

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	14 Trowbridge Court, Columbia, SC 29229	Order ID	8566946	Property ID	33779150
Inspection Date	01/01/2023	Date of Report	01/24/2023		
Loan Number	51921	APN	203050633		
Borrower Name	BRECKENRIDGE PROPERTY FUND 2016 LLC	County	Richland		

Tracking IDs					
Order Tracking ID	12.29.22 BPO	Tracking ID 1	12.29.22 BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions

General Conditions		Condition Comments
Owner	KELVIN ATKINS	From drive by, the Subject appears to be in average condition and conforms with the surrounding homes.
R. E. Taxes	\$4,306	
Assessed Value	\$7,180	
Zoning Classification	Residential RS-MD	
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

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	Subdivision area with medium sized homes, mostly two stories that conform with each other.
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$140,000 High: \$427,700	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	14 Trowbridge Court	407 Long Needle Rd	77 Wild Indigo Ct	15 Frasier Bay Ct
City, State	Columbia, SC	Columbia, SC	Columbia, SC	Columbia, SC
Zip Code	29229	29229	29229	29229
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.39 ¹	0.73 ¹	0.21 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$259,000	\$279,900	\$299,900
List Price \$	--	\$259,000	\$279,900	\$299,900
Original List Date		11/08/2022	12/15/2022	12/20/2022
DOM · Cumulative DOM	-- · --	55 · 77	18 · 40	13 · 35
Age (# of years)	27	19	16	21
Condition	Average	Good	Good	Good
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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,024	2,363	2,428	2,409
Bdrm · Bths · ½ Bths	4 · 2 · 1	5 · 2	5 · 2 · 1	3 · 2 · 1
Total Room #	9	9	10	8
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	0.23 acres	0.90 acres	.25 acres	0.20 acres
Other	--	--	--	--

* Listing 1 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.

Current Listings - Cont.

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

- Listing 1** MLS Comments: Bonus room is 5th bedroom and measures 17x22. Formal dining, open kitchen, breakfast area with gorgeous bay window and tile backsplash. Hardwoods in foyer & formal dining. Primary BR features his & hers closets plus double vanities and a separate shower. Great room with fireplace, 2" blinds throughout. Large back yard has floating deck, storage shed, & privacy fence. New LVP flooring in kitchen and bathrooms.
- Listing 2** MLS Comments: 5 bedroom well-kept home. Only one owner. Corner lot. Must see large Master Bedroom with spacious sitting room.
- Listing 3** MLS Comments: 3 bedroom - 2.5 bath home in an all brick community. Located at the end of a quiet cul-de-sac this beautiful home features a large living room and a dining room with hardwood floors on the main floor. The dining room opens to large kitchen with plenty of cabinet space and a breakfast area. There is a large great room with a gas log fireplace. The second floor includes the large Master bedroom with master bathroom that has a double vanity, garden tub, separate shower and walk in closet. There are two additional bedrooms with a shared bath and an office/playroom located on the second floor.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	14 Trowbridge Court	236 Green Rose Rd	405 Green Rose Rd	304 Sugar Mill Rd
City, State	Columbia, SC	Columbia, SC	Columbia, SC	Columbia, SC
Zip Code	29229	29229	29229	29229
Datasource	MLS	Public Records	MLS	MLS
Miles to Subj.	--	0.22 ¹	0.14 ¹	0.14 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$150,000	\$220,000	\$265,000
List Price \$	--	\$150,000	\$220,000	\$265,000
Sale Price \$	--	\$150,000	\$235,000	\$241,500
Type of Financing	--	Standard	Standard	Standard
Date of Sale	--	04/19/2022	06/13/2022	04/08/2022
DOM · Cumulative DOM	-- · --	0 · 0	54 · 54	84 · 84
Age (# of years)	27	28	30	26
Condition	Average	Average	Good	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	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,024	2,092	2,297	2,095
Bdrm · Bths · ½ Bths	4 · 2 · 1	5 · 3	5 · 3	4 · 2 · 1
Total Room #	9	10	10	9
Garage (Style/Stalls)	Attached 2 Car(s)	None	None	Attached 2 Car(s)
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.23 acres	.25 acres	0.22 acres	0.23 acres
Other	--	--	--	--
Net Adjustment	--	\$0	-\$16,824	\$0
Adjusted Price	--	\$150,000	\$218,176	\$241,500

* 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** Adjustments: 0 Public Comments: 236 Green Rose Rd, Columbia, SC 29229 is a single family home that contains 2,092 sq ft and was built in 1995. It contains 5 bedrooms and 3 bathrooms. This home last sold for \$150,000 in April 2022.
- Sold 2** Adjustments: Superior condition -\$10,000, superior GLA -\$6,824. MLS Comments: 5 bedroom , 3 full bath split level home nestled in back of established Winslow neighborhood. New laminate hardwood floors in living room and dining area also freshly painted. Updated kitchen and appliances. Primary bedroom has private bath, there are 2 other bedrooms with shared full bath on main floor. Lower level/basement offers 2 additional bedrooms with a large full bath. An oversized family room / media room. You find plenty of room for both living and storage. The homes walk-out basement features an unfinished area that could be easily converted into a workshop. French doors open to back deck overlooking large fenced in backyard.
- Sold 3** Adjustments: 0 MLS Comments: Large home -great su bd. (Cottonwood). There are no other agent comments available.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed	Listing History Comments					
Listing Agency/Firm		See below:					
Listing Agent Name							
Listing Agent Phone							
# of Removed Listings in Previous 12 Months	0						
# of Sales in Previous 12 Months	1						
Original List Date	Original List Price	Final List Date	Final List Price	Result	Result Date	Result Price	Source
11/21/2022	\$215,000	12/09/2022	\$215,000	Sold	12/21/2022	\$172,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$185,000	\$185,000
Sales Price	\$172,000	\$172,000
30 Day Price	\$169,000	--
Comments Regarding Pricing Strategy		
<p>Since this is a drive by, cannot not fully determine the accurate condition of the home. The house sold for well under listing price for whatever reason. It could be due to the condition, or also the increasing Fed interest rates that have knocked out first time buyers and slowing the sale of homes. The sold comps are aging quite a bit with homes selling for lower values in the past couple of months. An interior should be done. Utilizing the range between S1 and S2 for final value and L1 for well bracketed listing price.</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



Address Verification

Listing Photos

L1 407 Long Needle Rd
Columbia, SC 29229



Front

L2 77 Wild Indigo Ct
Columbia, SC 29229



Front

L3 15 Frasier Bay Ct
Columbia, SC 29229



Front

Sales Photos

S1 236 Green Rose Rd
Columbia, SC 29229



Front

S2 405 Green Rose Rd
Columbia, SC 29229



Front

S3 304 Sugar Mill Rd
Columbia, SC 29229



Front

ClearMaps Addendum

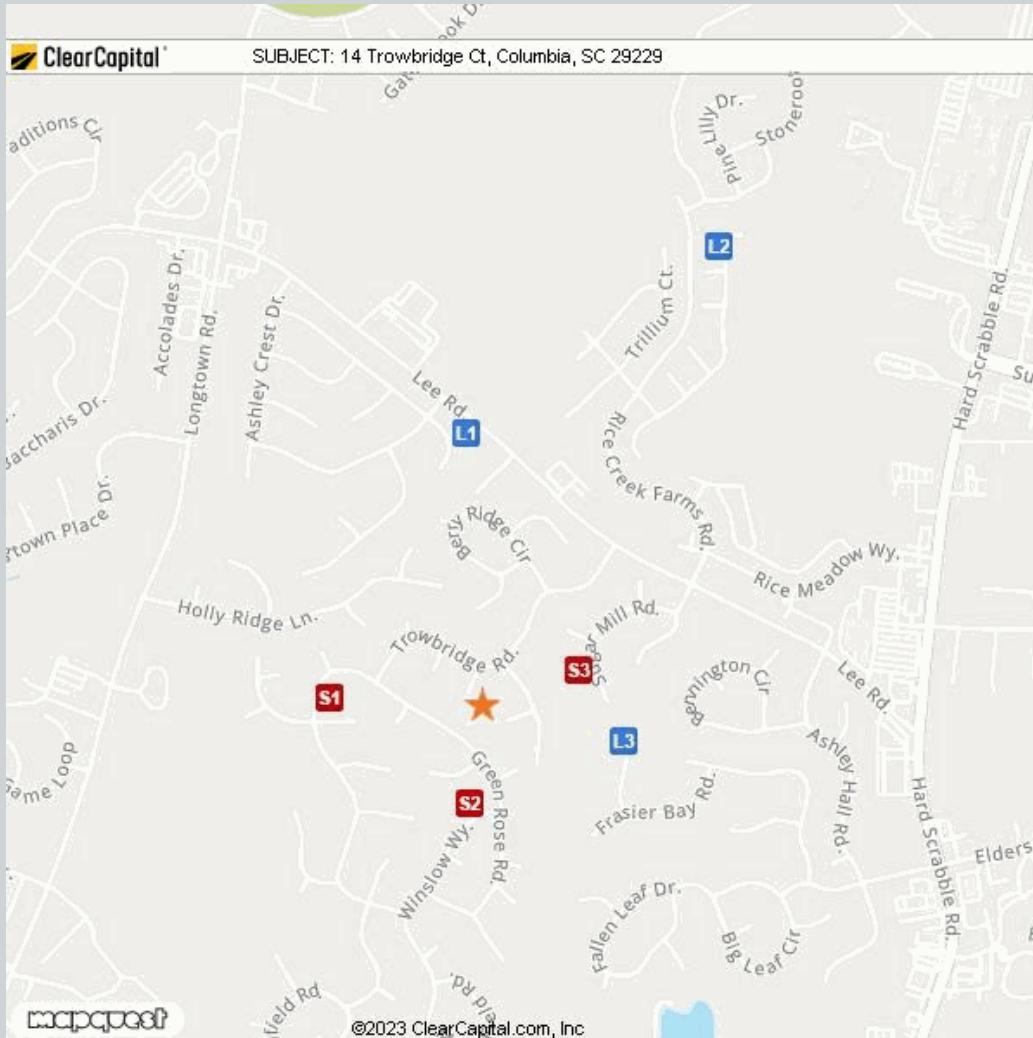
Address ★ 14 Trowbridge Court, Columbia, SC 29229

Loan Number 51921

Suggested List \$185,000

Suggested Repaired \$185,000

Sale \$172,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	14 Trowbridge Court, Columbia, SC 29229	--	Parcel Match
L1 Listing 1	407 Long Needle Rd, Columbia, SC 29229	0.39 Miles ¹	Parcel Match
L2 Listing 2	77 Wild Indigo Ct, Columbia, SC 29229	0.73 Miles ¹	Parcel Match
L3 Listing 3	15 Frasier Bay Ct, Columbia, SC 29229	0.21 Miles ¹	Parcel Match
S1 Sold 1	236 Green Rose Rd, Columbia, SC 29229	0.22 Miles ¹	Parcel Match
S2 Sold 2	405 Green Rose Rd, Columbia, SC 29229	0.14 Miles ¹	Parcel Match
S3 Sold 3	304 Sugar Mill Rd, Columbia, SC 29229	0.14 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	James Otis	Company/Brokerage	Asset Realty Inc
License No	114034	Address	412 Oak Brook Drive Columbia SC 29223
License Expiration	06/30/2023	License State	SC
Phone	3233605374	Email	jamesbobbyotis@icloud.com
Broker Distance to Subject	4.39 miles	Date Signed	01/02/2023

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.