

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	301 Patio Drive, Columbia, SOUTH CAROLINA 29212	Order ID	8566658	Property ID	33778176
Inspection Date	12/29/2022	Date of Report	01/20/2023		
Loan Number	51842	APN	051100106		
Borrower Name	BRECKENRIDGE PROPERTY FUND 2016 LLC	County	Richland		

Tracking IDs					
Order Tracking ID	12.28.22 BPO	Tracking ID 1	12.28.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	BRECKENRIDGE PROPERTY FUND 2016 LLC	Condition Comments Subject appears to be in average condition with no signs of deferred maintenance visible from exterior inspection.
R. E. Taxes	\$1,434	
Assessed Value	\$162,700	
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	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments The subject is located in a suburban location that has close proximity to parks, shops and major highways. Market conditions are stable and supply and demand are balanced. REO and short sale activity remains low in the area. Average marketing time of correctly priced properties is under 120 days.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$150,000 High: \$380,000	
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	301 Patio Drive	108 Patio Place	106 Highland Creek Lane	104 Kingston Forest Drive
City, State	Columbia, SOUTH CAROLINA	Columbia, SC	Columbia, SC	Irmo, SC
Zip Code	29212	29212	29212	29063
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.10 ¹	1.13 ¹	1.32 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$294,900	\$274,500	\$270,000
List Price \$	--	\$249,900	\$274,500	\$250,000
Original List Date		09/28/2022	11/28/2022	12/12/2022
DOM · Cumulative DOM	-- · --	65 · 114	22 · 53	16 · 39
Age (# of years)	27	38	27	24
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	1,914	1,500	1,615	2,068
Bdrm · Bths · ½ Bths	3 · 1	2 · 2	3 · 2	3 · 2
Total Room #	6	6	7	7
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	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	0.16 acres	0.10 acres	0.23 acres	0.10 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 This 2 BR, 2 BA Patio home w/inground vinyl pool, liner and only 1 yr old pump is so welcoming. GR w/box-tray ceiling, FP w/gas logs, 2022 sliding glass doors to pool.

Listing 2 This home has many things to offer as as an open concept with plenty of room for entertaining! The privately fenced backyard has fruit trees, a hot tub, water feature.

Listing 3 The home has an open floor plan everyone can enjoy. As you enter past flex space and dining room, you will find yourself in the stunning kitchen. Granite counters, stainless appliances

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	301 Patio Drive	346 Arbor Oaks Lane	1217 Riverwalk Way	208 Patio Drive
City, State	Columbia, SOUTH CAROLINA	Irmo, SC	Irmo, SC	Columbia, SC
Zip Code	29212	29063	29063	29212
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.68 ¹	0.93 ¹	0.04 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$227,000	\$249,900	\$269,900
List Price \$	--	\$227,000	\$249,900	\$269,900
Sale Price \$	--	\$225,000	\$256,900	\$269,900
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	05/13/2022	11/22/2022	07/28/2022
DOM · Cumulative DOM	-- · --	9 · 30	7 · 39	22 · 87
Age (# of years)	27	17	30	37
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	1,914	1,710	1,697	1,997
Bdrm · Bths · ½ Bths	3 · 1	3 · 2 · 1	3 · 2	3 · 3
Total Room #	6	8	7	8
Garage (Style/Stalls)	Attached 2 Car(s)	Attached 1 Car	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	0.16 acres	0.1 acres	0.24 acres	0.1 acres
Other	None	None	None	None
Net Adjustment	--	-\$7,990	-\$7,445	-\$10,045
Adjusted Price	--	\$217,010	\$249,455	\$259,855

* 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** -3750/bath, 3060/gla, 300/lot, -9100/age, 1500/garage 3 bedroom 2.5 bath home in the desirable Arbor Oaks Garden Home Community. This home needs a little TLC. The right buyer could make this home the place! This home features main level owners suite and laundry, Open kitchen/dining area with bar height seating.
- Sold 2** -2500/bath, 3255/gla, -400/lot, -7800/age, 2 car garage in Irmo! 3 bedroom 2 bath split floor plan has vaulted ceilings and a fireplace with built-ins in the living room. The vaulted ceilings continue to the formal dining room.
- Sold 3** -5000/bath, -1245/gla, 300/lot, -7100/age, 3000/garage 1 story patio home in desirable patio home community with Richland/Lexington 5 schools and quick access to Harbison Blvd and shopping, entertainment, & more! BIG Kitchen with lots of cabinets and countertop space, stainless steel appliances, pantry, with a dinette and formal dining room.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				No Listing History.			
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	\$251,000	\$251,000
Sales Price	\$239,000	\$239,000
30 Day Price	\$227,000	--
Comments Regarding Pricing Strategy		
<p>The subject should be sold in as-is condition. The market conditions is currently Stable. Due to suburban density and the lack of more suitable comparisons, it was necessary to exceed over 1 mile from the subject, over 6 months from inspection date, guidelines for gla, lot size, age and some recommended guidelines when choosing comparable properties. Proximity to the highway and commercial would not affect subject's marketability and both sides of the highway and commercial are similar market areas. The subject should be sold in as-is condition. Value best supported by sold comp 2 and list comp 3, being the most comparable to the subject.</p>		

Clear Capital Quality Assurance Comments Addendum

Reviewer's Notes **Dispute Resolution (1/20/2023)** The BPO has been corrected/additional commentary added to address the dispute requested.

Subject Photos



Front



Address Verification



Side



Side



Street

Listing Photos

L1 108 Patio Place
Columbia, SC 29212



Front

L2 106 Highland Creek Lane
Columbia, SC 29212



Front

L3 104 Kingston Forest Drive
Irmo, SC 29063



Front

Sales Photos

S1 346 Arbor Oaks Lane
Irmo, SC 29063



Front

S2 1217 Riverwalk Way
Irmo, SC 29063



Front

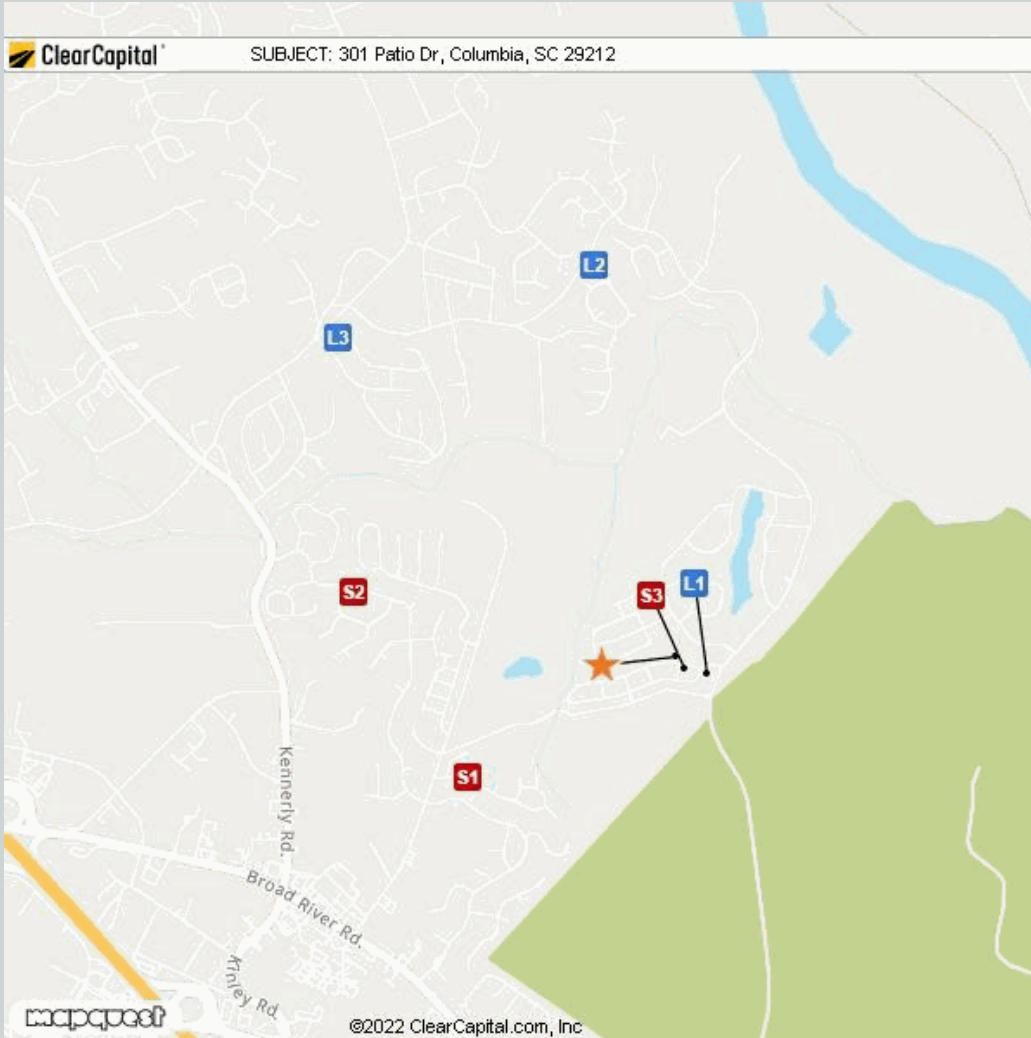
S3 208 Patio Drive
Columbia, SC 29212



Front

ClearMaps Addendum

Address ★ 301 Patio Drive, Columbia, SOUTH CAROLINA 29212
Loan Number 51842 **Suggested List** \$251,000 **Suggested Repaired** \$251,000 **Sale** \$239,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	301 Patio Drive, Columbia, South Carolina 29212	--	Parcel Match
L1 Listing 1	108 Patio Place, Columbia, SC 29212	0.10 Miles ¹	Parcel Match
L2 Listing 2	106 Highland Creek Lane, Columbia, SC 29212	1.13 Miles ¹	Parcel Match
L3 Listing 3	104 Kingston Forest Drive, Irmo, SC 29063	1.32 Miles ¹	Parcel Match
S1 Sold 1	346 Arbor Oaks Lane, Irmo, SC 29063	0.68 Miles ¹	Parcel Match
S2 Sold 2	1217 Riverwalk Way, Irmo, SC 29063	0.93 Miles ¹	Parcel Match
S3 Sold 3	208 Patio Drive, Columbia, SC 29212	0.04 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	Alan Kaplan	Company/Brokerage	Blue Dot Real Estate Columbia, LLC
License No	98554	Address	1320 Main St Suite 300 Columbia SC 29072
License Expiration	06/30/2024	License State	SC
Phone	8032656941	Email	akaplanbpo@bluedotrealestate.com
Broker Distance to Subject	11.00 miles	Date Signed	12/29/2022

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.