

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>	221 Avonshire Drive, Summerville, SC 29483	<b>Order ID</b>	7486649	<b>Property ID</b>	30779877
<b>Inspection Date</b>	08/05/2021	<b>Date of Report</b>	08/07/2021		
<b>Loan Number</b>	45879	<b>APN</b>	232-01-02-057		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Berkeley		

<b>Tracking IDs</b>					
<b>Order Tracking ID</b>	0805BPO_BOTW	<b>Tracking ID 1</b>	0805BPO_BOTW		
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--		

General Conditions		Condition Comments
<b>Owner</b>	Kyle Herring	The subject is a small one story traditional style home that appears in average condition with some landscaping needed, as the bushes and trees are badly in need of trimming. The home could also use some pressure cleaning on the vinyl outside. The home has an attached 1 car garage and a screened porch in back.
<b>R. E. Taxes</b>	\$2,693	
<b>Assessed Value</b>	\$153,700	
<b>Zoning Classification</b>	residential	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Occupied	
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>		
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	Weatherstone - William Douglas Management 843-300-3182	
<b>Association Fees</b>	\$375 / Year (Pool, Landscaping, Other: play park)	
<b>Visible From Street</b>	Partially Visible	
<b>Road Type</b>	Public	

Neighborhood & Market Data		Neighborhood Comments
<b>Location Type</b>	Suburban	The neighborhood is a good sized subdivision with homes that were built in the early years of 2000 to about 2008. They were built by the same builder that offered several different floor plans. The lot sized are small, but there are neighborhood amenities. The location is very convenient to shopping, restaurants and there is close highway access.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$197,000 High: \$350,000	
<b>Market for this type of property</b>	Increased 2 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

### Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
<b>Street Address</b>	221 Avonshire Drive	504 Holiday Dr.	106 Cranston Lane	441 Dovetail Circle
<b>City, State</b>	Summerville, SC	Summerville, SC	Summerville, SC	Summerville, SC
<b>Zip Code</b>	29483	29483	29483	29483
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.64 <sup>1</sup>	0.07 <sup>1</sup>	0.40 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$269,900	\$270,000	\$299,900
<b>List Price \$</b>	--	\$265,100	\$270,000	\$299,900
<b>Original List Date</b>		07/16/2021	08/05/2021	07/30/2021
<b>DOM · Cumulative DOM</b>	-- · --	6 · 22	1 · 2	4 · 8
<b>Age (# of years)</b>	14	17	14	15
<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	Beneficial ; Water	Beneficial ; Water	Neutral ; Residential
<b>Style/Design</b>	1 Story traditional	1 Story traditional	2 Stories traditional	1 Story traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,151	1,460	1,675	1,730
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2 · 1	3 · 2
<b>Total Room #</b>	7	7	8	7
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 1 Car	Attached 2 Car(s)
<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>	.16 acres	.20 acres	.16 acres	.15 acres
<b>Other</b>	screened porch	none	front porch, screened porch	front porch

\* 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.

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

**Listing 1** Listing 1 is larger in sq. ft., but was the most similar in style, and had the similar rooms, and 1 car garage. This home was superior as it had the larger sq.ft., but it was the smallest home listed in the neighborhood at the time of this report. It was on the pond, so the value was a little higher.

**Listing 2** Listing 2 was larger in sq. ft., had the 1 car garage and also had a front porch, screened porch and was on the pond. The value was higher than the subject.

**Listing 3** Listing 3 was larger in sq. ft., but had similar rooms and age. This home had a front porch and a 2 car garage. It was superior in value.

### Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
<b>Street Address</b>	221 Avonshire Drive	218 Avonshire Dr.	209 Delafield Dr.	279 Avonshire Dr.
<b>City, State</b>	Summerville, SC	Summerville, SC	Summerville, SC	Summerville, SC
<b>Zip Code</b>	29483	29483	29483	29483
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.03 <sup>1</sup>	0.49 <sup>1</sup>	0.12 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	--	\$220,000	\$209,500	\$235,000
<b>List Price \$</b>	--	\$220,000	\$209,500	\$235,000
<b>Sale Price \$</b>	--	\$225,000	\$234,500	\$240,000
<b>Type of Financing</b>	--	Conventional	Conventional	Cash
<b>Date of Sale</b>	--	04/15/2021	04/30/2021	05/11/2021
<b>DOM · Cumulative DOM</b>	-- · --	5 · 28	2 · 36	1 · 26
<b>Age (# of years)</b>	14	13	17	14
<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	Beneficial ; Water	Neutral ; Residential
<b>Style/Design</b>	1 Story traditional	1 Story traditional	1 Story traditional	1 Story traditional
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,151	1,165	1,151	1,151
<b>Bdrm · Bths · ½ Bths</b>	3 · 2	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	7	7	7	7
<b>Garage (Style/Stalls)</b>	Attached 1 Car	Attached 1 Car	Attached 1 Car	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>	.16 acres	.14 acres	.17 acres	.14 acres
<b>Other</b>	screened porch	none	screened porch	none
<b>Net Adjustment</b>	--	+\$1,150	-\$5,000	+\$1,500
<b>Adjusted Price</b>	--	\$226,150	\$229,500	\$241,500

\* 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** Sold Comp 1 was similar in sq. ft., age, and had similar 1 car garage. This comp did not have the screened porch. No concessions were paid. Adjustments: Add \$1,500. for the screened porch. Subtract \$350. for sq. ft.
- Sold 2** Sold Comp 2 had similar sq. ft., 1 car garage and also had the screened porch. This home was slightly superior as it had a view of the pond. No concessions were paid. Adjustments: Subtract \$5000. for being on the pond.
- Sold 3** Sold Comp 3 was similar in sq. ft., age, and had the 1 car garage. No concessions were paid. This home was updated inside. Adjustments: Add \$1,500. for the screened porch.

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			Last sale was on 10/19/2007 \$143,096.				
<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>	\$235,000	\$235,000
<b>Sales Price</b>	\$230,000	\$230,000
<b>30 Day Price</b>	\$225,000	--
<b>Comments Regarding Pricing Strategy</b>		
<p>The sold comps used were all the same style, similar sq. ft., garages and age. It was difficult to find similar listed comps as there were only 7 homes listed in the subject's neighborhood and they were all larger in sq. ft. This neighborhood is very desirable because of its close location to downtown Summerville, and its easy access to shopping, restaurants and to the highway.</p>		

### 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



Street



## Listing Photos

**L1** 504 Holiday Dr.  
Summerville, SC 29483



Front

**L2** 106 Cranston Lane  
Summerville, SC 29483



Front

**L3** 441 Dovetail Circle  
Summerville, SC 29483



Front



## Sales Photos

**S1** 218 Avonshire Dr.  
Summerville, SC 29483



Front

**S2** 209 Delafield Dr.  
Summerville, SC 29483



Front

**S3** 279 Avonshire Dr.  
Summerville, SC 29483



Front

### ClearMaps Addendum

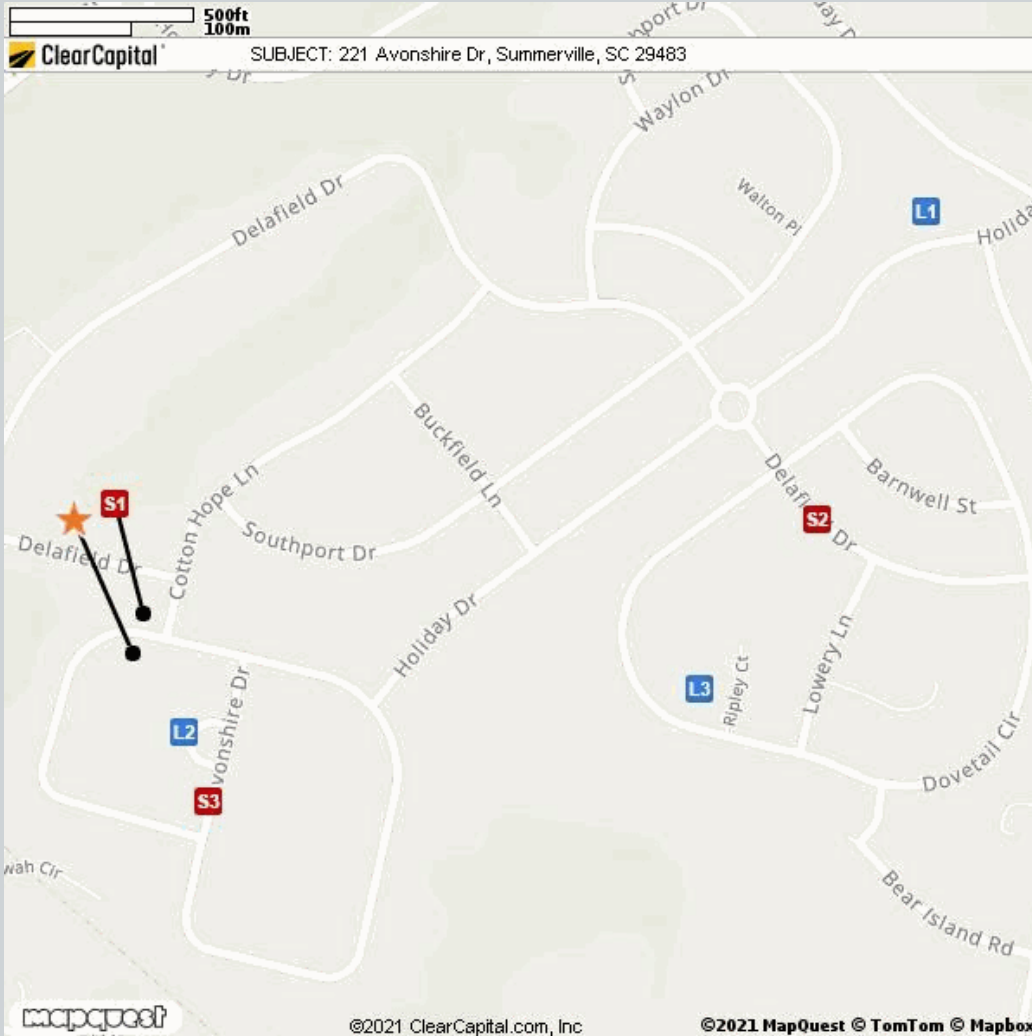
**Address** ★ 221 Avonshire Drive, Summerville, SC 29483

**Loan Number** 45879

**Suggested List** \$235,000

**Suggested Repaired** \$235,000

**Sale** \$230,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	221 Avonshire Drive, Summerville, SC 29483	--	Parcel Match
L1 Listing 1	504 Holiday Dr., Summerville, SC 29483	0.64 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	106 Cranston Lane, Summerville, SC 29483	0.07 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	441 Dovetail Circle, Summerville, SC 29483	0.40 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	218 Avonshire Dr., Summerville, SC 29483	0.03 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	209 Delafield Dr., Summerville, SC 29483	0.49 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	279 Avonshire Dr., Summerville, SC 29483	0.12 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>	Donna Baxter	<b>Company/Brokerage</b>	Carolina Elite Real Estate
<b>License No</b>	40181	<b>Address</b>	414 Brookgreen Dr. Moncks Corner SC 29461
<b>License Expiration</b>	06/30/2023	<b>License State</b>	SC
<b>Phone</b>	8432700573	<b>Email</b>	dbaxter555@yahoo.com
<b>Broker Distance to Subject</b>	7.91 miles	<b>Date Signed</b>	08/06/2021

*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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