

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	1392 Ogden Road, Rock Hill, SOUTH CAROLINA 29730	Order ID	7979972	Property ID	32166266
Inspection Date	02/19/2022	Date of Report	02/19/2022		
Loan Number	48118	APN	5990000049		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	York		

Tracking IDs

Order Tracking ID	02.17.22_BPO	Tracking ID 1	02.17.22_BPO
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Deutsche Bank	Condition Comments The exterior is brick and vinyl. It is in average condition. The roof is average with no patching or missing shingles. The lawn is maintained. The home is on public water and sewer. The square footage is taken from the tax card. The tax card is attached. It was determined to be vacant by the lack of autos or personal property around the home. There is a broken window in the upstairs front. From the pictures on zillow new flooring is required through.
R. E. Taxes	\$1,321	
Assessed Value	\$230,000	
Zoning Classification	RD-1	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
(doors and windows closed and locked)		
Ownership Type	Fee Simple	
Property Condition	Average	
Estimated Exterior Repair Cost	\$2,500	
Estimated Interior Repair Cost	\$4,000	
Total Estimated Repair	\$6,500	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments This is an older section of homes. They are all different sizes, age, and style. Some have been maintained and others have not. There have been very few REO's in this area. The supply is low and the demand is moderate. In searching for comps I went out 2 miles and back 180 days. The main criteria was map grid and square footage. The comps used are the best available at this time. It is hard in this area to find homes with similar square footage and age.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$125,000 High: \$350,000	
Market for this type of property	Increased 12 % in the past 6 months.	
Normal Marketing Days	<30	

Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
Street Address	1392 Ogden Road	734 Mallory Dr.	251 Country Club Dr.	1846 Oak Park Rd.
City, State	Rock Hill, SOUTH CAROLINA	Rock Hill, SC	Rock Hill, SC	Rock Hill, SC
Zip Code	29730	29730	29730	29730
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.23 ¹	1.83 ¹	1.29 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$343,000	\$385,000	\$299,900
List Price \$	--	\$343,000	\$385,000	\$299,900
Original List Date		09/03/2021	01/13/2022	11/12/2021
DOM · Cumulative DOM	-- · --	169 · 169	3 · 37	37 · 99
Age (# of years)	27	52	58	50
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Busy Road	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories traditional	1 Story ranch	1 Story ranch	2 Stories ranch
# Units	1	1	1	1
Living Sq. Feet	2,601	2,330	2,876	1,871
Bdrm · Bths · ½ Bths	4 · 3	4 · 3	3 · 3	3 · 1 · 1
Total Room #	8	8	8	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Carport 2 Car(s)	Detached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.34 acres	.30 acres	.82 acres	2.41 acres
Other	--	--	--	--

* 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 The exterior is brick and vinyl. The flooring is carpeting, ceramic tile, and vinyl plank. There is a fireplace in the great room. The primary bath has double sinks, garden tub, and separate shower. There is a sun room in the back. There is a workshop, and deck in the back.

Listing 2 The exterior is brick. The flooring is ceramic tile, vinyl plank, and hardwood. There is a fireplace in the great room. Vaulted ceiling. The kitchen has granite counter tops. There is a deck, workshop, and 2 detached storage buildings in the back.

Listing 3 The exterior is brick and vinyl. The flooring is carpeting, laminate wood, and ceramic tile. There is a fireplace in the great room. There is a patio, detached garage and detached carport. To finish off the back the yard is fenced in.

Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	1392 Ogden Road	862 Brunswick Dr.	1165 Ogden Rd.	758 Laney Terrace
City, State	Rock Hill, SOUTH CAROLINA	Rock Hill, SC	Rock Hill, SC	Rock Hill, SC
Zip Code	29730	29730	29730	29730
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	1.49 ¹	0.59 ¹	1.40 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$294,000	\$225,000	\$220,000
List Price \$	--	\$294,000	\$225,000	\$220,000
Sale Price \$	--	\$285,500	\$225,000	\$200,000
Type of Financing	--	Conventional	Cash	Conventional
Date of Sale	--	10/01/2021	11/19/2021	10/13/2021
DOM · Cumulative DOM	-- · --	29 · 92	3 · 52	11 · 41
Age (# of years)	27	12	56	47
Condition	Average	Average	Average	Average
Sales Type	--	Fair Market Value	Fair Market Value	Fair Market Value
Location	Neutral ; Busy Road	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
View	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories traditional	2 Stories traditional	1 Story ranch	1 Story ranch
# Units	1	1	1	1
Living Sq. Feet	2,601	2,714	1,871	1,971
Bdrm · Bths · ½ Bths	4 · 3	4 · 2 · 1	3 · 2	3 · 2 · 1
Total Room #	8	8	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 2 Car(s)	Attached 2 Car(s)	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.34 acres	.14 acres	.41 acres	.48 acres
Other	--	--	--	--
Net Adjustment	--	-\$39,575	+\$5,250	+\$32,500
Adjusted Price	--	\$245,925	\$230,250	\$232,500

* Sold 3 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** The exterior is brick and vinyl. The flooring is carpeting and vinyl plank. There is a fireplace in the great room. There is a patio in the back. Adjustments: age -7,500, bath 750, square footage -2,825, condition -30,000.
- Sold 2** The exterior is brick. The flooring is carpeting, ceramic tile, and hardwood. There is a fireplace in the living room. There is a patio in the back. Adjustments: age 14,500, square footage 18,250, bedroom 1,000, bath 1,500, condition 30,000.
- Sold 3** The exterior is brick. The flooring is carpeting, stone, vinyl, and hardwood. There is a fireplace in the living room. There are several ceiling fans. There is a deck and storage unit in the back. Adjustments: age 5,000, square foot 15,750, bedroom 1,000, bath 750, garage 10,000.

Subject Sales & Listing History

Current Listing Status	Currently Listed	Listing History Comments					
Listing Agency/Firm	Northgroup Real Estate	Sold to Deutsche Bank on 10/27/2021 for \$200,000. Presently on the market and under contract for \$239,900. Went under contract on 2/11/2021.					
Listing Agent Name	Linda Gilmore						
Listing Agent Phone	803-389-1062						
# 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
09/24/2020	\$239,900	--	--	Pending/Contract	02/11/2021	\$239,900	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$232,200	\$238,700
Sales Price	\$232,200	\$238,700
30 Day Price	\$232,200	--
Comments Regarding Pricing Strategy		
<p>Absorption rate is 1.78 months compared to 2.22 months last year at this time. The average days on market is 5 compared to 5 last year at this time. The median price in town is \$278,350 compared to \$269,900 last year at this time. The list to sale ratio is 100% compared to 100% last year at this time. Inventory of homes is 270 compared to 340 last year at this time. Sold units are 151 compared to 153 last year at this time. Price per square foot is \$170 compared to \$137 last year at this time. This is not an appraisal and cannot be used to obtain a loan.</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



Address Verification



Side



Side



Street



Street

Subject Photos



Other

Listing Photos

L1 734 Mallory Dr.
Rock Hill, SC 29730



Front

L2 251 Country Club Dr.
Rock Hill, SC 29730



Front

L3 1846 Oak Park Rd.
Rock Hill, SC 29730



Front

Sales Photos

S1 862 Brunswick Dr.
Rock Hill, SC 29730



Front

S2 1165 Ogden Rd.
Rock Hill, SC 29730



Front

S3 758 Laney Terrace
Rock Hill, SC 29730



Front

ClearMaps Addendum

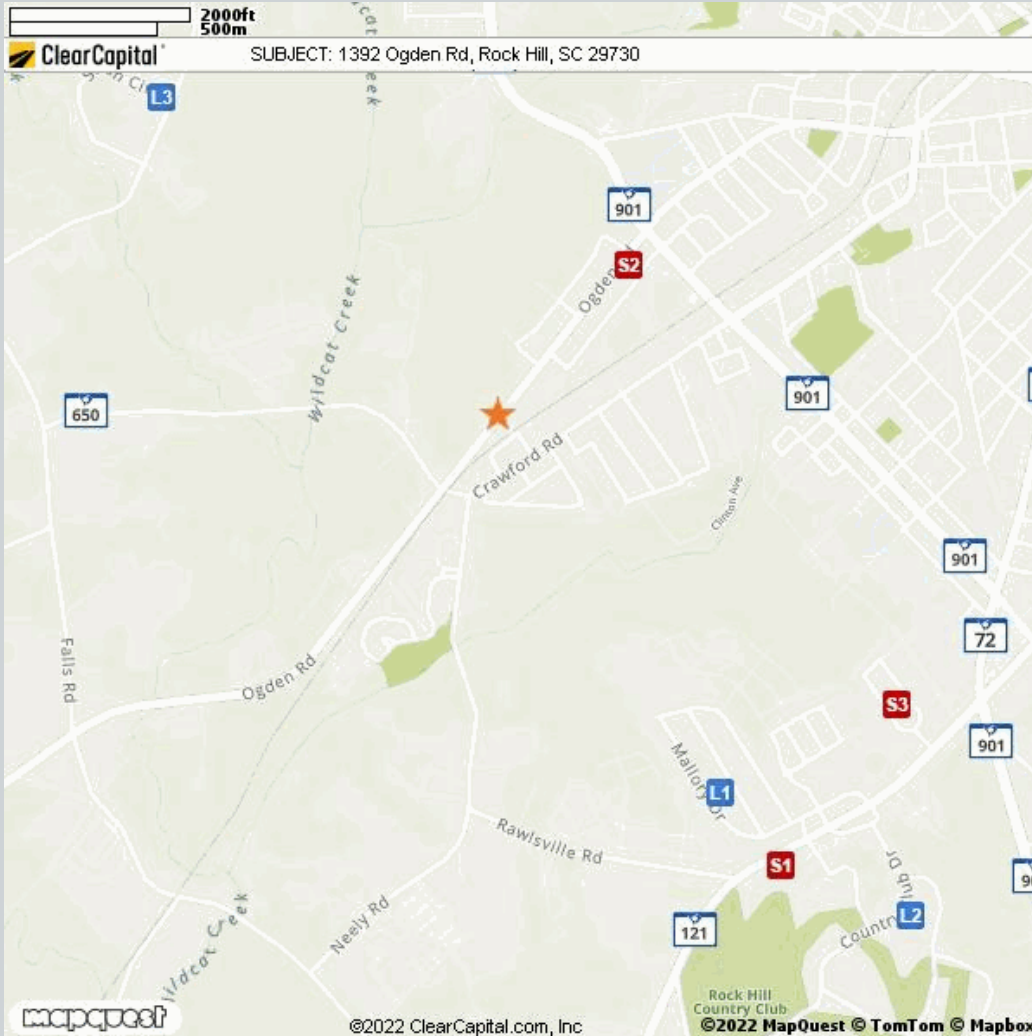
Address ★ 1392 Ogden Road, Rock Hill, SOUTH CAROLINA 29730

Loan Number 48118

Suggested List \$232,200

Suggested Repaired \$238,700

Sale \$232,200



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	1392 Ogden Road, Rock Hill, South Carolina 29730	--	Parcel Match
L1 Listing 1	734 Mallory Dr., Rock Hill, SC 29730	1.23 Miles ¹	Parcel Match
L2 Listing 2	251 Country Club Dr., Rock Hill, SC 29730	1.83 Miles ¹	Parcel Match
L3 Listing 3	1846 Oak Park Rd., Rock Hill, SC 29730	1.29 Miles ¹	Parcel Match
S1 Sold 1	862 Brunswick Dr., Rock Hill, SC 29730	1.49 Miles ¹	Parcel Match
S2 Sold 2	1165 Ogden Rd., Rock Hill, SC 29730	0.59 Miles ¹	Parcel Match
S3 Sold 3	758 Laney Terrace, Rock Hill, SC 29730	1.40 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	Janet Bullock	Company/Brokerage	Five Star Realty, Inc.
License No	4695	Address	1729 Celanese Rd. Rock Hill SC 29732
License Expiration	06/30/2023	License State	SC
Phone	8033678445	Email	janetbullock@comporium.net
Broker Distance to Subject	5.61 miles	Date Signed	02/19/2022

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.