

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	112 Severn Street, Goose Creek, SC 29445	Order ID	7486649	Property ID	30779875
Inspection Date	08/06/2021	Date of Report	08/09/2021		
Loan Number	45874	APN	2430310025		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Berkeley		

Tracking IDs					
Order Tracking ID	0805BPO_BOTW	Tracking ID 1	0805BPO_BOTW		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	Hufford Colleen V	Condition Comments Subject is in average condition. No repairs were noted from the inspection. Home should be sold in As-Is condition. Properties showing well and not requiring repairs are selling faster. Located within an area of maintained homes. Subject appears in maintained condition from exterior. No functional or external obsolescence noted. Market is stable with some REO and short sales present.
R. E. Taxes	\$130,594	
Assessed Value	\$40,000	
Zoning Classification	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	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Located within an area of maintained homes. Subject appears in maintained condition from exterior. No functional or external obsolescence noted. Market is stable with some REO and short sales present.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$180,000 High: \$280,000	
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	112 Severn Street	313 Adeline Drive	316 Vixen Boulevard	115 Commons Way
City, State	Goose Creek, SC	Goose Creek, SC	Goose Creek, SC	Goose Creek, SC
Zip Code	29445	29445	29445	29445
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.51 ¹	1.32 ¹	0.53 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$223,000	\$245,000	\$245,000
List Price \$	--	\$223,000	\$245,000	\$245,000
Original List Date		07/28/2021	07/15/2021	07/28/2021
DOM · Cumulative DOM	-- · --	7 · 12	15 · 25	7 · 12
Age (# of years)	34	53	37	37
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,140	1,084	1,274	1,231
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	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	0.17 acres	0.18 acres	0.21 acres	0.17 acres
Other	None	None	None	None

* Listing 3 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 Comparable is inferior in age, similar in GLA with 3/2 floor plan, similar lot size and in average condition. Comparable has had no additional sales or listing history for the past 12 months.

Listing 2 Comparable is superior in GLA, similar year built, with a 3/2 floor plan, similar lot size and in similar condition. Comparable has had no additional sales or listing history for the past 12 months.

Listing 3 Comparable is similar in age, similar lot size, similar in GLA, with 3/2 floor plan, in average condition. Comparable has had no additional sales or listing history for the past 12 months.

Recent Sales

	Subject	Sold 1 *	Sold 2	Sold 3
Street Address	112 Severn Street	100 Bronwen Court	110 Bridgecreek Drive	114 Shropshire Street
City, State	Goose Creek, SC	Goose Creek, SC	Goose Creek, SC	Goose Creek, SC
Zip Code	29445	29445	29445	29445
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.13 ¹	0.29 ¹	0.05 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$215,000	\$209,900	\$218,000
List Price \$	--	\$215,000	\$209,900	\$218,000
Sale Price \$	--	\$225,000	\$216,500	\$235,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	03/29/2021	05/27/2021	06/29/2021
DOM · Cumulative DOM	-- · --	21 · 65	17 · 29	11 · 34
Age (# of years)	34	36	37	34
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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,140	1,224	1,032	1,071
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	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	0.17 acres	0.15 acres	0.16 acres	0.13 acres
Other	None	None	None	None
Net Adjustment	--	\$0	+\$1,080	\$0
Adjusted Price	--	\$225,000	\$217,580	\$235,000

* 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** Comparable is similar in year built, similar in GLA, with a 3/2 floor plan, similar lot size and average condition. Comparable has had no additional sales or listing history for the past 12 months.
- Sold 2** Comparable is inferior in GLA, similar lot size, similar in year built, with a 3/2 floor plan, and similar condition. Comparable has had no additional sales or listing history for the past 12 months. Adjustment: \$1080 GLA,
- Sold 3** Comparable is similar in year built with a 3/2 floor plan, similar GLA, similar lot size and in average condition. Comparable has no additional sales or listing history for the past 12 months.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		none noted					
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	\$230,000	\$230,000
Sales Price	\$220,000	\$220,000
30 Day Price	\$210,000	--
Comments Regarding Pricing Strategy		
No address photo was found and a the neighbor's address photo was provided. Subject property was located via tax record. Final values are based on the average adjusted Sold/List prices. Values are based on most recently closed sales similar to subject and currently listed properties in direct competition with subject property.		

Clear Capital Quality Assurance Comments Addendum

Reviewer's The broker's as-is conclusion reflects the market for the subject. Comps are within a reasonable distance, relatively current, and accurately reflect
Notes the subject's defining characteristics. Thus, the as-is conclusion appears to be adequately supported.

Subject Photos



Front



Address Verification



Side



Side



Side



Street

Subject Photos



Street



Other

Listing Photos

L1 313 Adeline Drive
Goose Creek, SC 29445



Front

L2 316 Vixen Boulevard
Goose Creek, SC 29445



Front

L3 115 Commons Way
Goose Creek, SC 29445



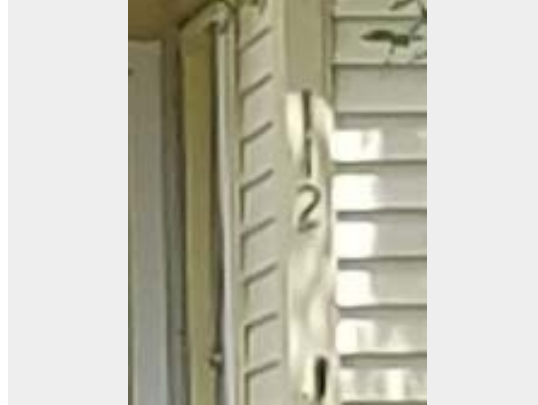
Front

Sales Photos

S1 100 Bronwen Court
Goose Creek, SC 29445



Front



Address Verification



Side

S2 110 Bridgecreek Drive
Goose Creek, SC 29445



Front

Sales Photos



114 Shropshire Street
Goose Creek, SC 29445



Front

ClearMaps Addendum

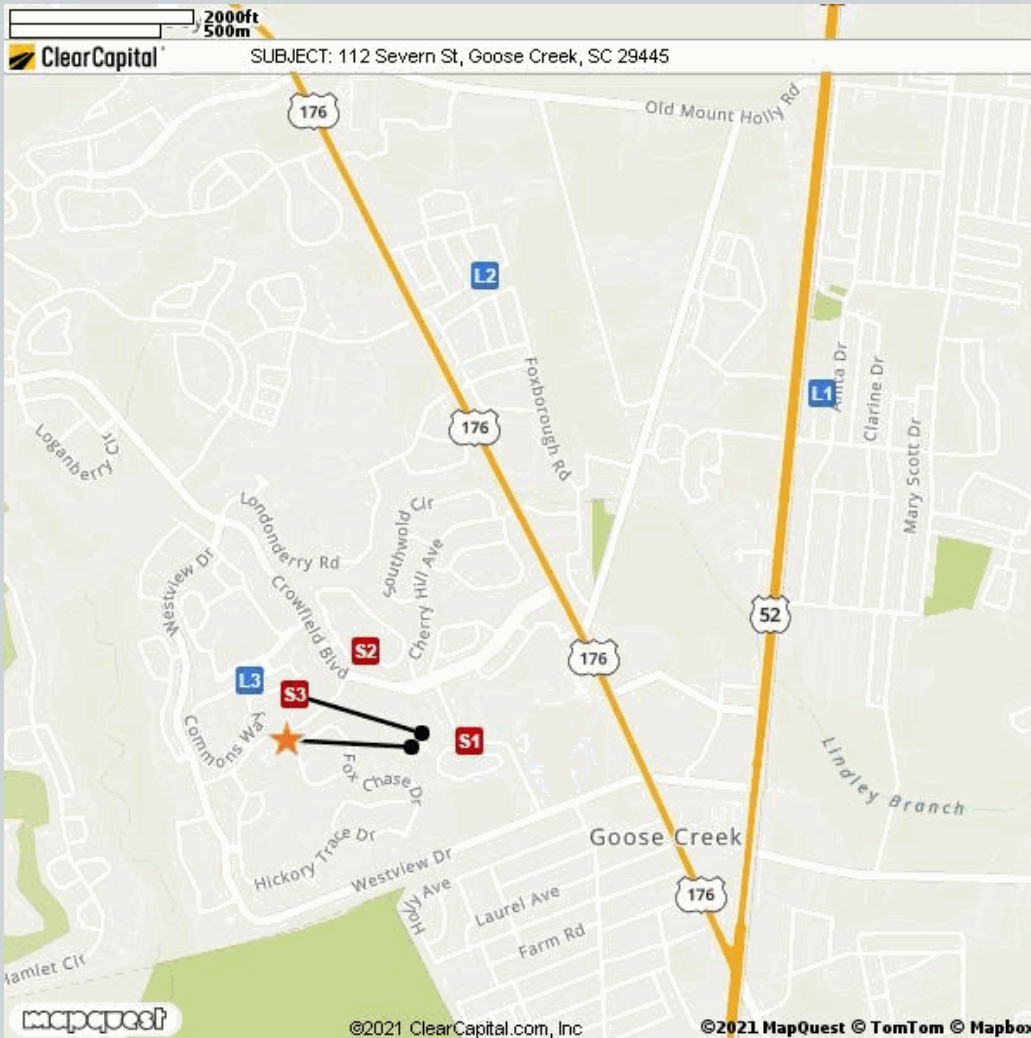
Address ★ 112 Severn Street, Goose Creek, SC 29445

Loan Number 45874

Suggested List \$230,000

Suggested Repaired \$230,000

Sale \$220,000



Comparable

Address

Miles to Subject

Mapping Accuracy

Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	112 Severn Street, Goose Creek, SC 29445	--	Parcel Match
L1 Listing 1	313 Adeline Drive, Goose Creek, SC 29445	1.51 Miles ¹	Parcel Match
L2 Listing 2	316 Vixen Boulevard, Goose Creek, SC 29445	1.32 Miles ¹	Parcel Match
L3 Listing 3	115 Commons Way, Goose Creek, SC 29445	0.53 Miles ¹	Parcel Match
S1 Sold 1	100 Bronwen Court, Goose Creek, SC 29445	0.13 Miles ¹	Parcel Match
S2 Sold 2	110 Bridgecreek Drive, Goose Creek, SC 29445	0.29 Miles ¹	Parcel Match
S3 Sold 3	114 Shropshire Street, Goose Creek, SC 29445	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	Matthew Sotirolou	Company/Brokerage	Agent Owned Realty
License No	REL.97001 S	Address	100 Crowfield Blvd Goose Creek SC 29445
License Expiration	06/30/2023	License State	SC
Phone	8439250621	Email	mattsummervillebpo@gmail.com
Broker Distance to Subject	0.46 miles	Date Signed	08/09/2021

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.