

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 Milsbury Lane, Savannah, GEORGIA 31407	Order ID	7483676	Property ID	30770839
Inspection Date	08/05/2021	Date of Report	08/06/2021		
Loan Number	45839	APN	70978B20002		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Chatham		

Tracking IDs					
Order Tracking ID	0804BPO_BOTW	Tracking ID 1	0804BPO_BOTW		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Clanton Solomon	The subject appeared to be in stable structural and physical condition. it has received adedquate owner care and concern. The subject appeared to be occupied, however, occupancy type is unknown. Owner occupancy is assumed.
R. E. Taxes	\$203,207	
Assessed Value	\$68,480	
Zoning Classification	R3 Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost		
Estimated Interior Repair Cost		
Total Estimated Repair		
HOA	BRAXTON MANOR at Lake Shore Homeowners Association 912-961-1544	
Association Fees	\$485 / Year (Pool,Other: Clubhouse, Fitness Facilities, Pool-Community)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	The neighborhood is a part of New Port Wentworth situated on the southwest side of the city and within minutes of the Interstate Hwy 95 North/South. It is well maintained and homes conform well. Shows good owner care and concern. There is a mandatory HOA. The neighborhood is near amenities, however, private transportation may be required. There does not appear to be any negative influences that may affect the market ability of this neighborhood.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$154,000 High: \$275,000	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	4 Milsbury Lane	88 Lake Shore Bl	146 Fox Glen Dr	14 Sunnydale Dr
City, State	Savannah, GEORGIA	Port Wentworth, GA	Port Wentworth, GA	Port Wentworth, GA
Zip Code	31407	31407	31407	31407
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.36 ¹	0.41 ¹	0.48 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$249,900	\$252,000	\$259,900
List Price \$	--	\$249,900	\$252,000	\$259,900
Original List Date		08/02/2021	06/30/2021	07/24/2021
DOM · Cumulative DOM	-- · --	3 · 4	36 · 37	2 · 13
Age (# of years)	10	8	11	11
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 2 Story	1 Story 1 Story	2 Stories 2 Story	2 Stories 2 Story
# Units	1	1	1	1
Living Sq. Feet	2,063	2,289	2,212	2,321
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2	3 · 2 · 1	3 · 2
Total Room #	9	8	9	8
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	.13 acres	.18 acres	.13 acres	.25 acres
Other	--	--	--	--

* 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.

Current Listings - Cont.

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

- Listing 1** Remarks: Beautiful Cottage, lakeside home featuring hardwood floors in all living areas, granite counter tops, stainless steel appliance, and tiled bathrooms. With 3 bedrooms, 2 full baths, and a spacious bonus room overlooking the lake, there is plenty of space to welcome you home! As a bonus, the screened in back porch is the perfect place to enjoy the serenity of the lake. The community is in close proximity to major roadways of I-95, Hwy 21 and Hwy 30. Rincon, Pooler, and Gulfstream are just a short drive away giving you quick access to grocery stores, shopping areas, places of business and employment.
- Listing 2** Remarks: This magnificent gem is perfectly situated on the lake in desirable Lake Shore community. Close to everything! Home features 3 bedrooms, 2.5 baths and an oversized bonus room upstairs with an exemplary view of the water! This beauty has an open floor plan that also features gleaming hardwoods, master suite on main level and ample storage areas. Don't wait to schedule your private tour because this home will not last long! *Seller offering \$2500 concession for carpet replacement.
- Listing 3** Remarks: Immaculate Waterfront Lake Shore Home with Breathtaking Lagoon Views! This mostly one-level open-concept home is sure to impress. Great room with handsome stacked stone floor-to-ceiling fireplace & lake views. Fully-equipped kitchen with breakfast area, granite counters, breakfast bar, stainless steel appliances & door opening to the screened patio for easy entertaining. All 3 bedrooms are on the main level, and the master suite is your own private oasis with fantastic walk-in tiled shower with pebble floor, large walk-in closet with custom shelving system, and double vanity. Ascend to the bonus loft area with a wall of windows with lagoon views, perfect as a home office, media or rec room. Outside, relax or entertain on the screened porch with refreshing lighted ceiling fan, or on the custom patio with built-in bench seating, all overlooking the gorgeous lagoon. Lake Shore community includes a pool, playground, clubhouse, lake & street lights. Start enjoying lake living today!

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	4 Milsbury Lane	52 Braxton Manor Dr	49 Braxton Manor Dr	20braxton Manor Dr
City, State	Savannah, GEORGIA	Port Wentworth, GA	Port Wentworth, GA	Port Wentworth, GA
Zip Code	31407	31407	31407	31407
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.09 ¹	0.08 ¹	0.05 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$225,900	\$209,900	\$199,900
List Price \$	--	\$225,900	\$209,900	\$199,900
Sale Price \$	--	\$224,000	\$209,900	\$207,000
Type of Financing	--	F H A	Conventional	Conventional
Date of Sale	--	04/29/2021	09/30/2020	04/09/2021
DOM · Cumulative DOM	-- · --	48 · 48	21 · 49	5 · 35
Age (# of years)	10	9	8	9
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 2 Story	2 Stories 2 Story	2 Stories 2 Story	2 Stories 2 Story
# Units	1	1	1	1
Living Sq. Feet	2,063	2,400	2,128	1,994
Bdrm · Bths · ½ Bths	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1	3 · 2 · 1
Total Room #	9	9	9	9
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	.13 acres	.17 acres	.19 acres	.11 acres
Other	--	--	--	--
Net Adjustment	--	-\$3,370	-\$650	+\$690
Adjusted Price	--	\$220,630	\$209,250	\$207,690

* 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** Remarks: Back on the market NO FAULT OF THE SELLER!! Pristine One Owner beauty that will contract within days. Offers 3BR, 2.5BA, Oversized Loft, Two Story Family Room, Island Kitchen, Master BR on the main floor, Vinyl Plank Floors on the first floor living areas, New AC, Full Front Porch, Irrigation with Automatic Timer, Oversized Loft capture views of the family room, the secondary bedrooms are spacious
- Sold 2** Remarks: This lovely 3 beds/2.5 baths at Braxton Manor-Lakeshore community will surely captivate you! Easy access to I-95 making a short commute to Pooler, Downtown Savannah, and Savannah beaches. Inside this home, you will be amazed by its high vaulted ceilings, wood-like flooring, & ample natural lighting. The kitchen is charming with its sizeable eat-in area, recessed lights, stainless appliances, and wooden cabinetry. The owner's suite on the main floor is spacious & has a roomy walk-in closet. Master bath features double sink vanity, garden tub w/shower, & linen closet. Half bath also on them main floor, great for guests. Upstairs are 2 guest bedrooms, laundry & a huge loft perfect for a family movie nights or a game room. Outside is a beautiful front porch great for enjoying your morning cup of coffee. Be sure to check out the fabulous privacy fenced backyard with patio area and 8X10 shed. Whole home has a water softener system and Nest Thermostat! Wonderful location & community!
- Sold 3** Remarks: Spectacular two story home under 200k in Chatham County. Freshly painted and move in ready! An absolute must see, schedule a private showing today!

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				There is no current listing history concerning the subject. Legal Description LOT 1035 BRAXTON MANOR @ LAKESHORE PHASE 1 SMB 42S 21A-D Deed Book 390H Deed Page 175 Land Value: \$30,000			
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	\$220,630	\$220,630
Sales Price	\$220,630	\$220,630
30 Day Price	\$210,630	--
Comments Regarding Pricing Strategy		
Pricing is based upon the most recently sold comparable 1 less 10k for the 30 day price.		

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



Side



Side



Street

Subject Photos



Street

Listing Photos

L1 88 Lake Shore Bl
Port Wentworth, GA 31407



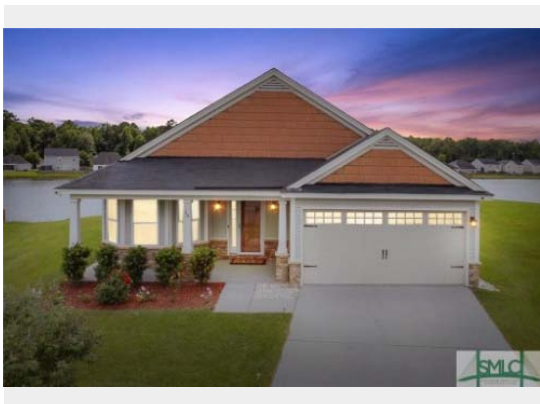
Front

L2 146 Fox Glen Dr
Port Wentworth, GA 31407



Front

L3 14 Sunnydale Dr
Port Wentworth, GA 31407



Front

Sales Photos

S1 52 Braxton Manor Dr
Port Wentworth, GA 31407



Front

S2 49 Braxton Manor Dr
Port Wentworth, GA 31407



Front

S3 20 Braxton Manor Dr
Port Wentworth, GA 31407



Front

ClearMaps Addendum

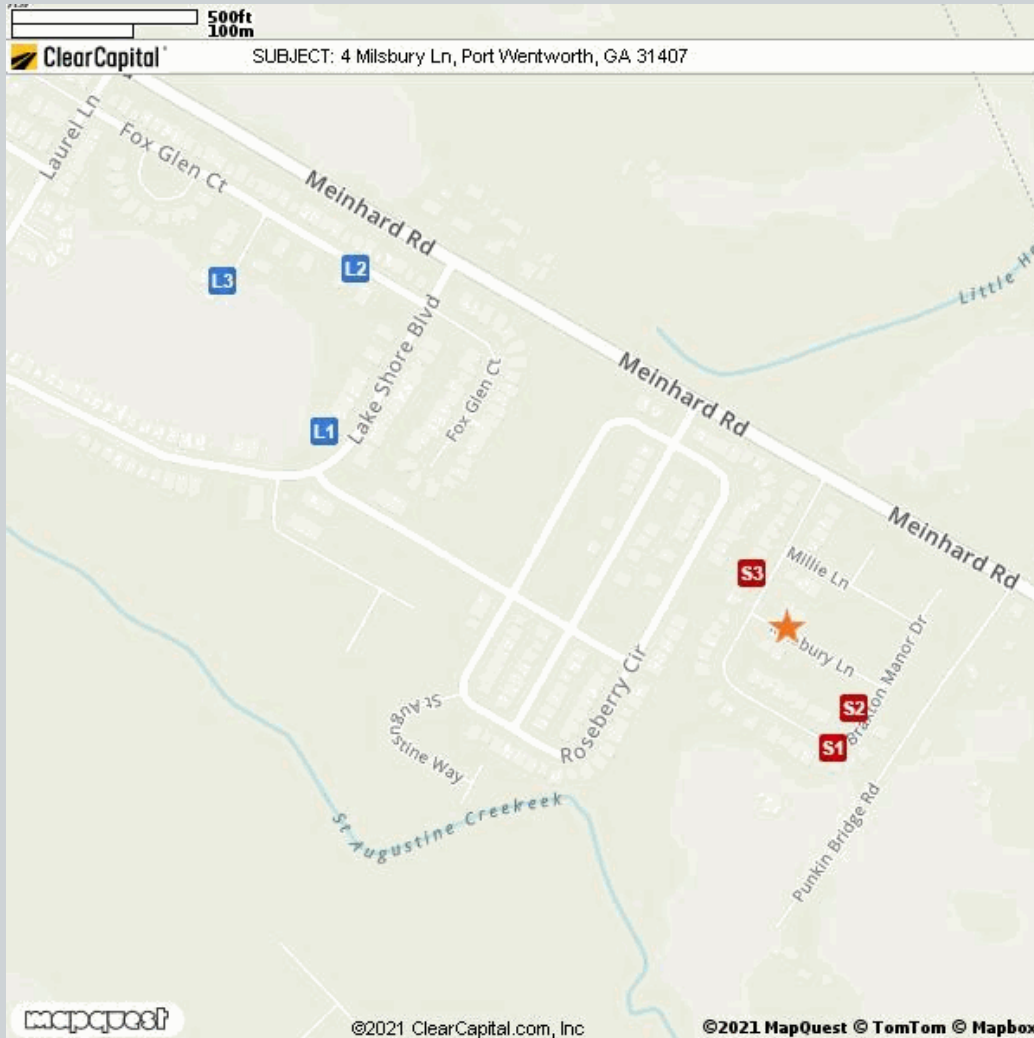
Address ★ 4 Milsbury Lane, Savannah, GEORGIA 31407

Loan Number 45839

Suggested List \$220,630

Suggested Repaired \$220,630

Sale \$220,630



Comparable

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	4 Milsbury Lane, Savannah, Georgia 31407	--	Parcel Match
L1 Listing 1	88 Lake Shore Bl, Port Wentworth, GA 31407	0.36 Miles ¹	Parcel Match
L2 Listing 2	146 Fox Glen Dr, Port Wentworth, GA 31407	0.41 Miles ¹	Parcel Match
L3 Listing 3	14 Sunnydale Dr, Port Wentworth, GA 31407	0.48 Miles ¹	Parcel Match
S1 Sold 1	52 Braxton Manor Dr, Port Wentworth, GA 31407	0.09 Miles ¹	Parcel Match
S2 Sold 2	49 Braxton Manor Dr, Port Wentworth, GA 31407	0.08 Miles ¹	Parcel Match
S3 Sold 3	20braxton Manor Dr, Port Wentworth, GA 31407	0.05 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	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	14.78 miles	Date Signed	08/05/2021

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.