

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	189 Southport Drive, Summerville, SOUTH CAROLINA 29483	Order ID	8676358	Property ID	34058960
Inspection Date	03/30/2023	Date of Report	03/30/2023		
Loan Number	52967	APN	2211301074		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Berkeley		

Tracking IDs					
Order Tracking ID	03.29.23_BPO	Tracking ID 1	03.29.23_BPO		
Tracking ID 2	--	Tracking ID 3	--		

General Conditions		
Owner	Lewis Robert A Jr Cross Tia	Condition Comments
R. E. Taxes	\$316	Based on exterior observation, subject property is in average condition. No immediate repair or modernization required.
Assessed Value	\$238,700	
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	Weatherstone Subdivision 999-999-9999	
Association Fees	\$375 / Year (Landscaping)	
Visible From Street	Visible	
Road Type	Public	

Neighborhood & Market Data		
Location Type	Suburban	Neighborhood Comments
Local Economy	Stable	The subject is located in a suburban neighborhood with stable property values and a balanced supply vs. demand of homes. The economy is stable, and employment conditions are stable.
Sales Prices in this Neighborhood	Low: \$240,000 High: \$432,120	
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	189 Southport Drive	180 Avonshire Drive	400 Eastover Circle	3804 Poplar Grove Place
City, State	Summerville, SOUTH CAROLINA	Summerville, SC	Summerville, SC	Summerville, SC
Zip Code	29483	29483	29483	29483
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.14 ¹	1.89 ¹	2.02 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$394,500	\$315,000	\$305,000
List Price \$	--	\$379,900	\$315,000	\$300,000
Original List Date		02/18/2023	02/03/2023	01/20/2023
DOM · Cumulative DOM	-- · --	39 · 40	54 · 55	68 · 69
Age (# of years)	17	17	36	7
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	Beneficial ; Water	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
Style/Design	2 Stories Traditional	2 Stories Traditional	1.5 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,582	2,424	1,900	1,831
Bdrm · Bths · ½ Bths	4 · 2 · 1	5 · 3	3 · 2 · 1	3 · 2 · 1
Total Room #	7	9	7	6
Garage (Style/Stalls)	Attached 2 Car(s)	Detached 2 Car(s)	Attached 2 Car(s)	Attached 1 Car
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	0.19 acres	0.14 acres	0.35 acres	0.1 acres
Other	Porch, Fireplace	Porch, Fireplace	Porch, Deck, Fireplace	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 Active1 => Bed= \$-4000, Bath= \$-2000, Half Bath= \$1000, GLA= \$3160, View= \$2500, Total= \$660, Net Adjusted Value= \$380560

Listing 2 Active2 => Bed= \$4000, GLA= \$13640, Age= \$475, Lot= \$-320, View= \$2500, Amenities=\$-1000, Total= \$19295, Net Adjusted Value= \$334295

Listing 3 Active3 => Bed= \$4000, GLA= \$15020, Garage= \$2000, Lot= \$180, View= \$2500, Amenities=\$2000, Total= \$25700, Net Adjusted Value= \$325700

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	189 Southport Drive	369 Southport Drive	217 Southport Drive	204 Edinburgh Street
City, State	Summerville, SOUTH CAROLINA	Summerville, SC	Summerville, SC	Summerville, SC
Zip Code	29483	29483	29483	29483
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.36 ¹	0.17 ¹	1.93 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$350,000	\$375,000	\$349,900
List Price \$	--	\$300,000	\$350,000	\$349,900
Sale Price \$	--	\$300,000	\$325,000	\$360,100
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	10/28/2022	10/28/2022	04/07/2022
DOM · Cumulative DOM	-- · --	125 · 125	77 · 77	28 · 28
Age (# of years)	17	17	18	32
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	Beneficial ; Water	Neutral ; Residential	Beneficial ; Water	Neutral ; Residential
Style/Design	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional	2 Stories Traditional
# Units	1	1	1	1
Living Sq. Feet	2,582	2,150	2,122	2,731
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 2 · 1	3 · 2 · 1
Total Room #	7	7	7	6
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	0.19 acres	0.20 acres	0.20 acres	0.33 acres
Other	Porch, Fireplace	Porch, Fence	Patio, Fence	Porch, Patio, Deck, Fireplace
Net Adjustment	--	+\$12,140	+\$10,200	+\$2,615
Adjusted Price	--	\$312,140	\$335,200	\$362,715

* 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.

Reasons for Adjustments Why the comparable sale is superior or inferior to the subject.

Sold 1 Sold1 => GLA= \$8640, View= \$2500, sold date =1000, Total= \$12140, Net Adjusted Value= \$312140

Sold 2 Sold2 => GLA= \$9200, sold date =1000, Total= \$10200, Net Adjusted Value= \$335200

Sold 3 Sold3 => Bed= \$4000, GLA= \$-2980, Age= \$375, Lot= \$-280, View= \$2500, Amenities=\$-2000, sold date =1000, Total= \$2615, Net Adjusted Value= \$362715

Subject Sales & Listing History

Current Listing Status	Not Currently Listed		Listing History Comments				
Listing Agency/Firm			Sold on 03/28/2023 for \$317000				
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
01/30/2023	\$360,000	--	--	Sold	03/28/2023	\$317,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$327,000	\$327,000
Sales Price	\$317,000	\$317,000
30 Day Price	\$313,000	--
Comments Regarding Pricing Strategy		
<p>I came to this pricing suggestion by analyzing the most current comps which are located as close to the subject as possible and are as close as feasible in square footage, location, condition, style, and acreage as the subject property. I have searched a distance up to 1 mile, GLA +/- 20% sq ft, lot size +/-30% sq ft, age +/- 20% yrs and up to 3 months in time. In delivering final valuation, the most weight has been placed on CS2 and LC3, as they are most similar to subject condition, and overall structure.</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 180 Avonshire Drive
Summerville, SC 29483



Front

L2 400 Eastover Circle
Summerville, SC 29483



Front

L3 3804 Poplar Grove Place
Summerville, SC 29483



Front

Sales Photos

S1 369 Southport Drive
Summerville, SC 29483



Front

S2 217 Southport Drive
Summerville, SC 29483



Front

S3 204 Edinburgh Street
Summerville, SC 29483



Front

ClearMaps Addendum

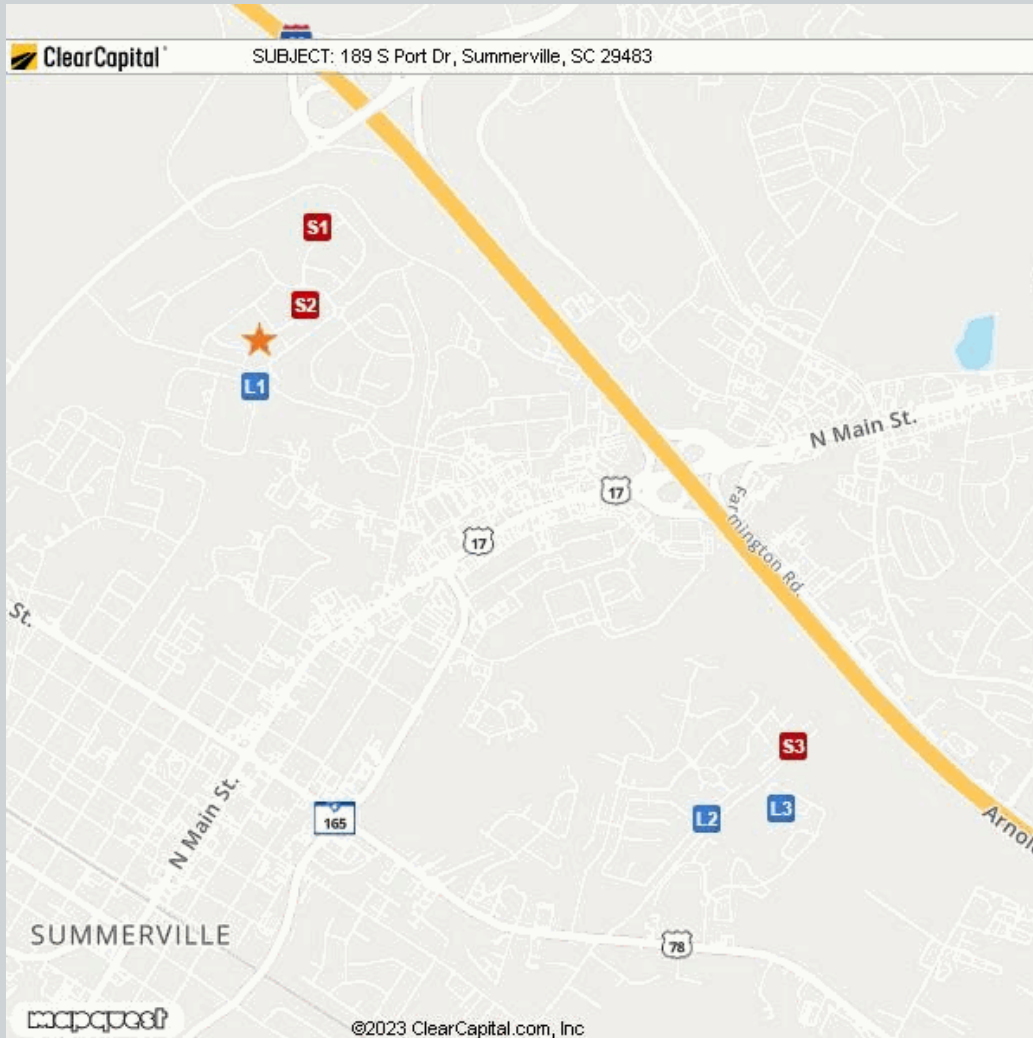
Address ★ 189 Southport Drive, Summerville, SOUTH CAROLINA 29483

Loan Number 52967

Suggested List \$327,000

Suggested Repaired \$327,000

Sale \$317,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	189 Southport Drive, Summerville, South Carolina 29483	--	Parcel Match
L1 Listing 1	180 Avonshire Drive, Summerville, SC 29483	0.14 Miles ¹	Parcel Match
L2 Listing 2	400 Eastover Circle, Summerville, SC 29483	1.89 Miles ¹	Parcel Match
L3 Listing 3	3804 Poplar Grove Place, Summerville, SC 29483	2.02 Miles ¹	Parcel Match
S1 Sold 1	369 Southport Drive, Summerville, SC 29483	0.36 Miles ¹	Parcel Match
S2 Sold 2	217 Southport Drive, Summerville, SC 29483	0.17 Miles ¹	Parcel Match
S3 Sold 3	204 Edinburgh Street, Summerville, SC 29483	1.93 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.

*** Please Note: This is a RUSH assignment. Do not accept if you cannot meet the current due date and time. Please reference the set terms and contact Clear Capital at 530.582.5011 if you require any changes. Thanks! ***

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

Report Instructions - cont.

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.

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	Phil Shepard	Company/Brokerage	Phil Shepard Enterprises LLC
License No	56795	Address	106 Welchman Ave Goose Creek SC 29445
License Expiration	06/30/2024	License State	SC
Phone	8434251708	Email	philshpardllc@rc21realty.com
Broker Distance to Subject	6.14 miles	Date Signed	03/30/2023

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.