's also a full bath and bedroom on the main floor. The open railing staircase will lead you to a large bonus room, three secondary bedrooms and two bathrooms. The primary bedroom is on the second floor with a tray ceiling, plenty of closet space and separate linen closet. The primary bathroom comes with two sinks, garden tub and walk in shower.

Listing 3 Interior:Ceiling; Tray Laundry:Dryer Connection, Laundry Room, Upstairs, Washer Connection Kitchen/Break:Breakfast Area Appliances:Dishwasher, Disposal, Electric, Microwave, Range/Oven, Self-Clean Oven, W/D Connection Attic:Pull Down Basement:None

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4 S Boulder Cove	700 Canyon Dr	6 Castle Hill Rd	516 Stonebridge Cr
City, State	Savannah, GA	Savannah, GA	Savannah, GA	Savannah, GA
Zip Code	31419	31419	31419	31419
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.42 ¹	0.52 ¹	0.72 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$285,000	\$289,900	\$275,000
List Price \$	--	\$285,000	\$289,900	\$275,000
Sale Price \$	--	\$281,000	\$295,000	\$275,000
Type of Financing	--	Conventional	Va	Conventional
Date of Sale	--	10/15/2020	08/17/2020	08/17/2020
DOM · Cumulative DOM	-- · --	93 · 114	56 · 87	32 · 32
Age (# of years)	17	15	12	10
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
View	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential	Beneficial ; Residential
Style/Design	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	3,798	3,429	3,440	3,341
Bdrm · Bths · ½ Bths	3 · 3	5 · 3	5 · 3	5 · 3
Total Room #	9	11	11	11
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	.348 acres	.44 acres	.29 acres	.16 acres
Other	--	--	--	--
Net Adjustment	--	+\$2,880	+\$2,660	+\$4,640
Adjusted Price	--	\$283,880	\$297,660	\$279,640

* 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** Adjustments: Sqft @ \$20. \$7,380 Less \$4,500 condition. Remarks: GREAT DEAL ON THIS GORGEOUS MOVE-IN READY HOME LOCATED ON A HUGE CORNER LOT WITH A LAKE VIEW IN THE DESIRABLE STONEBRIDGE COMMUNITY! THIS BEAUTY FEATURES 5 SPACIOUS BEDROOMS, 3 FULL BATHS, A FULLY EQUIPPED KITCHEN WITH A BREAKFAST AREA, A FORMAL LIVING ROOM, A NICE FAMILY ROOM, A FORMAL DINING ROOM, A DOWNSTAIRS MASTER BEDROOM WITH AN OWNER'S BATH THAT OFFERS DOUBLE VANITIES, A GARDEN TUB AND A SEPARATE SHOWER. THERE'S 4 BEDROOMS DOWNSTAIRS AND UPSTAIRS YOU'LL FIND A 5TH BEDROOM, FULL BATHROOM AND A HUGE 2ND FAMILY ROOM. YOU CAN WATCH THE GEESE AROUND THE LAKE FROM YOUR OWN NICE SCREENED PORCH. THE HOME IS SITUATED ON AN AMAZING CORNER LOT AND OFFERS A 2-CAR SIDE ENTRY GARAGE
- Sold 2** Adjustments: Sqft @ \$20. \$7,160 Less \$4,500 condition. ****Sold above list price; no reason stated.**** Remarks: This 2 story home is super spacious & provides plenty of room for the whole family. The main floor offers a separate formal dining room, large great room w/ fireplace, generous kitchen, & beautiful wood floors that extend throughout. Kitchen comes complete w/ stainless appliances, granite counters, recessed lights, & TONS of cabinet space. 5th bedroom also located on the main floor & perfect for an in-law suite or guests! Upstairs, you will see a nice sized loft area perfect for family movie nights or gaming. Luxurious Owner's Suite with separate sitting/office area. Attached private bathroom w/ dual vanities, garden tub, & separate shower. Spend those sunny days outdoors grilling in the privacy fenced backyard w/ patio.
- Sold 3** Adjustments: Sqft @ \$20. \$9,140 Less \$4,500 condition. Remarks: Home on cul-de-sac with screened porch and backs up to woods! Hardwood and tile floors, granite kitchen and stainless appliances, huge master, all TV's convey with property - wired for surround sound, security and move in ready. Five bedrooms, 3 1/2 baths washer & dryer included. Formal Dining Room, Breakfast Area, Living Room with Fireplace and Master on Main. Upstairs with Loft Area and 4 Bedrooms with Walk-in Closets. Over 3300 square feet and Priced to sell!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There was no current listing nor sale history concerning the subject located within the MLS nor tax records at the time of inspection. Legal Description LOT 57 STONEBRIDGE PHASE 2 SMB 30S 1A-D .348 ac Deed Book 282D Deed Page 0724			
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	\$283,880	\$288,380
Sales Price	\$283,880	\$288,380
30 Day Price	\$273,880	--
Comments Regarding Pricing Strategy		
There were no homes located in the same condition as the subject. Therefore each sold was reduced by the stated repair cost. The listing age and distance was expanded due to limited comparable choices for the subjects particular characteristics.		

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



Address Verification



Street



Other



Other

Listing Photos

L1 5 Whispering Oaks Tr
Savannah, GA 31419



Front

L2 16 Henslow Field Ot
Savannah, GA 31419



Front

L3 28 Swallow Trail Cr
Savannah, GA 31419



Front

Sales Photos

S1 700 Canyon Dr
Savannah, GA 31419



Front

S2 6 Castle Hill Rd
Savannah, GA 31419



Front

S3 516 Stonebridge Cr
Savannah, GA 31419



Front

ClearMaps Addendum

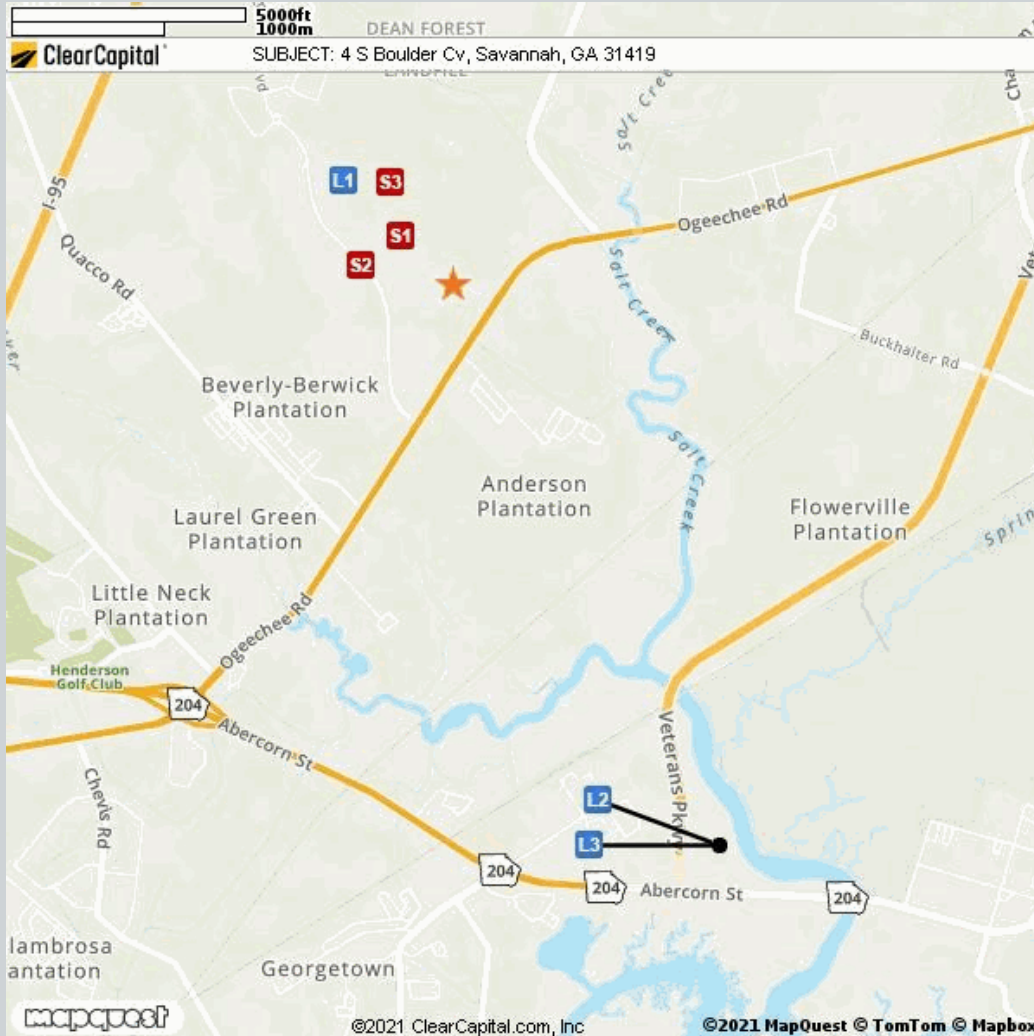
Address ★ 4 S Boulder Cove, Savannah, GA 31419

Loan Number 44729

Suggested List \$283,880

Suggested Repaired \$288,380

Sale \$283,880



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4 S Boulder Cove, Savannah, GA 31419	--	Parcel Match
L1 Listing 1	5 Whispering Oaks Tr, Savannah, GA 31419	0.87 Miles ¹	Parcel Match
L2 Listing 2	16 Henslow Field Ot, Savannah, GA 31419	1.90 Miles ²	Unknown Street Address
L3 Listing 3	28 Swallow Trail Cr, Savannah, GA 31419	1.00 Miles ²	Unknown Street Address
S1 Sold 1	700 Canyon Dr, Savannah, GA 31419	0.42 Miles ¹	Parcel Match
S2 Sold 2	6 Castle Hill Rd, Savannah, GA 31419	0.52 Miles ¹	Parcel Match
S3 Sold 3	516 Stonebridge Cr, Savannah, GA 31419	0.72 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.

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

Broker Name	Lavern Martin	Company/Brokerage	Golden Properties
License No	179221	Address	Golden Properties Savannah GA 31406
License Expiration	07/31/2024	License State	GA
Phone	9123230317	Email	lavernmartin1957@gmail.com
Broker Distance to Subject	7.72 miles	Date Signed	05/05/2021

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.