

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.

<b>Address</b>	141 Houston Street, Pooler, GA 31322	<b>Order ID</b>	8746437	<b>Property ID</b>	34197215
<b>Inspection Date</b>	05/20/2023	<b>Date of Report</b>	05/20/2023		
<b>Loan Number</b>	53592	<b>APN</b>	50008a01006		
<b>Borrower Name</b>	Breckenridge Property Fund 2016 LLC	<b>County</b>	Chatham		

### Tracking IDs

<b>Order Tracking ID</b>	05.18.23 BPO Request	<b>Tracking ID 1</b>	05.18.23 BPO Request
<b>Tracking ID 2</b>	--	<b>Tracking ID 3</b>	--

### General Conditions

<b>Owner</b>	Mary Mills	<b>Condition Comments</b> The subject property appears well maintained with no repairs or improvements needed.
<b>R. E. Taxes</b>	\$2,500	
<b>Assessed Value</b>	\$162,200	
<b>Zoning Classification</b>	Single Family	
<b>Property Type</b>	SFR	
<b>Occupancy</b>	Vacant	
<b>Secure?</b>	Yes	
(It appears door and windows are secure.)		
<b>Ownership Type</b>	Fee Simple	
<b>Property Condition</b>	Average	
<b>Estimated Exterior Repair Cost</b>	\$0	
<b>Estimated Interior Repair Cost</b>	\$0	
<b>Total Estimated Repair</b>	\$0	
<b>HOA</b>	No	
<b>Visible From Street</b>	Visible	
<b>Road Type</b>	Public	

### Neighborhood & Market Data

<b>Location Type</b>	Suburban	<b>Neighborhood Comments</b> The subject property is located close to schools, shopping, highways, hospitals and industry.
<b>Local Economy</b>	Stable	
<b>Sales Prices in this Neighborhood</b>	Low: \$200,000 High: \$350,000	
<b>Market for this type of property</b>	Increased 1 % in the past 6 months.	
<b>Normal Marketing Days</b>	<30	

## Current Listings

	Subject	Listing 1	Listing 2	Listing 3 *
<b>Street Address</b>	141 Houston Street	1114 Forest Drive	311 Brady Street	324 Gleason Avenue
<b>City, State</b>	Pooler, GA	Pooler, GA	Pooler, GA	Pooler, GA
<b>Zip Code</b>	31322	31322	31322	31322
<b>Datasource</b>	Tax Records	MLS	MLS	MLS
<b>Miles to Subj.</b>	--	0.52 <sup>1</sup>	0.51 <sup>1</sup>	0.73 <sup>1</sup>
<b>Property Type</b>	SFR	SFR	SFR	SFR
<b>Original List Price \$</b>	\$	\$300,000	\$300,000	\$292,000
<b>List Price \$</b>	--	\$300,000	\$300,000	\$292,000
<b>Original List Date</b>		05/19/2023	04/26/2023	04/07/2023
<b>DOM · Cumulative DOM</b>	-- · --	1 · 1	23 · 24	42 · 43
<b>Age (# of years)</b>	63	41	51	54
<b>Condition</b>	Average	Average	Average	Average
<b>Sales Type</b>	--	Fair Market Value	Fair Market Value	Fair Market Value
<b>Location</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>View</b>	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential	Neutral ; Residential
<b>Style/Design</b>	1 Story Ranch	1 Story Ranch	1 Story Ranch	1 Story Ranch
<b># Units</b>	1	1	1	1
<b>Living Sq. Feet</b>	1,627	1,468	1,352	1,784
<b>Bdrm · Bths · ½ Bths</b>	3 · 1 · 1	3 · 2	3 · 2	3 · 2
<b>Total Room #</b>	6	6	6	6
<b>Garage (Style/Stalls)</b>	None	Attached 2 Car(s)	Attached 1 Car	Attached 1 Car
<b>Basement (Yes/No)</b>	No	No	No	No
<b>Basement (% Fin)</b>	0%	0%	0%	0%
<b>Basement Sq. Ft.</b>	--	--	--	--
<b>Pool/Spa</b>	--	--	--	--
<b>Lot Size</b>	.50 acres	.61 acres	.26 acres	.26 acres
<b>Other</b>	None	None	None	None

\* Listing 3 is the most comparable listing to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** This dreamy 3 bed/2 bath home is nestled in the highly sought after Sangrena Woods. This charming, open-concept brick home boasts an updated kitchen with granite counter tops and ample storage for all your culinary needs. As you make your way to the living area, the stunning brick fireplace provides a cozy and inviting atmosphere to gather with loved ones on chilly evenings. A flexible and versatile room is ready to be transformed into a playroom, a serene home office or a hobby room where your creativity can flourish. Venture outside to the spacious backyard filled with mature plants and trees and anchored with a large workshop/detached garage which offers endless possibilities for your projects or extra storage. Attached to the workshop is a delightful screened porch, allowing you to enjoy the outdoors without the hassle of bugs or unpredictable weather. Interior is freshly painted and a new roof installed! Also, there is NO HOA (covered RV parking) and not in a flood zone.
- Listing 2** Adorable 3 bedroom 2 bath brick home situated on a quiet Gleason Heights street. This home has been lovingly cared for by its owners. Large fenced backyard provides a sanctuary for afternoon enjoyment. Excellent neighborhood and a rare find. In addition to the items listed on the SPD owner is leaving the following items: Refrigerator, washer, dryer, microwave, patio table, hammock, bird bath and bench in front yard.
- Listing 3** One of the most desired communities in Pooler has this 3 bed/2 bath all brick home This home has a large Living/dining combination, eat-in kitchen, super huge walk-in pantry, laundry room with extra storage. Exposed beams with step down sunken family room. French door leads to a heated/cooled large enclosed sunroom that includes 2 chair swings. Privacy fenced backyard is large with a shed and a tiered deck with built-in seating. There is no HOA dues in this convenient, much desired neighborhood.

## Recent Sales

	Subject	Sold 1	Sold 2	Sold 3 *
Street Address	141 Houston Street	510 James Court	321 W. Tietgen Street	219 Pinecrest Place
City, State	Pooler, GA	Pooler, GA	Pooler, GA	Pooler, GA
Zip Code	31322	31322	31322	31322
Datasource	Tax Records	MLS	MLS	MLS
Miles to Subj.	--	0.75 <sup>1</sup>	0.82 <sup>1</sup>	0.62 <sup>1</sup>
Property Type	SFR	SFR	SFR	SFR
Original List Price \$	--	\$268,500	\$250,000	\$249,000
List Price \$	--	\$268,500	\$250,000	\$249,000
Sale Price \$	--	\$270,000	\$253,000	\$249,000
Type of Financing	--	Conventional	Conventional	Conventional
Date of Sale	--	03/17/2023	05/18/2023	03/01/2023
DOM · Cumulative DOM	-- · --	56 · 74	20 · 47	5 · 0
Age (# of years)	63	46	51	43
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	1,627	1,493	1,431	1,471
Bdrm · Bths · ½ Bths	3 · 1 · 1	3 · 2	4 · 2 · 1	3 · 2
Total Room #	6	6	6	6
Garage (Style/Stalls)	None	None	None	None
Basement (Yes/No)	No	No	No	No
Basement (% Fin)	0%	0%	0%	0%
Basement Sq. Ft.	--	--	--	--
Pool/Spa	--	--	--	--
Lot Size	.50 acres	.20 acres	.22 acres	.31 acres
Other	None	None	None	None
Net Adjustment	--	+\$13,400	+\$19,600	+\$15,600
Adjusted Price	--	\$283,400	\$272,600	\$264,600

\* Sold 3 is the most comparable sale to the subject.

<sup>1</sup> Comp's "Miles to Subject" was calculated by the system.

<sup>2</sup> Comp's "Miles to Subject" provided by Real Estate Professional.

<sup>3</sup> 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** MOVE-IN READY FOR YOU! Renovated, Cul-de-sac Home In Convenient & Established Original Pooler - Near All New Shopping But Without The Traffic! NEW Paint, NEW Flooring, UPDATED Kitchen, RECENTLY NEW Roof! NO ADDED EXPENSE OF HOA DUES! USDA 100% FINANCING AVAILABLE! Kitchen With Breakfast Bar Overlooks Breakfast Area Or Sitting Room. Large Backyard Perfect For Gardening, Playing Or Your Favorite Hobby. Backyard Carport Attaches To Workshop & Extra Storage Room. \*\*WORRIED ABOUT CLOSING COSTS & INTEREST RATE? ..... CORPORATE SELLER HAS ALREADY ESTABLISHED THE AE/HT PORTFOLIO CLOSING COSTS & RATE SAVINGS PROGRAM WITH A PREFERRED LOCAL LENDER & ATTORNEY - ALL TO SAVE YOU MONEY & TIME!! AND FOR A QUICK, EASY CLOSE! CALL TODAY! Home warranty included.
- Sold 2** If you are looking for a quaint home in the heart of Pooler with no HOA, this lovely 3 bed, 2.5 bath home is for you! Converted one-car garage for extra living space. Features an eat-in kitchen with a built-in microwave above the stove top/oven, a dishwasher, and a double-door fridge. Separate laundry room off the kitchen. The primary bedroom features a bathroom and walk-in closet with plenty of storage area. Large fenced-in backyard, perfect for entertaining! Located in the center of Pooler with close proximity to 1-95 and the Airport. It is near all the shopping, restaurants, and conveniences of Pooler and only 20 minutes from the heart of Downtown Savannah!
- Sold 3** Want a great home where you can make it your own? This home is priced so that you can paint and add all the upgrades you desire. Nice brick home nestled on a curb with beautiful landscape. Roomy 3 bedrooms, 2 baths with airy and light common areas. Cooks kitchen includes all the appliances. Rear screened in patio with a refrigerator to keep away from the GA gnats! Venture outside and you have an amazing private backyard with a built in fire pit. Perfect for entertaining! This home is located in "old" Pooler. Away from the night life but still close enough to shop and dine. Being offered AS IS. Make it your dream! Plenty of equity. Grass is enhanced for pictures. Welcome to Pinecrest!

## Subject Sales & Listing History

<b>Current Listing Status</b>	Not Currently Listed		<b>Listing History Comments</b>				
<b>Listing Agency/Firm</b>			No listing history in the past 12 months.				
<b>Listing Agent Name</b>							
<b>Listing Agent Phone</b>							
<b># of Removed Listings in Previous 12 Months</b>	0						
<b># of Sales in Previous 12 Months</b>	0						
<b>Original List Date</b>	<b>Original List Price</b>	<b>Final List Date</b>	<b>Final List Price</b>	<b>Result</b>	<b>Result Date</b>	<b>Result Price</b>	<b>Source</b>

## Marketing Strategy

	<b>As Is Price</b>	<b>Repaired Price</b>
<b>Suggested List Price</b>	\$280,000	\$280,000
<b>Sales Price</b>	\$270,000	\$270,000
<b>30 Day Price</b>	\$260,000	--
<b>Comments Regarding Pricing Strategy</b>		
I priced the subject property in line with currently listed and recently sold comps with similar characteristics and located in the surrounding area.		

## Clear Capital Quality Assurance Comments Addendum

<b>Reviewer's Notes</b>	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.
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## Subject Photos



Front



Address Verification



Side



Side



Street



Other

## Subject Photos



Other



## Listing Photos

**L1** 1114 Forest Drive  
Pooler, GA 31322



Front

**L2** 311 Brady Street  
Pooler, GA 31322



Front

**L3** 324 Gleason Avenue  
Pooler, GA 31322



Front

## Sales Photos

**S1** 510 James Court  
Pooler, GA 31322



Front

**S2** 321 W. Tietgen Street  
Pooler, GA 31322



Front

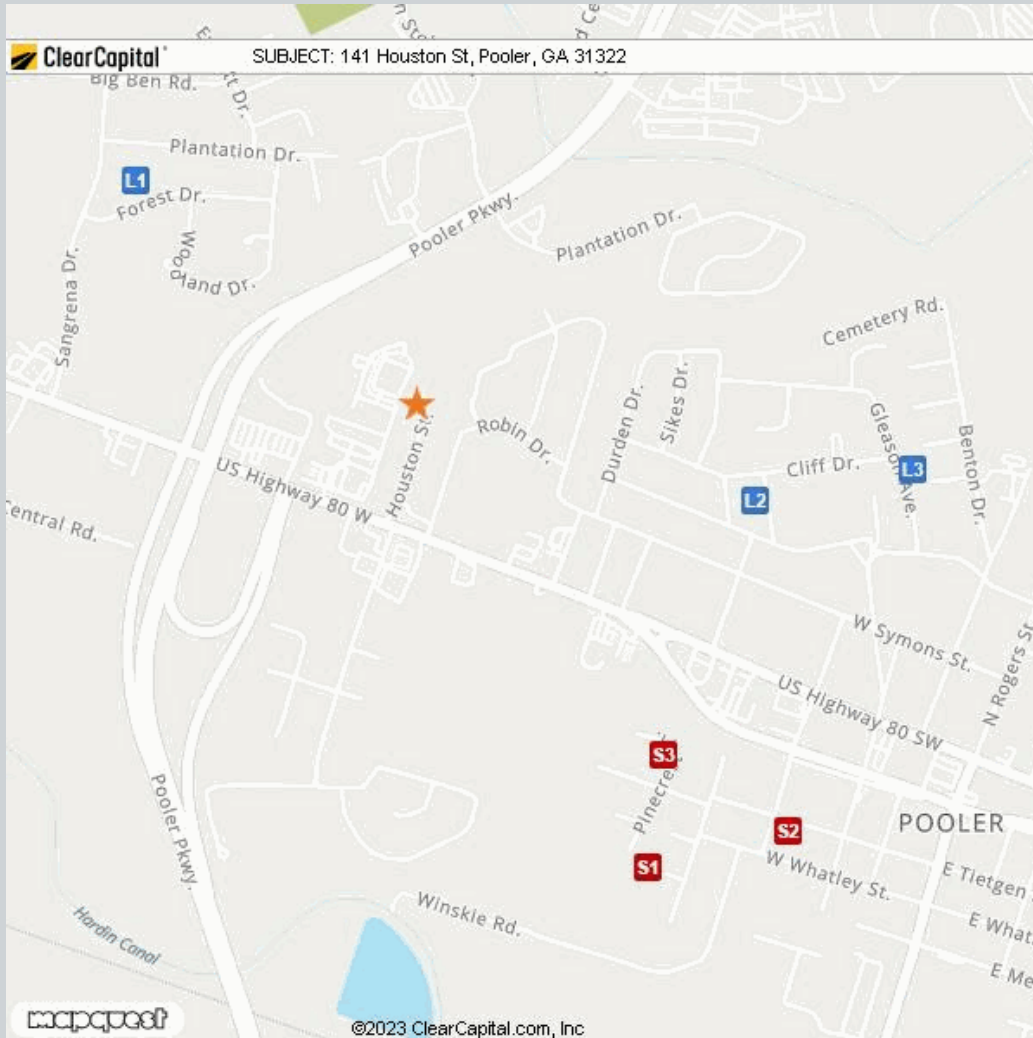
**S3** 219 Pinecrest Place  
Pooler, GA 31322



Front

## ClearMaps Addendum

**Address** ★ 141 Houston Street, Pooler, GA 31322  
**Loan Number** 53592      **Suggested List** \$280,000      **Suggested Repaired** \$280,000      **Sale** \$270,000



Comparable	Address	Miles to Subject	Mapping Accuracy
★ Subject	141 Houston Street, Pooler, GA 31322	--	Parcel Match
L1 Listing 1	1114 Forest Drive, Pooler, GA 31322	0.52 Miles <sup>1</sup>	Parcel Match
L2 Listing 2	311 Brady Street, Pooler, GA 31322	0.51 Miles <sup>1</sup>	Parcel Match
L3 Listing 3	324 Gleason Avenue, Pooler, GA 31322	0.73 Miles <sup>1</sup>	Parcel Match
S1 Sold 1	510 James Court, Pooler, GA 31322	0.75 Miles <sup>1</sup>	Parcel Match
S2 Sold 2	321 W. Tietgen Street, Pooler, GA 31322	0.82 Miles <sup>1</sup>	Parcel Match
S3 Sold 3	219 Pinecrest Place, Pooler, GA 31322	0.62 Miles <sup>1</sup>	Parcel Match

<sup>1</sup> The Comparable "Distance from Subject" value has been calculated by the Clear Capital system.  
<sup>2</sup> 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

<b>Broker Name</b>	Jennifer Breon	<b>Company/Brokerage</b>	ERA Coastal RE
<b>License No</b>	302412	<b>Address</b>	324 Mulberry Drive Richmond Hill GA 31324
<b>License Expiration</b>	01/31/2026	<b>License State</b>	GA
<b>Phone</b>	9123120333	<b>Email</b>	breonbpo@gmail.com
<b>Broker Distance to Subject</b>	12.22 miles	<b>Date Signed</b>	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 document is not an appraisal as defined by USPAP (Uniform Standards of Professional Appraisal Practice). It is not to be construed as an appraisal and may not be used as such for any purpose.**

### Unless otherwise specifically agreed to in writing:

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