

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	260 Carriage Lane, North Augusta, SC 29841	Order ID	8661124	Property ID	34025826
Inspection Date	03/18/2023	Date of Report	03/20/2023		
Loan Number	52510	APN	012-13-02-039		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Aiken		

Tracking IDs					
Order Tracking ID	03.17.23 BPO Request	Tracking ID 1	03.17.23 BPO Request		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		Condition Comments
Owner	Friendly Homebuyers, LLC	<p>From the exterior view of the subject only, the property appeared to be in fair condition. There appeared to be damaged vinyl to the front of the subject. There is also a broken front window. The interior could not be accessed at the time of inspection because it was no longer on the market. Property had been sold at the time of inspection. The property did not conform to other properties in the neighborhood. Majority of properties are in average to good condition with no exterior damages noticed. There is a busy street leading to the neighborhood. Schools, shopping centers, restaurants, and employment opportunities are within close proximity of the subject.</p>
R. E. Taxes	\$1,833	
Assessed Value	\$131,820	
Zoning Classification	Residential	
Property Type	SFR	
Occupancy	Vacant	
Secure?	Yes	
	(MLS Lockbox on front door)	
Ownership Type	Fee Simple	
Property Condition	Fair	
Estimated Exterior Repair Cost	\$4,000	
Estimated Interior Repair Cost	\$0	
Total Estimated Repair	\$4,000	
HOA	No	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		Neighborhood Comments
Location Type	Suburban	<p>Subject's neighborhood is a mixture of properties in average to good condition. The entrance of the neighborhood has new construction townhomes that have been occupied at 100%. Average rental value for the neighborhood is \$1300. The neighborhood is 65% owner occupied and 35% rental management companies and individuals. REO activity accounts for 15% of the neighborhood. Homes vary in size, but the style is the same throughout the neighborhood. Values differ based on the interior condition of the homes. Schools, employment opportunities, convenience stores, and parks are in close proximity to th...</p>
Local Economy	Stable	
Sales Prices in this Neighborhood	Low: \$124,000 High: \$175,000	
Market for this type of property	Remained Stable for the past 6 months.	
Normal Marketing Days	<90	

Neighborhood Comments

Subject's neighborhood is a mixture of properties in average to good condition. The entrance of the neighborhood has new construction townhomes that have been occupied at 100%. Average rental value for the neighborhood is \$1300. The neighborhood is 65% owner occupied and 35% rental management companies and individuals. REO activity accounts for 15% of the neighborhood. Homes vary in size, but the style is the same throughout the neighborhood. Values differ based on the interior condition of the homes. Schools, employment opportunities, convenience stores, and parks are in close proximity to the neighborhood.

Current Listings

	Subject	Listing 1	Listing 2 *	Listing 3
Street Address	260 Carriage Lane	2210 Pressley Ave	609 Edisto Dr	431 Heil Drive
City, State	North Augusta, SC	North Augusta, SC	North Augusta, SC	North Augusta, SC
Zip Code	29841	29841	29841	29841
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	1.08 ¹	0.49 ¹	1.17 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$185,000	\$225,000	\$225,000
List Price \$	--	\$185,000	\$225,000	\$225,000
Original List Date		02/08/2023	01/20/2023	02/23/2023
DOM · Cumulative DOM	-- · --	39 · 40	58 · 59	8 · 25
Age (# of years)	21	45	55	51
Condition	Fair	Good	Average	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	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
# Units	1	1	1	1
Living Sq. Feet	1,302	1,212	1,518	1,629
Bdrm · Bths · ½ Bths	3 · 2	3 · 2	3 · 1 · 1	3 · 2
Total Room #	7	6	7	6
Garage (Style/Stalls)	Attached 1 Car	Attached 1 Car	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.25 acres	.52 acres	.30 acres	.35 acres
Other	--	--	--	--

* Listing 2 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: BACK ON THE MARKET NO FAULT OF THE SELLER NO CARPET!! NO CARPET!! NO CARPET!! IF YOU'RE LOOKING FOR A RANCH STYLE BRICK HOME WITH HARD WOOD FLOORS THROUGHOUT LOOK NO FURTHER. THIS BEAUTIFUL ALL BRICK 3 BED 2 BATH HOME SITS ON A .52 ACRE CORNER LOT WITH 2 ENTRANCES TO AN OVERSIZED FLAT BACK YARD. PLENTY OF ROOM FOR PARKING WITH AN ATTACHED GARAGE AS WELL AS AN ATTACHED CAR PORT. THERE ARE 2 STORAGE BUILDINGS THAT ARE PREWIRED FOR POWER. INSIDE WALK INTO THE LARGE OPEN LIVING ROOM THAT'S EXCELLENT FOR ENTERTAINING FAMILY AND FRIENDS ALONG SIDE A NICED SIZE DINING ROOM FOR MEALS. IT HAS AN OPEN KITCHEN TO PREP THOSE HOME COOKED MEALS TO SHARE. THERE ARE 3 COZY BEDROOMS WITH 2 FULL BATHS. THIS HOME IS SITUATED IN A QUIET NEIGHBORHOOD WITH NEARBY SHOPPING AND DINING. DON'T MISS OUT ON THIS SOLID HOME. ALL MEASUREMENTS SHOULD BE VERIFIED IF ROOM MEASUREMENTS ARE IMPORTANT.
- Listing 2** MLS Comments: This home is undergoing renovations and will be 3 bedroom 1.5 baths when the renovations are complete! Get involved early and may even be able to pick some of the finishes. All one level brick ranch! New roof! Hardwood floors to be refinished! Fresh interior paint! New light fixtures! New bathroom vanities! Nice size rooms! Updated kitchen with all new cabinets and appliances coming soon!
- Listing 3** MLS Comments: Enjoy this completely remodeled, charming 3 bedroom, 2 bath home with a clean and well-planned 1,629 sqft floor plan. You will fall in love with the kitchen that boasts new stainless steel appliances, granite countertops, and stunning backsplash. Both bathrooms have custom vanities and gorgeous tile showers! Spacious living room! Large Bedrooms! Out back there is a large, fenced in backyard. Located in a sought after area with great schools. This beautiful home will sell fast!

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	260 Carriage Lane	126 Swathmore Ave	1928 Seaborn Dr	14 Bradley Ct
City, State	North Augusta, SC	North Augusta, SC	North Augusta, SC	North Augusta, SC
Zip Code	29841	29841	29841	29841
Datasource	MLS	MLS	MLS	MLS
Miles to Subj.	--	0.60 ¹	0.17 ¹	0.46 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$174,900	\$220,000	\$225,000
List Price \$	--	\$174,900	\$220,000	\$225,000
Sale Price \$	--	\$185,000	\$218,000	\$230,000
Type of Financing	--	Fha	Cash	Va
Date of Sale	--	09/23/2022	11/04/2022	10/27/2022
DOM · Cumulative DOM	-- · --	42 · 42	16 · 16	35 · 35
Age (# of years)	21	25	5	5
Condition	Fair	Good	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	1,302	1,126	1,625	1,376
Bdrm · Bths · ½ Bths	3 · 2	3 · 1 · 1	3 · 2	3 · 2
Total Room #	7	4	6	5
Garage (Style/Stalls)	Attached 1 Car	None	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	.25 acres	.25 acres	.23 acres	.30 acres
Other	--	--	--	--
Net Adjustment	--	+\$2,260	-\$4,230	-\$1,000
Adjusted Price	--	\$187,260	\$213,770	\$229,000

* 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** MLS Comments: This like new charming 3 bedroom 2 bathroom home in North Augusta has a fenced back yard. This home has hardwood flooring and a large deck for relaxing. This home is a must see.
- Sold 2** MLS Comments: WOW Priced \$30,000 below market value for quick sale. Do not miss this opportunity! Wonderful open living split-floor plan home with 3 bedrooms and 2 full bathrooms. Large inviting foyer open to dining room with coffered ceilings, kitchen with stainless steel appliances and large peninsula island, and open to the living room with tall vaulted ceilings. LVT throughout main living space. Huge master bedroom and en-suite with his/her closets, garden tub, dual vanities, and walk-in shower. 2 additional bedrooms and bath on opposite side of home. Double car garage, fenced yard and covered front and rear patios. Great neighborhood close to shopping, downtown Augusta Medical/University District and Ft. Gordon. Home is being sold As-Is. Structurally and mechanically sound, needs carpet replacement and painting.
- Sold 3** MLS Comments: You will enjoy this efficient 3 Bedroom 2 Bath home covers all the bases. Its large kitchen has extensive countertop space for all your appliances. Enjoy the view of your backyard through the active window over the sink. The dining room is just off the kitchen, and leads to a large family room. The foyer has a convenient coat closet, and the laundry room is centrally located to all the bedrooms. The master suite has a hexagonal tray ceiling, and two windows for lots of natural light. The master bathroom includes separate sinks, and an enormous 60" walk-in shower. With linen closets throughout, this smartly designed home continues to impress buyers of this plan! Dont miss out contact us today for a private showing

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Property was listed on 1/27/2023 and sold on 3/15/2023				
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
01/27/2023	\$175,000	--	--	Sold	03/15/2023	\$156,875	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$191,000	\$195,000
Sales Price	\$191,000	\$195,000
30 Day Price	\$191,000	--
Comments Regarding Pricing Strategy		
<p>The As-is price reflects the current state of the property, with repairs needed. The subject just sold for \$156,875 due to its condition per the local MLS. There have been no sales in the subject's neighborhood within the last 12 months, extended the search to outside comps and expanded the distance to 2 miles in order to locate similar comps. Most comps located were in average to good condition due to the current state of the market which favors renovated properties. Based on the average comps with adjustments as needed, the suggested pricing strategy for the subject is \$195,000 with repairs and current market influence.</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



Street

Listing Photos

L1 2210 Pressley Ave
North Augusta, SC 29841



Front

L2 609 Edisto Dr
North Augusta, SC 29841



Front

L3 431 Heil Drive
North Augusta, SC 29841



Front

Sales Photos

S1 126 Swathmore Ave
North Augusta, SC 29841



Front

S2 1928 Seaborn Dr
North Augusta, SC 29841



Front

S3 14 Bradley Ct
North Augusta, SC 29841



Front

ClearMaps Addendum

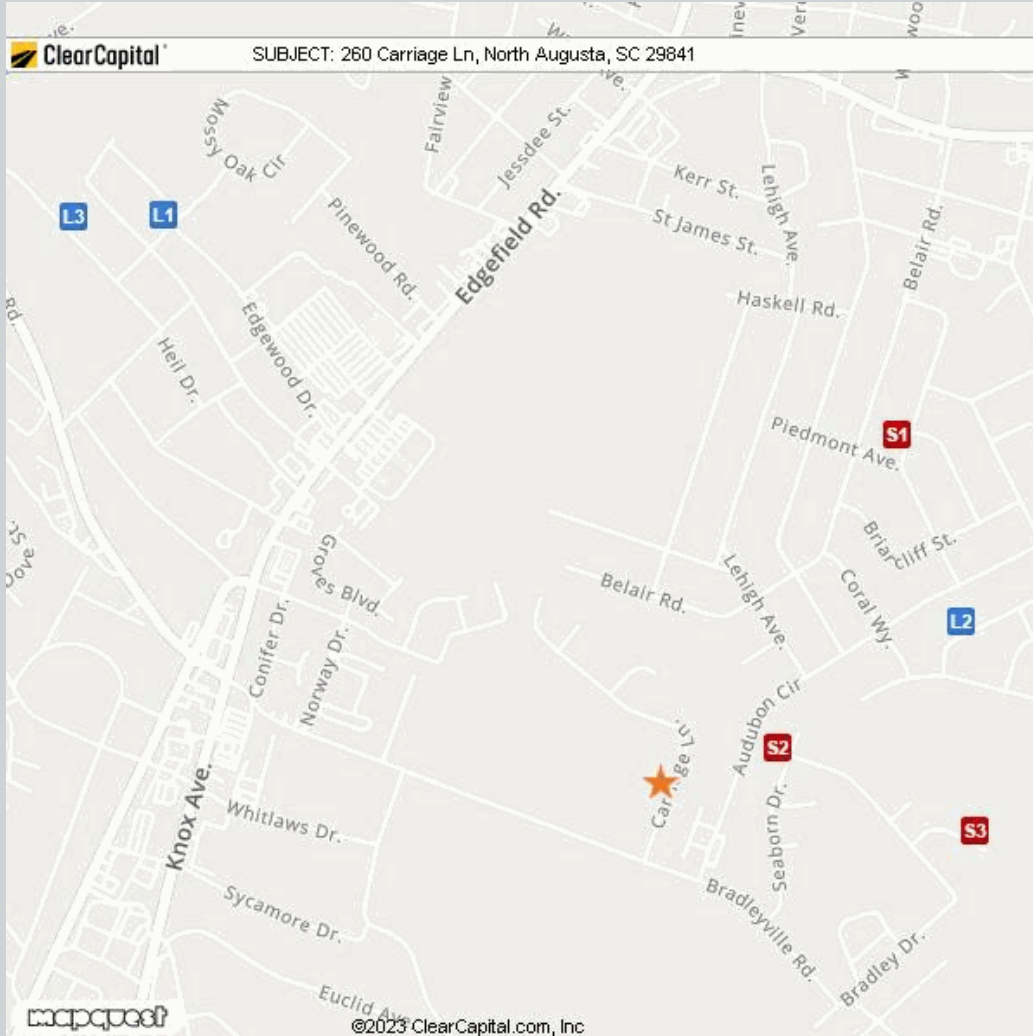
Address ★ 260 Carriage Lane, North Augusta, SC 29841

Loan Number 52510

Suggested List \$191,000

Suggested Repaired \$195,000

Sale \$191,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	260 Carriage Lane, North Augusta, SC 29841	--	Parcel Match
L1 Listing 1	2210 Pressley Ave, North Augusta, SC 29841	1.08 Miles ¹	Parcel Match
L2 Listing 2	609 Edisto Dr, North Augusta, SC 29841	0.49 Miles ¹	Parcel Match
L3 Listing 3	431 Heil Drive, North Augusta, SC 29841	1.17 Miles ¹	Parcel Match
S1 Sold 1	126 Swathmore Ave, North Augusta, SC 29841	0.60 Miles ¹	Parcel Match
S2 Sold 2	1928 Seaborn Dr, North Augusta, SC 29841	0.17 Miles ¹	Parcel Match
S3 Sold 3	14 Bradley Ct, North Augusta, SC 29841	0.46 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	Ashley Pressley	Company/Brokerage	eXp Realty, LLC
License No	96238	Address	1053 Bubbling Springs Drive Graniteville SC 29829
License Expiration	06/30/2024	License State	SC
Phone	8032576267	Email	ashley.pressley@exprealty.com
Broker Distance to Subject	4.07 miles	Date Signed	03/19/2023

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.