

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	271 Catawba River Road, Myrtle Beach, SOUTH CAROLINA 29588	Order ID	7684146	Property ID	31457061
Inspection Date	10/22/2021	Date of Report	10/23/2021		
Loan Number	46396	APN	45713030013		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Horry		
Tracking IDs					
Order Tracking ID	1021BPO	Tracking ID 1	BPF2		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

Owner	BARBARA L POWERS	Condition Comments Exterior appears to be well maintained and in average condition. There are no visible signs of damage or deferred maintenance.
R. E. Taxes	\$573	
Assessed Value	\$8,288	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Occupied	
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$0	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$0	
HOA	The Lakes HOA 843-448-9000	
Association Fees	\$34 / Month (Pool)	
Visible From Street	Visible	
Road Type	Private	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments Subject is located in an older, residential neighborhood with varying styles of custom homes. New construction is active, in a new phase, with similar styled homes. Subject is within 5-7 miles of the beach and resort areas.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$200,000 High: \$599,900	
Market for this type of property	Increased 3 % in the past 6 months.	
Normal Marketing Days	<180	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	271 Catawba River Road	9134 Wildwood Place	117 Cooper River Road	1344 Beaufort River Drive
City, State	Myrtle Beach, SOUTH CAROLINA	Murrells Inlet, SC	Myrtle Beach, SC	Myrtle Beach, SC
Zip Code	29588	29576	29588	29588
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.70 ¹	0.48 ¹	0.49 ²
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$246,900	\$319,900	\$350,000
List Price \$	--	\$246,900	\$319,900	\$350,000
Original List Date		10/20/2021	10/08/2021	09/24/2021
DOM · Cumulative DOM	-- · --	3 · 3	15 · 15	29 · 29
Age (# of years)	24	25	31	5
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	1,651	1,351	1,735	1,750
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 2	3 · 2
Total Room #	10	5	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	None	Attached 1 Car	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.3 acres	.19 acres	.26 acres	.22 acres
Other	NA	NA	NA	NA

* 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 Inferior sq.ft., lot size and parking. Similar bedrooms, baths, age, view and neighborhood in subject's market. Tenant Occupied.

Listing 2 Superior sq.ft. Inferior age, lot size and garage capacity. Similar bedrooms, baths and view. Same neighborhood as subject

Listing 3 Superior sq.ft. and age. Inferior lot size. Similar bedrooms, baths, parking and view. Sam neighborhood as subject.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	271 Catawba River Road	662 Pamlico Court	152 Cooper River Road	301 New River Road
City, State	Myrtle Beach, SOUTH CAROLINA	Myrtle Beach, SC	Myrtle Beach, SC	Myrtle Beach, SC
Zip Code	29588	29588	29588	29588
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.15 ¹	0.48 ¹	0.52 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$269,900	\$282,500	\$305,000
List Price \$	--	\$269,900	\$282,500	\$305,000
Sale Price \$	--	\$264,450	\$270,000	\$305,000
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	11/16/2020	02/18/2021	04/02/2021
DOM · Cumulative DOM	-- · --	68 · 68	64 · 64	49 · 45
Age (# of years)	24	18	27	31
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	Beneficial ; Water	Beneficial ; Water	Neutral ; Residential
Style/Design	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,651	1,618	1,816	2,010
Bdrm · Bths · ½ Bths	3 · 2	4 · 2	3 · 2	3 · 2
Total Room #	10	7	8	7
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	.3 acres	.2 acres	.36 acres	.37 acres
Other	NA	NA	NA	NA
Net Adjustment	--	-\$8,610	-\$9,650	-\$10,070
Adjusted Price	--	\$255,840	\$260,350	\$294,930

* Sold 2 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** Inferior sq.ft. and lot size. Superior age, pond view and bedrooms. 4th bedroom is bonus room above garage. Similar baths and parking. Same neighborhood as subject.
- Sold 2** Superior sq.ft., lot size and pond view. Inferior age. Similar bedrooms, baths and parking. same neighborhood as subject.
- Sold 3** Superior sq.ft. and lot size. Inferior age. Similar bedrooms, baths, parking and view. Same neighborhood as subject.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				Per MLS and Tax Records, subject has not been listed or sold within the past 12 months. Last sales date was 9-15-97 for \$149,000, as new construction.			
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	\$263,000	\$263,000
Sales Price	\$261,000	\$261,000
30 Day Price	\$235,000	--
Comments Regarding Pricing Strategy		
<p>Prices have increased, over the past 2 years. Foreclosures and short sales are minimal, as new construction continues to drive the market. DOM are beginning to increase as prices begin to slowly stabilize. Many Sellers are repairing or updating their homes to compete with new construction. Prices are subject to change upon interior inspection. All comps are located in the subject's neighborhood, except LCI, which is in a similar neighborhood and was used to bracket the lower end of the subject's sq.ft. Comp search was expanded, up to 12 months, to bracket and support the subject with the best resale comps available.</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



Side



Side



Street



Street



Other

Subject Photos



Other



Other



Other



Other

Listing Photos

L1 9134 Wildwood Place
Murrells Inlet, SC 29576



Front

L2 117 Cooper River Road
Myrtle Beach, SC 29588



Front

L3 1344 Beaufort River Drive
Myrtle Beach, SC 29588



Front

Sales Photos

S1 662 Pamlico Court
Myrtle Beach, SC 29588



Front

S2 152 Cooper River Road
Myrtle Beach, SC 29588



Front

S3 301 New River Road
Myrtle Beach, SC 29588



Front

ClearMaps Addendum

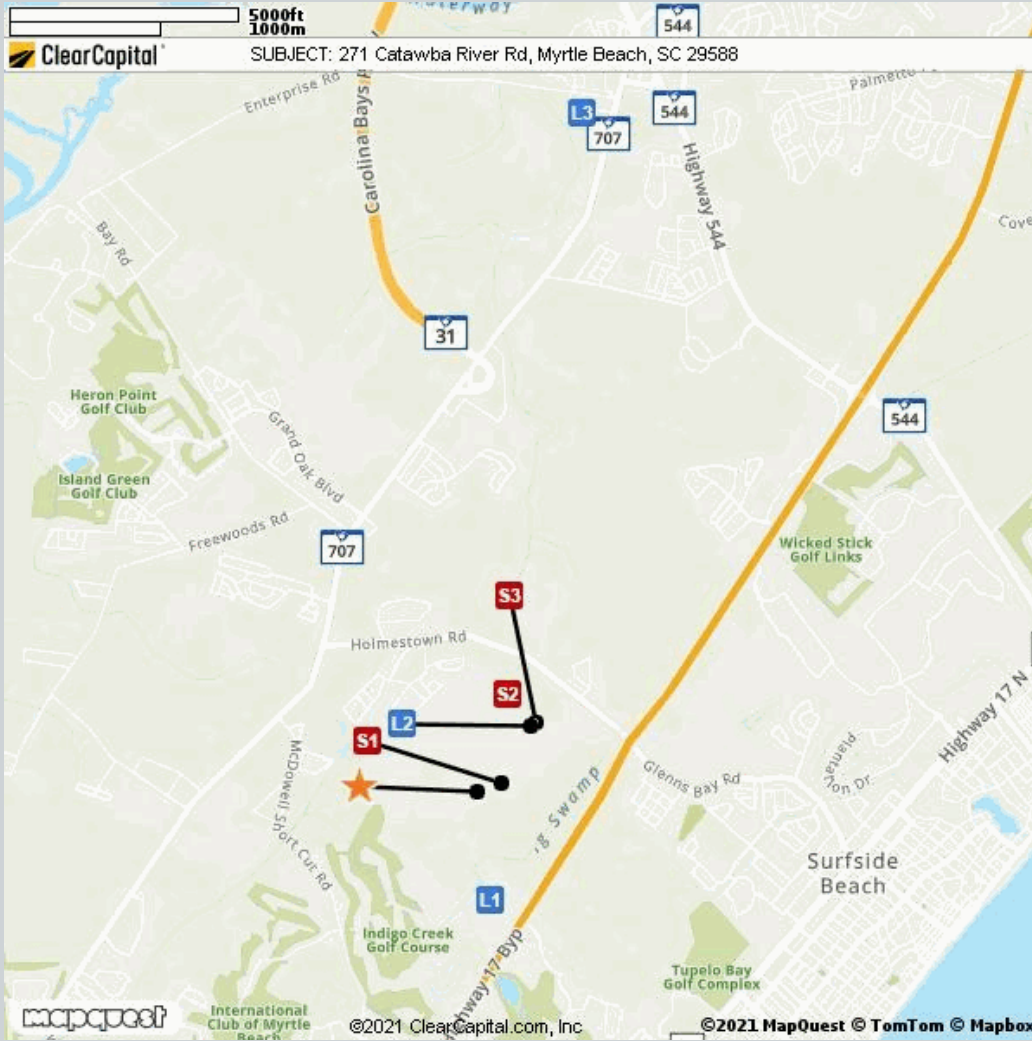
Address ★ 271 Catawba River Road, Myrtle Beach, SOUTH CAROLINA 29588

Loan Number 46396

Suggested List \$263,000

Suggested Repaired \$263,000

Sale \$261,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	271 Catawba River Road, Myrtle Beach, South Carolina 29588	--	Parcel Match
L1 Listing 1	9134 Wildwood Place, Murrells Inlet, SC 29576	0.70 Miles ¹	Parcel Match
L2 Listing 2	117 Cooper River Road, Myrtle Beach, SC 29588	0.48 Miles ¹	Parcel Match
L3 Listing 3	1344 Beaufort River Drive, Myrtle Beach, SC 29588	0.49 Miles ²	Unknown Street Address
S1 Sold 1	662 Pamlico Court, Myrtle Beach, SC 29588	0.15 Miles ¹	Parcel Match
S2 Sold 2	152 Cooper River Road, Myrtle Beach, SC 29588	0.48 Miles ¹	Parcel Match
S3 Sold 3	301 New River Road, Myrtle Beach, SC 29588	0.52 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	Laura Garlitz	Company/Brokerage	Century 21 The Harrelson Group
License No	10868	Address	973 Nottingham Lakes Road Conway SC 29526
License Expiration	06/30/2023	License State	SC
Phone	8439974897	Email	lgarlitz@sccoast.net
Broker Distance to Subject	9.11 miles	Date Signed	10/23/2021

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.