

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	204 Mendenhall Street, Summerville, SC 29483	Order ID	8748684	Property ID	34200934
Inspection Date	05/20/2023	Date of Report	05/20/2023		
Loan Number	53423	APN	232-07-03-019		
Borrower Name	Breckenridge Property Fund 2016 LLC	County	Berkeley		

Tracking IDs

Order Tracking ID	05.19.23 BPO Request	Tracking ID 1	05.19.23 BPO Request
Tracking ID 2	--	Tracking ID 3	--

General Conditions

Owner	Breckenridge Property Fund 2016	Condition Comments	
R. E. Taxes	\$1,168	The subject is a 2 story brick home that appears to be in average condition with no visible repairs needed. The roof looks new. The home has a front porch and an attached 2 car garage.	
Assessed Value	\$244,300		
Zoning Classification	residential		
Property Type	SFR		
Occupancy	Vacant		
Secure?	Yes (Deadbolt)		
Ownership Type	Fee Simple		
Property Condition	Average		
Estimated Exterior Repair Cost	\$0		
Estimated Interior Repair Cost			
Total Estimated Repair	\$0		
HOA	No		
Visible From Street	Visible		
Road Type	Public		

Neighborhood & Market Data

Location Type	Suburban	Neighborhood Comments	
Local Economy	Stable	The neighborhood is an older subdivision with homes built mostly in the 1980's through to the early 2000's. They are all different custom built homes on large lots. The neighborhood is close to the downtown area of Summerville, which gives it easy access to shopping, restaurants and to interstate highway access.	
Sales Prices in this Neighborhood	Low: \$355,000 High: \$670,817		
Market for this type of property	Increased 2 % in the past 6 months.		
Normal Marketing Days	<30		

Current Listings

	Subject	Listing 1 *	Listing 2	Listing 3
Street Address	204 Mendenhall Street	302 Mendenhall St.	612 S South Pointe Blvd.	608 S. Pointe Blvd.
City, State	Summerville, SC	Summerville, SC	Summerville, SC	Summerville, SC
Zip Code	29483	29483	29483	29483
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.07 ¹	0.10 ¹	0.12 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	\$	\$450,000	\$515,000	\$610,000
List Price \$	--	\$430,000	\$500,000	\$545,000
Original List Date		03/16/2023	04/27/2023	03/16/2023
DOM · Cumulative DOM	-- · --	65 · 65	23 · 23	65 · 65
Age (# of years)	35	34	2	2
Condition	Average	Average	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	1 Story traditional	2 Stories traditional	2 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	2,127	2,312	2,847	2,721
Bdrm · Bths · ½ Bths	4 · 2 · 1	4 · 2 · 1	4 · 3	4 · 2 · 1
Total Room #	9	9	9	9
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	--	Pool - Yes	--	--
Lot Size	.33 acres	.30 acres	.18 acres	.18 acres
Other	front porch	front porch	front porch, screened porch	front porch, rear porch

* 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.

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

Listing 1 Listing 1 is the only listed property in the neighborhood that is similar in age, size and lot size to the subject. This home has an inground pool, a 2 car garage and a front porch.

Listing 2 Listing 2 is a new home with larger sq. ft., but a smaller lot size. This home has a front porch and a screened porch.

Listing 3 Listing 3 is a new home also, with larger sq. ft. than the subject. This home has a smaller lot size, a front porch, back porch and a 2 car attached garage. The value is superior.

Recent Sales

	Subject	Sold 1	Sold 2 *	Sold 3
Street Address	204 Mendenhall Street	214 Bamert St.	412 Eastover Circle	717 S. Pointe Blvd.
City, State	Summerville, SC	Summerville, SC	Summerville, SC	Summerville, SC
Zip Code	29483	29483	29483	29483
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.32 ¹	0.16 ¹	0.13 ¹
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$375,000	\$550,000	\$610,146
List Price \$	--	\$375,000	\$400,000	\$509,990
Sale Price \$	--	\$355,000	\$400,000	\$509,990
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	11/08/2022	02/28/2023	03/11/2023
DOM · Cumulative DOM	-- · --	4 · 68	165 · 211	208 · 255
Age (# of years)	35	30	37	2
Condition	Average	Average	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	Beneficial ; Water
Style/Design	2 Stories traditional	2 Stories traditional	2 Stories traditional	2 Stories traditional
# Units	1	1	1	1
Living Sq. Feet	2,127	1,768	2,605	2,990
Bdrm · Bths · ½ Bths	4 · 2 · 1	3 · 2 · 1	4 · 2 · 1	5 · 3 · 1
Total Room #	9	8	9	11
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	.33 acres	.77 acres	.36 acres	.17 acres
Other	front porch	screened porch	front porch, deck	front porch, screened porch
Net Adjustment	--	+\$25,130	-\$34,460	-\$116,300
Adjusted Price	--	\$380,130	\$365,540	\$393,690

* 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** Sold Comp 1 is smaller than the subject, but is a few years newer and has a larger lot size. No concessions were paid. Adjustments: Add \$25,130. for sq. ft.
- Sold 2** Sold Comp 2 is larger in sq. ft. but had similar rooms, similar age, lot size, garages and front porch. The home seemed the most similar to the subject (except for the sq. ft.). No concessions were paid. Adjustments: Subtract \$33,460. for the sq. ft. Subtract \$1,000. for the deck.
- Sold 3** Sold Comp 3 was larger and very new. This was the only other sold comp within about 7 months from the current date. This new section of homes in South Pointe has smaller lots, and larger homes. This home had a front porch, a screened porch and backs to a pond. The value is superior to the subject. No concessions were paid. Adjustments: Subtract \$86,300. for sq. ft. Subtract \$10,000. for the pond. Subtract \$10,000. for the age. Subtract \$10,000. for the condition.

Subject Sales & Listing History

Current Listing Status	Not Currently Listed			Listing History Comments			
Listing Agency/Firm				The home was listed this year and sold on 05/19/2023 for \$280,000.			
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
04/18/2023	\$350,000	05/19/2023	\$280,000	Sold	05/19/2023	\$280,000	MLS

Marketing Strategy

	As Is Price	Repaired Price
Suggested List Price	\$376,000	\$376,000
Sales Price	\$366,000	\$366,000
30 Day Price	\$350,000	--
Comments Regarding Pricing Strategy		
The subject appears in average condition on the outside of the home, and the value seems similar to Sold Comps 1 & 2. It was sold for cash just recently, so the owner much have wanted to sell. There were only 2 homes sold with the similar age as the subject and only 1 home listed with the similar age. There is a lot of new construction at the back of the neighborhood that is larger and with smaller lots.		

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



Street

Listing Photos

L1 302 Mendenhall St.
Summerville, SC 29483



Front

L2 612 S South Pointe Blvd.
Summerville, SC 29483



Front

L3 608 S. Pointe Blvd.
Summerville, SC 29483



Front

Sales Photos

S1 214 Bamert St.
Summerville, SC 29483



Front

S2 412 Eastover Circle
Summerville, SC 29483



Front

S3 717 S. Pointe Blvd.
Summerville, SC 29483



Front

ClearMaps Addendum

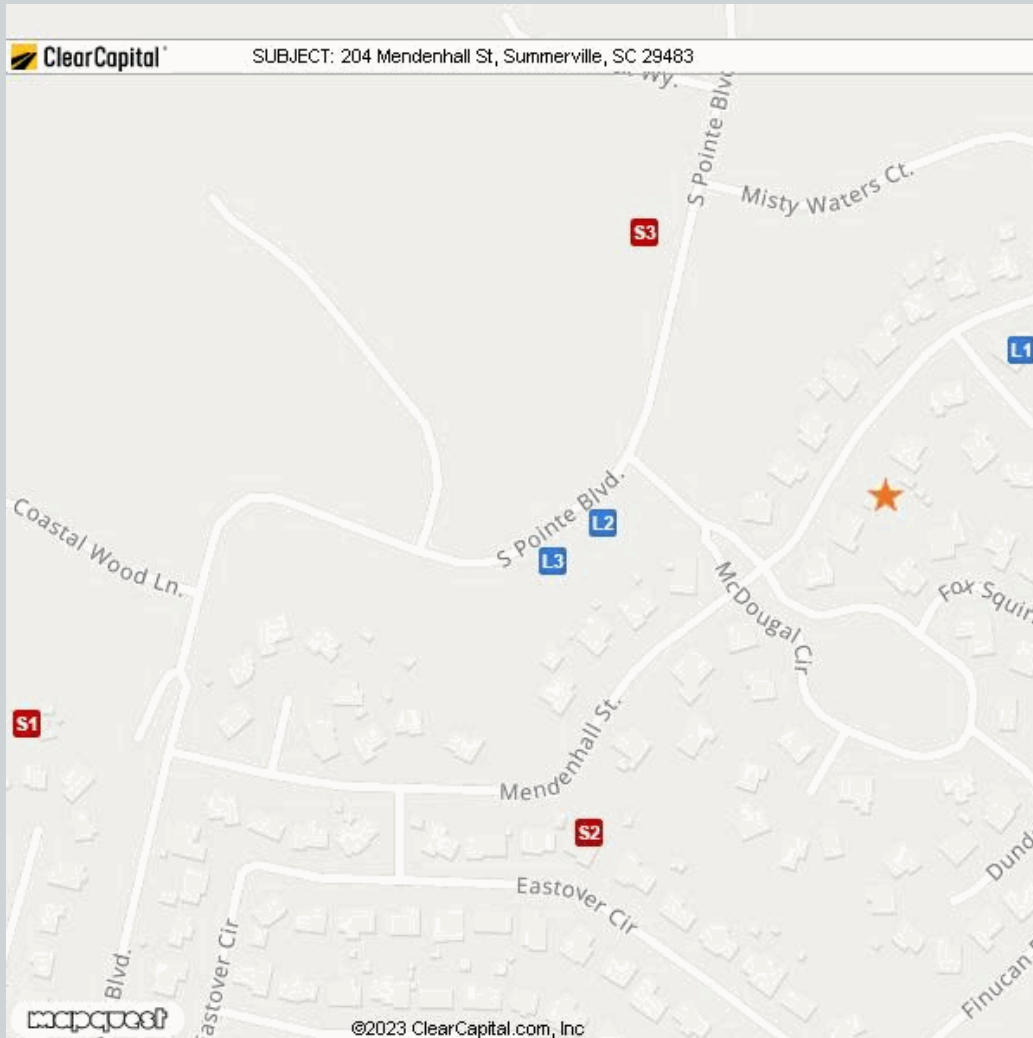
Address ★ 204 Mendenhall Street, Summerville, SC 29483

Loan Number 53423

Suggested List \$376,000

Suggested Repaired \$376,000

Sale \$366,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	204 Mendenhall Street, Summerville, SC 29483	--	Parcel Match
L1 Listing 1	302 Mendenhall St., Summerville, SC 29483	0.07 Miles ¹	Parcel Match
L2 Listing 2	612 S South Pointe Blvd., Summerville, SC 29483	0.10 Miles ¹	Parcel Match
L3 Listing 3	608 S. Pointe Blvd., Summerville, SC 29483	0.12 Miles ¹	Parcel Match
S1 Sold 1	214 Bamert St., Summerville, SC 29483	0.32 Miles ¹	Parcel Match
S2 Sold 2	412 Eastover Circle, Summerville, SC 29483	0.16 Miles ¹	Parcel Match
S3 Sold 3	717 S. Pointe Blvd., Summerville, SC 29483	0.13 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	Donna Baxter	Company/Brokerage	Carolina Elite Real Estate
License No	40181	Address	414 Brookgreen Dr. Moncks Corner SC 29461
License Expiration	06/30/2023	License State	SC
Phone	8432700573	Email	southernbloomsofsc@gmail.com
Broker Distance to Subject	7.10 miles	Date Signed	05/20/2023

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.